

**MEMORANDUM**

TO: Metropolitan Planning Commission  
FROM: Michael Brusseau, Senior Planner  
DATE: April 30, 2013  
SUBJECT: Similar Use Determination for The Markets at Choto / John Huber  
5-A-13-OB

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**Staff Recommendation:**

**APPROVE** a veterinary clinic / animal hospital, with boarding in the CN (Neighborhood Commercial) zone, subject to administrative review of a development plan by MPC staff, and subject to the following conditions.

1. The business owner shall obtain and continuously maintain all applicable licenses for the operation of an animal hospital and boarding facility.
2. The minimum lot size shall be one (1) acre.
3. All outdoor animal areas must be located outside of the specified building setback areas of the CN zone.
4. The hours of operation (dropping off or picking up animals) must be limited to the following: Mon-Fri – 7:30 to 6:00pm and Sat – 8:00am to 2:00pm. Dogs may not be permitted outside the building between the hours of 8:00pm to 8:00am on any day.
5. The facility must be connected to sanitary sewer, as well as meet any other applicable requirements of the Knox County Health Department.
6. No more than three (3) dogs may be permitted outside at any one time.
7. The buildings containing indoor boarding spaces must be soundproof.
8. On-site parking must be provided at the following ratios: two (2) spaces per three (3) employees during the largest shift, one (1) per staff veterinarian and one (1) per ten (10) animals to be boarded and/or treated at maximum capacity. Parking spaces and parking lot configuration must meet all applicable requirements of the Knox County Department of Engineering and Public Works.

**Authority:**

The list of permitted uses under CN zoning (Article 5, Section 5.38.02) includes the following at item “H”:

***Uses similar to the uses listed as “uses permitted” may be considered for appropriateness by the Planning Commission under the Use Determination public hearing process. If the requested use is approved, it may be located in this zoning district.***

The similar use determination application is the most appropriate way for MPC to make the determination, as requested by the applicant. If approved, the request will be subject to the review of a development plan by MPC staff. Furthermore, the use, if approved, will be allowed on any other properties zoned CN (Neighborhood Commercial), subject to the requirements of that zone.

**Comments:**

John Huber has submitted this request to allow an approximately 1-acre, CN-zoned tract on S. Northshore Drive in southwest Knox County to be used for a veterinary clinic/animal hospital with boarding. As described in the following letter, the proposed use is a full service animal hospital with overnight boarding of animals. Services for animals include hospital care, dental care, bathing, grooming and boarding.

It is staff's opinion that an animal hospital with boarding is similar to one without boarding, because each would likely include the need to board animals overnight. Any animal hospital would likely include overnight boarding of sick animals required to stay for observation or recovery from procedures. This would include allowing the animals to go outside for exercise and other needs. So, the boarding could be considered an accessory use to any animal hospital. However, the boarding of healthy animals for a fee has the potential for greater negative impacts to adjacent properties, including additional traffic, noise, visual impact and odor. The list of other permitted uses includes banks, laundromats, hardware, grocery and other retail store, which are similar in intensity and impact to that proposed by the applicant. It is expected that the proposed use, if developed with the above recommended conditions, would have comparable or less impact than some other uses permitted within the CN zoning district. Staff is recommending the nine general standards listed above that would be applied to any proposal for this use. They were created to minimize the potential impact to adjacent properties. The development plan must comply with these general standards to increase the compatibility between the proposed use and the surrounding area.

**Attachment:**

Exhibit A – Letter from applicant, submitted March 26, 2013 with MPC similar use determination application

## **Estimated Hours of Operation:**

Monday through Friday: 7:30am - 6:00pm  
Saturday: 8:00am - 12:30pm  
Sunday: Closed

## **Estimated Number of Employees:**

5-6

## **Proposed Use:**

Full Service Animal Hospital with Overnight Boarding

## **Hospital Care**

- Preventative Medical Care
- Pharmacy
- In-house laboratory
- Radiology
- Surgery
- Dental care
- Vaccinations
- Tonometer
- Alpatrak glucometer
- Microchipping
- Spay and neuter

The animal hospital will offer services in radiology as well as utilizing both the latest in-house laboratory facilities and extensive off-premise laboratories in an effort to diagnose and treat medical problems quickly and accurately.

## **Dental Care**

Dental technicians will polish teeth to create a smooth, lustrous tooth surface more resistant to plaque buildup.

## **Bathing**

The animal hospital will provide cleansing baths containing soothing agents that stop itching, not to mention removing dirt, and debris.

## Grooming

Grooming services will be available during the week and by appointment. A Bordetella shot every six months is required as well as a yearly Rabies for your canine companion. FVRCP and Rabies will be required for felines. Canine Influenza vaccine is required for grooming and boarding dogs.

Grooming services will include:

- Handstripping
- AKC Standard Cuts
- Cuts for Show
- Carding
- Puppy Grooms available (8 weeks to 7 months)
- Furmanator packages (deshedding) available for most breeds
- Only 4 - 4 1/2 hour drop time
- Cats groomed
- All specialized shampoos available
- Conditioners available
- Teeth brushing
- Nail filing
- 10 years experience

## Boarding

- No animals will be left outside overnight.
- Animals will be housed inside sound dampened structures.
- Animals will be escorted outside three times a day.
- When animals are escorted outside they will be limited to two or three at a time.
- When animals are outside, they will be contained in an area surrounded by a 6' wood privacy fence located in the rear of the house.
- We will offer supervised indoor and outdoor playtime
- We will provide additional loving care such as: brushing, cuddle time, extra playtime and leash walk.
- We will require a Bordetella shot every six month, yearly Rabies, and yearly DALPP vaccine for canines
- We will require FVRCP and Rabies within the past year for a cat to be boarded
- Canine Influenza vaccine will be required for grooming and boarding dogs

