



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 7-D-23-DP

**AGENDA ITEM #:** 45

**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** AMANDA DYKSTRA-WESSEL

OWNER(S): Mabel Katherine Blackwelder

TAX ID NUMBER: 38 N B 001.01

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3524 NEAL DR

▶ **LOCATION:** Southside of Neal Dr, west of Tice Lane

▶ **APPX. SIZE OF TRACT:** 1.12 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Neal Drive, a local street with 20 ft of pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Veterinary clinic

HISTORY OF ZONING: Rezoning the property from PC to CB was denied in 1994 (11-CC-94-RZ)

SURROUNDING LAND USE AND ZONING: North: Commercial, office - PC (Planned Commercial)

South: Single family residential - PR (Planned Residential) up to 5 du/ac

East: Transportation/communications/utilities - PC (Planned Commercial)

West: Single family residential - PR (Planned Residential) up to 5 du/ac

NEIGHBORHOOD CONTEXT: The subject property is on the western edge of the Neal Drive business park area. An outdoor storage yard is to the east and a masonry contractor to the north. Residential uses are to the west and south.

## STAFF RECOMMENDATION:

▶ **Approve the development plan for a veterinary clinic of approximately 5,500 sqft, subject to 4 conditions.**

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
- 3) Operating the veterinary clinic as outlined in Exhibit A.
- 4) Maintaining the existing vegetation between the veterinary clinic and the parking area to the adjacent

residential uses.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

**COMMENTS:**

This request is for a 5,500 sqft veterinary clinic going into a building originally approved and built as a medical office in 1995 (1-N-95-UR), and most recently used as a professional office. The building will only have minor modifications to the inside, and there are no anticipated changes to the site plan at this time. The property already has sufficient parking. The facility will not offer boarding or grooming.

Protective covenants were approved with the development plan approval in 1995 (see Exhibit B). The covenants list the permitted uses as those listed in the CA and CB zones. Veterinary clinics are listed as a "uses permitted on review", which the covenants do not specify as being included as a permitted use. The covenants stated that any use that is not permitted, is prohibited. This application is to confirm that a veterinary clinic, as presented, is appropriate at this location.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PC (Planned Commercial):

A. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. The protective covenants created by the subject property list the permitted uses as those listed in the CA and CB zones. Veterinary clinics are listed as a "uses permitted on review", which the covenants do not specify as being included as a permitted use. The covenants stated that any use that is not permitted, is prohibited.

B. If approved as recommended, a veterinary clinic, as presented, will be permitted at this location.

**2) GENERAL PLAN - DEVELOPMENT POLICIES**

A. Policy 8.12, When commercial uses abut residential property, ordinance provisions or use-on-review conditions requiring fencing, landscaping screens, earthberms, height restrictions, and/or deeper than usual building setbacks can improve land use transitions. -- The proposed development has existing vegetation along shared lot lines with residential development must remain.

**3) NORTH COUNTY SECTOR PLAN**

A. The property is classified O (Office) on the sector plan. A veterinary clinic that does not board animals or have outdoor runs is similar to other office uses permitted in the office zones.

