



SPECIAL USE REPORT

▶ **FILE #:** 11-B-20-SU

AGENDA ITEM #: 44

AGENDA DATE: 11/12/2020

▶ **APPLICANT:** RANDALL WEST

OWNER(S): Blankenship

TAX ID NUMBER: 107 K E 011

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 4600 Chambliss Ave.

▶ **LOCATION:** South side of Chambliss Avenue, west side of Lebanon Street

▶ **APPX. SIZE OF TRACT:** 16000 square feet

SECTOR PLAN: West City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: This property has frontage on Chambliss Road and Lebanon Street. Chambliss Road is a local road with a road width of approximately 19 ft inside a 40 ft right-of-way. Lebanon Street is also a local road and has a 17-ft road width inside a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** O (Office)

▶ **EXISTING LAND USE:** OF (Office)

▶ **PROPOSED USE:** Relocation of small animal vet clinic use in "O" zoning
N/A

HISTORY OF ZONING: This property was rezoned from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in 1985 (Case 7-D-08-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - O (Office) District

South: Dulex - O (Office) District

East: UTsports fields - INST (Institutional) District

West: Office - O (Office) District

NEIGHBORHOOD CONTEXT: This area has developed with a mix of uses, including single-family homes, single-family houses that have been converted into offices, and commercial uses. Across the street is practice fields for the University of Tennessee. Sutherland Avenue is one block to the north and Kingston Pike is two blocks to the south.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a small animal care facility with approximately 2,225 sq. ft. of floor area, subject to 11 conditions.

APPROVE the development plan for a small animal care facility with approximately 2,225 sq. ft. of floor area, subject to 11 conditions.

STAFF RECOMMENDATION:

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Submitting verification of sight distance for review and approval by the City of Knoxville Department of Engineering during permit review.
3. Bringing existing driveway into compliance with Article 11, Section 7 of the City of Knoxville Zoning Ordinance or removal of driveway.
4. Removal of existing pavement along the Chambliss frontage.
5. Installing a sidewalk along both frontages if project meets 50% valuation for redevelopment, in accordance with Article 11.6.G.2 (Design of Off-Street Parking Facilities) of the City of Knoxville Zoning Ordinance.
6. Meeting all applicable requirements of the Americans with Disabilities Act.
7. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
8. Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance.
9. Installing all required landscaping within six months of issuance of the occupancy permit.
10. Provision of SPAP treatment for permitting.
11. Re-platting of property to combine lots into one parcel.

With the conditions noted, this plan meets the requirements for approval in the Office District, and the other criteria for approval of a special use.

COMMENTS:

The proposal is for veterinary clinic with a floor area of approximately 3,447 square feet, including an 875 square foot addition. The clinic would utilize an existing house that was converted into an office use following a rezoning of the property from the R-2 (General Residential) zone to the O (Office) zone. The proposed addition would wrap around the right side of the house and across the rear of the structure. Windows and materials for the walls and roof would match existing.

This property is accessed off of Lebanon Street. The parking lot is located to the rear of the structure, and contains 12 spaces, including one ADA space. The City's Zoning Ordinance requires between 8 and 12 spaces. The parking lot meets the ordinance requirements regarding number of spaces and dimensional requirements. Parking lot design standards require that a sidewalk be installed from the main entrance to a sidewalk in the ROW (Article 11.6.G.2) unless the sidewalk exceeds 20% of the parking lot improvement cost. The applicant proposes a new sidewalk extending from the ADA parking space to a new sidewalk along Lebanon Street. An existing, secondary vehicular access point leads to an existing garage that was part of the original primary structure when it was a house. This secondary driveway will not be utilized and instead will be replanted to become part of the yard.

The existing paved, unstriped parking at the front of the property along Chambliss Avenue is not in compliance with the City's Engineering standards and was never permitted. Therefore, it is required to be removed. A sidewalk will be added here instead and will extend across both frontages of the property.

The proposal meets the criteria for a special use approval for a small animal care clinic as found in Article 9, Section 9.3 (A). Boarding for more than 5 dogs or cats requires state board approval. This facility provides boarding space for up to 5 dogs and up to 5 cats. No exterior exercise areas are provided, as they are prohibited in the Office zone.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. All utilities are in place to serve this site.
3. A number of properties on this part of Chambliss Avenue are being used for offices. No exterior exercise facilities are proposed, so the animals will be indoors with the exception of drop-off and pick-up. No adverse impacts are expected from the small clinic proposed.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. The proposed small area clinic is consistent with the standards for special uses in general:
 - The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan.
 - The use is in harmony with the general purpose and intent of the Zoning Ordinance.
 - The use is compatible with the character of the neighborhood where it is proposed.
 - The use will not significantly injure the value of adjacent property.
 - The use will not draw additional traffic through residential areas.
2. The proposal meets the criteria for a small animal care facility as a special use:
 - Such facilities may only board five or more dogs and/or cats over the age of six months if the Animal Control Board approves a kennel, boarding facility, pet shop, or pet dealer permit.
 - Exterior exercise areas are prohibited in the O District.
 - Animal care facilities must locate all overnight boarding facilities indoors. Outdoor boarding facilities for kennels and animal breeders are permitted but must be designed to provide shelter against sun/heat and weather.
3. The proposal meets all relevant requirements of the Office zoning district including dimensional standards and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use is in conformity with the One Year Plan and the West City Sector Plan, which designate this property MU-SD, WC-1 (Mixed Use-Special District, Bearden Village). This mixed use district specifically allows office uses along the side and back streets of the district, which are a significant opportunity to be pedestrian-oriented and “village-like”. The sector plan specifically calls out former residential areas being converted into professional offices and promotes allowing that trend to continue.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.