



# SPECIAL USE REPORT

▶ **FILE #:** 7-C-22-SU

**AGENDA ITEM #:** 42

**AGENDA DATE:** 7/14/2022

▶ **APPLICANT:** ERIKA WOLF  
**OWNER(S):** Koji Properties, LLC

**TAX ID NUMBER:** 94 D N 008 [View map on KGIS](#)

**JURISDICTION:** City Council District 6

**STREET ADDRESS:** 25 Emory Pl

▶ **LOCATION:** North side of Emory Place, east of N. Broadway

▶ **APPX. SIZE OF TRACT:** 4400 square feet

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** N/A

**ACCESSIBILITY:** Access is via Emory Place, a local street with 55' feet of pavement width (including on-street parking and sidewalks) within 105' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Second Creek

▶ **ZONING:** DK-E (Downtown Edge)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Small Animal Veterinary Clinic

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Commercial -- DK-E (Downtown Knoxville - Edge)

South: Church -- DK-E (Downtown Knoxville - Edge)

East: Office -- DK-E (Downtown Knoxville - Edge)

West: Office, Parking lot -- DK-E (Downtown Knoxville - Edge)

**NEIGHBORHOOD CONTEXT:** This property is located in Emory Place, near N. Broadway.

## STAFF RECOMMENDATION:

▶ **Approve the request for a small animal care facility with approximately 2,800 sqft of floor area in the DK-E zone, subject to 2 conditions.**

1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the principal use standards for Animal Care Facility -- Small Animal, Animal Breeder, and Kennel (Article 9.3.A1).

2) Operating the facility per the description provided by the application (see attached). The hours of operation can be adjusted without requiring a new Special Use approval.

With the conditions noted, this plan meets the requirements for approval in the DK-E District and the criteria for

approval of a special use.

**COMMENTS:**

This proposal is a 2,800 sqft small animal care facility that the applicant describes as a low-volume, high-end boutique veterinary clinic. There will be outdoor kennels, overnight boarding, or after hours emergency services. The building's outer appearance will be improved to compliment the neighboring businesses in Emory Place, while preserving its historic character.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

A. The One Year Plan and Sector Plan designations for this site are MU-SD, MU-CC1 (Downtown North Mixed Use District), which recommends a mix of residential, office, and commercial uses.

B. The reuse of this building for a small animal veterinary clinic that will be operated as proposed will provide an essential service for residents of this area and their pets.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The proposed veterinary clinic is consistent with the principal use standards for a small animal care facilities (Article 9.3.A1) in the DK-E zone district.

B. Any modifications to the building must conform to the DK-E (Downtown Knoxville - Edge) district standards.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

A. The reuse of this building for a small animal veterinary clinic that will be operated as proposed will provide an essential service for residents of this area and their pets.

B. Outdoor kennels, overnight boarding, and after hours emergency care is not being provided at this location.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. The proposed veterinary clinic will not significantly injure the value of the adjacent property or detract from the immediate environment, because it is surrounded by non-residential uses and all services provided will be indoors and during normal operating hours.

C. The subject property is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other similar concerns are regulated in Section 10.5.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