**4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN**

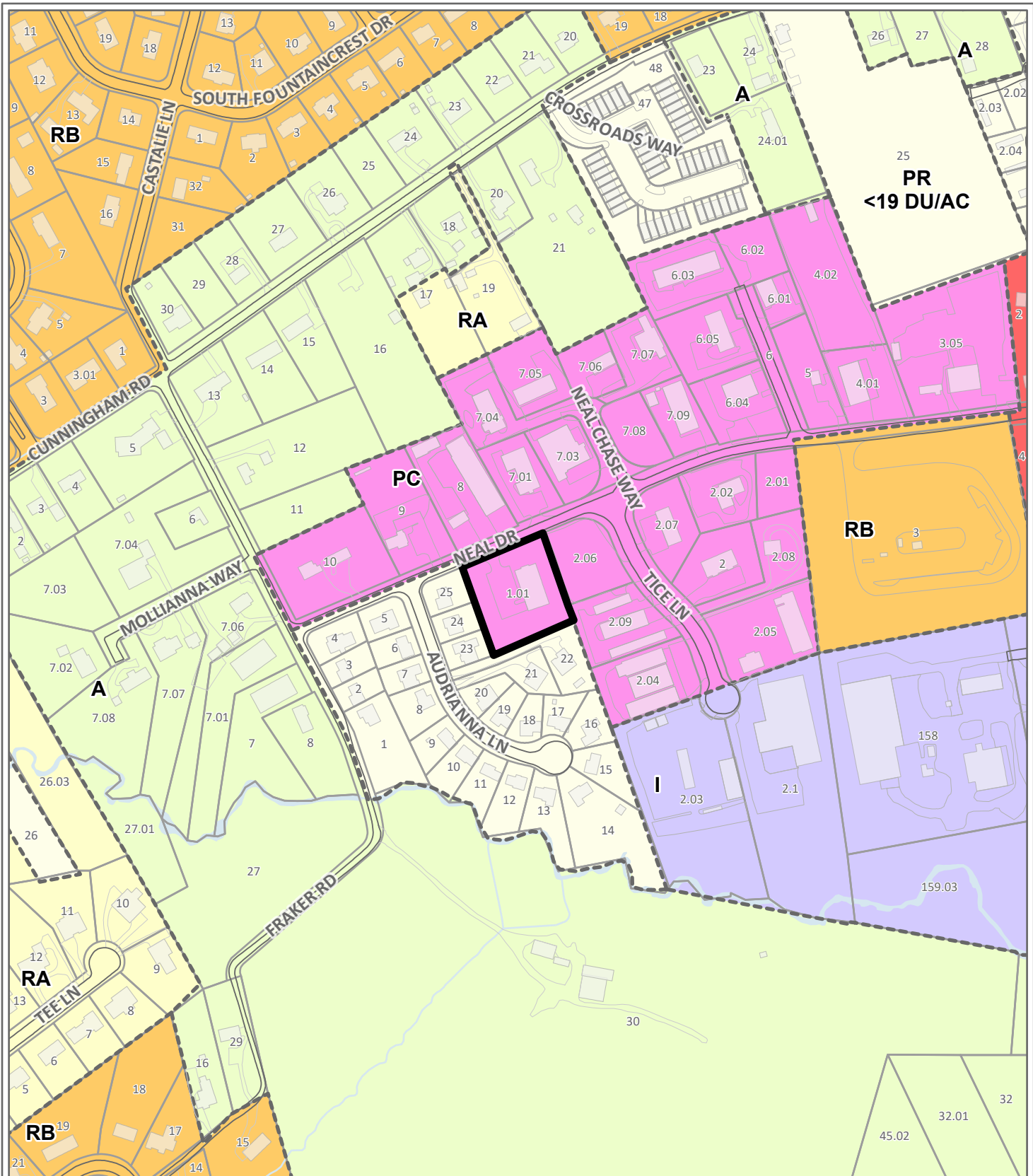
A. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

**ESTIMATED TRAFFIC IMPACT:** 118 (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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**DEVELOPMENT PLAN**

**7-D-23-DP**

**Petitioner:** Amanda Dykstra-Wessel



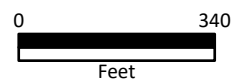
Veterinary clinic in PC (Planned Commercial)

**Map No:** 38

**Jurisdiction:** County

**Original Print Date:** 6/9/2023

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902







7-A-23-DP

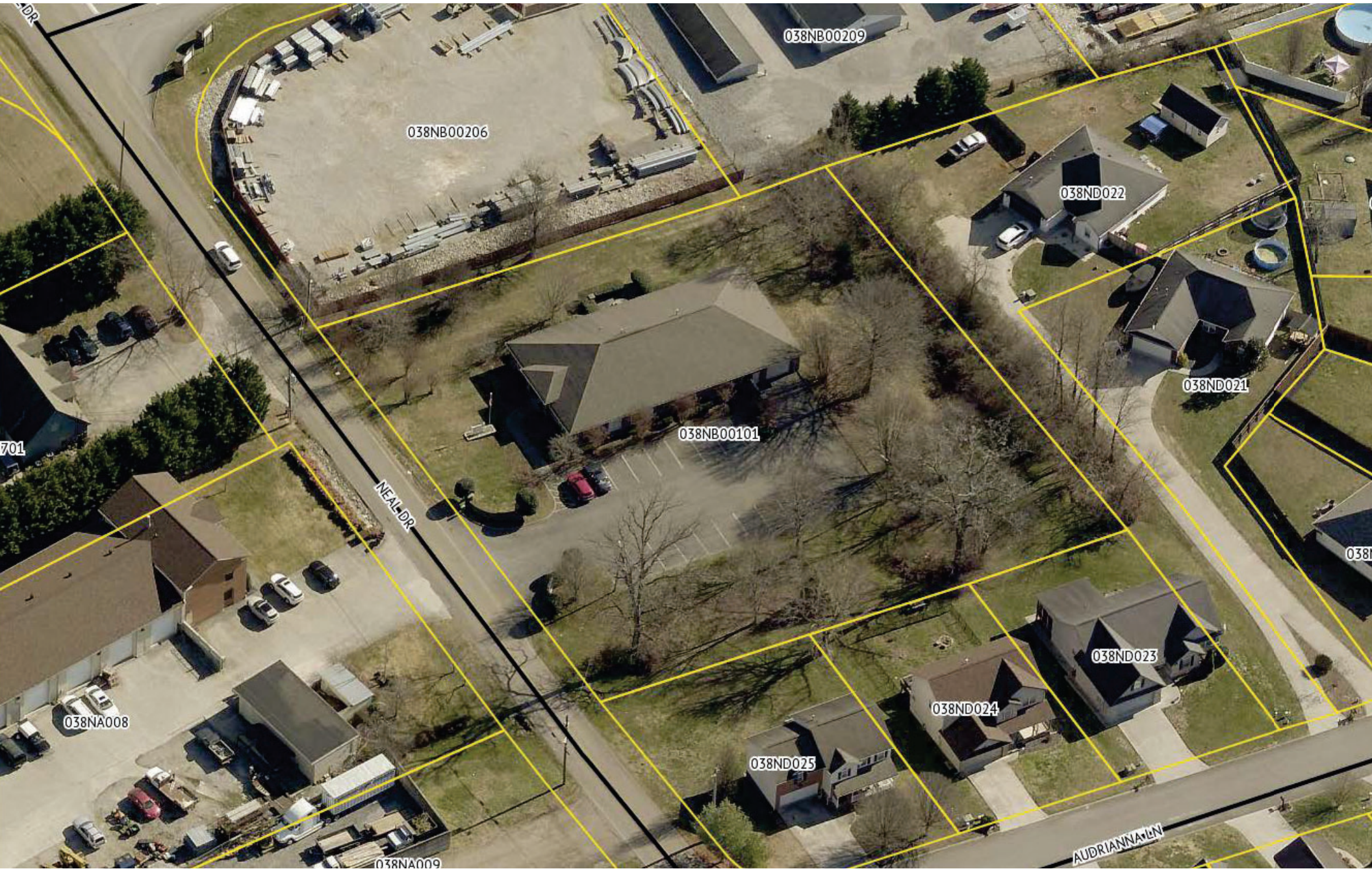


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038NB00209

038NB00206

038ND022

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701

NEAL DR

038NA008

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038ND025

038NA009

AUDRIANNA LN



June 5, 2023

7-D-23-DP  
5/25/2023

**Mike Reynolds, AICP**  
Principal Planner  
**Knoxville-Knox County Planning**  
400 Main Street, Suite 403  
Knoxville, TN 37902  
[KnoxPlanning.org](http://KnoxPlanning.org)

Re: Development Plan for 3524 Neal Drive

Mr. Reynolds,

My wife, Dr. Amanda Dykstra-Wessel, and I are purchasing the property at 3524 Neal Drive, Knoxville, Tennessee, 37918. We are looking to move our current business, The Gentle Doctor Veterinary Care Center PLLC AKA The Gentle Doctor of East Tennessee, a non-emergency veterinary practice, to this address. We are currently located just down the road at 3629 Neal Drive, and our clinic has earned an excellent reputation within the community of Halls since opening three years ago. We are planning this move because our current building and its parking are not adequate for our needs, but we do not plan to change the nature or scope of the practice.

With this purchase and move we are not planning to make any modifications to the outside of the structure, to the property layout, to the parking spaces or the driveway. As with our current business, we will not have boarding options for clients, nor will we build any outside runs for any pets. Our operating hours are planned to match our current ones, which are Tuesday through Friday from 7:30a - 5:30p and on Saturdays from 9:00a - 1:00p. The clinic will be closed on Sundays and Mondays along with any major holidays. We will not be holding animals on the property overnight for any reasons. Daytime boarding of animals is only provided for pets having surgery so they are given a mild sedative when they arrive and are under the effects of anesthetic medications throughout the day and do not create a noise hazard. Since food is withheld from these animals the night before surgery and sedatives make walking them a risk of self-injury as well as add a risk of hyper- or hypo-thermia since anesthetics affect thermal regulation, these pets are not outside during the day except upon arrival and discharge. Surgeries are only performed Tuesday through Friday, and there is no daytime holding of animals on Saturday. Since the clinic will not see emergencies or provide boarding or grooming services, there will be no traffic to the building outside of business hours. As with our current structure, use will solely be as an outpatient veterinary medical care facility during business hours only with no retail sales and no non-medical services provided. Any modifications necessary to meet the standards of the State of TN Board of Veterinary Medicine for small animal outpatient practice will be internal and not change the structure of the building or lead to further development of the land. Our plan is to, as efficiently and quietly as possible, accommodate the shift in the use of the structure from a home care health care provider office to a veterinary health care provider without disruption to our commercial or residential neighbors.

I hope that this helps to explain the intended development and use of the property at 3524 Neal Drive. If there are any further questions or concerns please feel free to reach out to either myself or my wife at the following emails or phone numbers.

Thank you and have a great day.