A. The proposal will not draw additional traffic through residential streets because it is located in a commercial area.

**6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.**

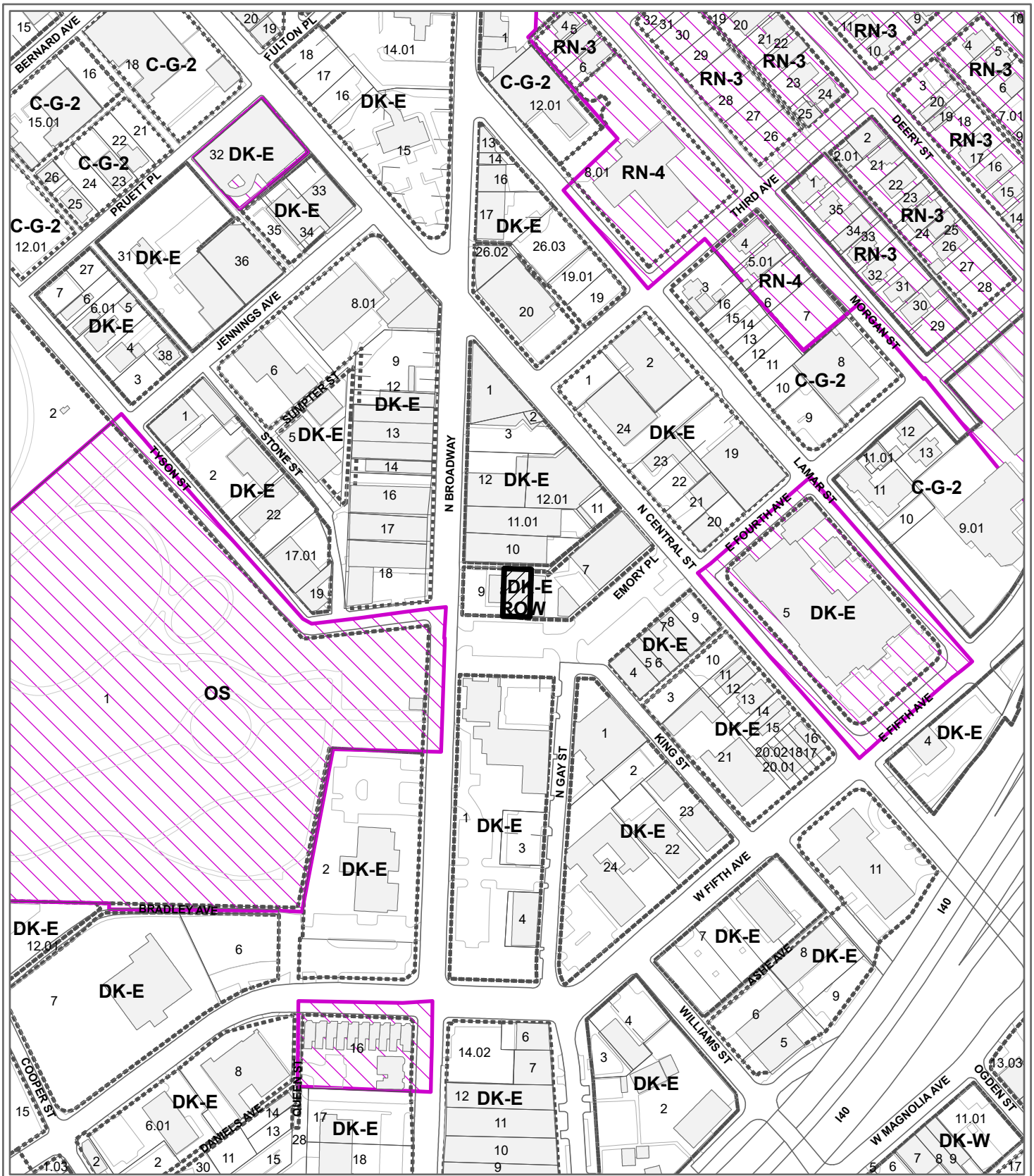
A. There are no known uses immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

**ESTIMATED TRAFFIC IMPACT:** 20 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

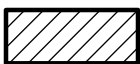
**ESTIMATED STUDENT YIELD:** Not applicable.

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.



**7-C-22-SU  
SPECIAL USE**

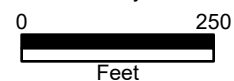
Petitioner: Wolf, Erika



Small Animal Veterinary Clinic in DK-E (Downtown Edge)

Map No: 94  
Jurisdiction: City

Original Print Date: 6/8/2022  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**Applicant:** Erika Wolf

**Meeting date:** July 14, 2022

**Proposed use**

The main floor at 25 Emory Place will be shared between a low-volume small animal veterinary office (2,800sf) and separate lease space (1,350sf). The building's outer appearance will be improved to compliment the current elegant aesthetics of neighboring businesses of Emory Place, while preserving its historic character.

Dr. Erika Wolf, is a proud Knoxville native and has been a small animal veterinarian for 9 years. She will be the sole veterinarian of this office. This unique high-end boutique veterinary clinic will provide the highest standard of care in medicine and surgery in order to positively impact the pets and people of Emory Place, 4th and Gill and the downtown Knoxville Community. In order to cultivate a respectful relationship with neighboring businesses, Dr. Wolf will not have outdoor kennels or offer overnight boarding. In addition, after hours emergency services are not available.

Hours of operation:

- Sunday: closed
- Monday - Friday: 8a- 6p
- Every other Saturday: 8a- 12:30p

Examples of lobby aesthetics:



**Topographic information**

n/a

**Off-street parking and loading plan (include total area)**

On street parking available for client use.

**Circulation diagram to indicate ingress/egress and the movement of vehicles, goods, and people**

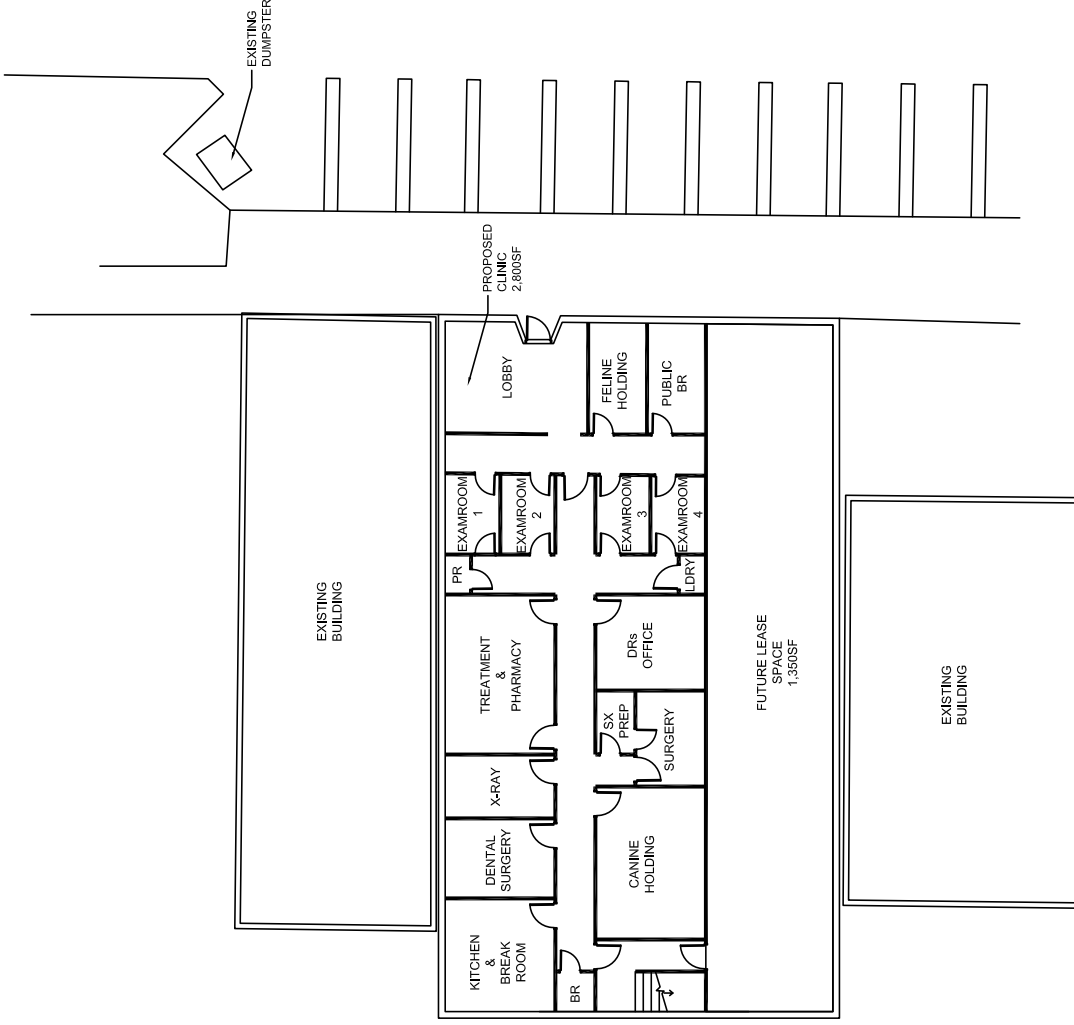
n/a

**Species specific landscape plan**

n/a

**Building footprint (include floor plan)**

EMORY PLACE



FLOOR PLAN  
1/2" = 1'



Existing architectural elevations



**Proposed signage**

Will be in accordance with city regulations.

**Conformance to required building setbacks**

No change to existing building footprint.

**Preliminary drainage plan as required by City and/or County Engineering Departments**

n/a

**Mail facility plan (if residential development)**

n/a

**Amenities plan (if residential development)**

n/a

**Garbage dumpster location(s)**

Dumpster currently located on street.

**Traffic Impact Study (if project will generate more than 750 Average Daily Trips)**

n/a



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

**Erika Wolf**

Applicant Name

Affiliation

**May 31, 2022**

Date Filed

**July 14, 2022**

Meeting Date (if applicable)

File Number(s)

**7-C-22-SU**

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

**Erika Wolf**

Name	Company		
<b>700 Forest Hills Blvd</b>	<b>Knoxville</b>	<b>TN</b>	<b>37919</b>
Address	City	State	ZIP
<b>865-386-2428</b>	<b>erikawolf1@gmail.com</b>		
Phone	Email		

### CURRENT PROPERTY INFO

<b>Koji Properties, LLC</b>	<b>700 Forest Hills Blvd</b>	<b>865-386-2428</b>
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
<b>25 Emory Place</b>	<b>094DN008</b>	
Property Address	Parcel ID	
<b>KUJB</b>	<b>KUB</b>	<b>N</b>
Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

<b>North side of Emory Place, east of N. Broadway</b>	<b>4,400 sqft</b>
General Location	Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	<b>6th</b>
District	<b>DK-E</b>
Zoning District	<b>Commercial</b>
Existing Land Use	<b>N/A</b>
<b>Central City</b>	<b>MU-SD, MU-CC1 (Downtown North Mixed Use District)</b>
Planning Sector	Sector Plan Land Use Classification
	<b>N/A</b>
	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

Development Plan    Use on Review / Special Use    Hillside Protection COA

Related City Permit Number(s)

Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Small Animal Veterinary Clinic**

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review    Planning Commission

### ATTACHMENTS

Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)

Use on Review / Special Use (*Concept Plan*)

Traffic Impact Study

COA Checklist (*Hillside Protection*)

Fee 1		Total
0401	Special Use	<b>\$1,500</b>
Fee 2		
Fee 3		

MR

## AUTHORIZATION



Erika Wolf

5/31/22

Applicant Signature

Please Print

Date

865-386-2428

erikawolf1@gmail.com

Phone Number

Email



Erika Wolf

5/31/22

Property Owner Signature

Please Print

Date

5/31/2022 swm