Matthew Wessel

[wessel.cr1@gmail.com](mailto:wessel.cr1@gmail.com)

573-353-6237

Dr. Amanda Dykstra

[gentledoctor@gmail.com](mailto:gentledoctor@gmail.com)

865-377-3236

DEVELOPMENT PLAN

HILCO MEDICAL BUILDING

This Development Plan is for the proposed development of a building to house Hillco Medical in a planned commercial zone on a tract of property described as:

BEGINNING at a point in the Southern ROW of Neal Road, said point being 143.38 feet Southwesterly from point of intersection of ROW of Tice Lane, being the corner of Tice Commercial Park. Thence with line of Tice Commercial Park, South 18 deg, 09 min East 230.0 feet to an iron pin, Thence South 67 deg 49 min West 215.0 feet to an iron pin, Thence North 18 deg 09 min West 230.0 feet to an iron pin in the South ROW of Neal Road, Thence with Neal Road North 67 deg 49 min East 215.0 feet to the point of BEGINNING. Property containing 1.13 acres and being further described under CLT Map no. 38N, Group B, part of parcel 1.

PROTECTIVE COVENANTS

1. The purpose and function of the planned complex is to provide adequate building facilities for the Owner/Tenant to conduct business as related to the operations of the Owner/Tenant to include administrative office space and enclosed warehousing of inventory of the business.

2. The uses permitted in this planned complex are limited to those uses as listed in the Knox County Zoning regulations for property zoned CA and CB inclusive.

3. The uses prohibited in this planned complex are all of the uses not shown as permitted in the Knox County Zoning regulations for property zoned CA and CB.



4. The minimum lot size for this planned complex is the minimum size as is permitted in CB zoned property in accordance with the current Knox County Zoning Ordinance.

The maximum site coverage is 50% by the building.

The building's setback lines for the front and rear of the site are set at 25 feet each. The side line setbacks are set as a cumulative total of 30 feet with a 10 foot minimum on either side.

5. The parking and loading requirements for the planned complex are the standards as identified in section 3.50 of the Knox County Zoning Ordinance.

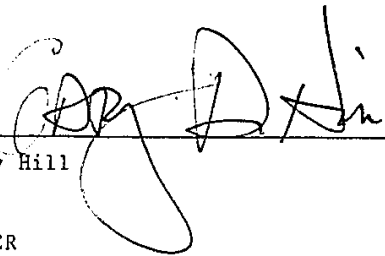
6. The storage of materials outside shall be prohibited unless stored materials are fully screened on all sides by an opaque screen.

7. The Landscape requirements for this planned complex are as shown on the attached landscape drawing, which drawing is an exhibit hereto.

8. The Owner of this planned complex herewith establishes an Architectural Review Board whose sole member is the Owner. This Architectural Review Board has the sole authority to approve the design standards, the building materials to be used, and the quality of construction to be allowed for this planned complex. Plans and specifications for this planned complex shall be submitted to the Board for approval 30 days prior to planned commencement of construction and the Board shall render its decisions at least 10 days prior to the planned commencement date. Should the approval of the design, materials and quality not be given, construction will not commence and shall be enforced by the Owner's refusal to sign a Notice To Proceed until necessary changes are submitted and approval given.

9. These articles comprise the Protective Covenants of this DEVELOPMENT PLAN in their entirety.

These Protective Covenants are executed this 12TH day of DEC., 1994.

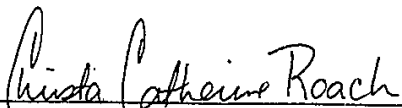
  
\_\_\_\_\_  
Gary Hill  
OWNER

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned, a notary public of said County and State, GARY HILL, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 12<sup>th</sup>  
day of December, 1994.

  
\_\_\_\_\_  
Notary Public

My commission expires: 1-28-95



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Amanda Dykstra-Wessel**

Applicant Name

Affiliation

**6/5/2023**

Date Filed

**7/13/2023**

Meeting Date (if applicable)

**7-D-23-DP**

File Number(s)

## CORRESPONDENCE

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

**Amanda Dykstra-Wessel**

Name / Company

**3629 Neal Dr Knoxville TN 37918**

Address

**865-377-3236 / gentledoctortn@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Mabel Katherine Blackwelder**

Owner Name (if different)

**3524 Neal Dr Knoxville TN 37918**

Owner Address

**865-603-5107**

Owner Phone / Email

**3524 NEAL DR**

Property Address

**38 N B 001.01**

Parcel ID

**1.12 acres**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southside of Neal Dr, west of Tice Lane**

General Location

City **Commission District 7** **PC (Planned Commercial)**

County District Zoning District

**Commercial**

Existing Land Use

**North County**

Planning Sector

**O (Office)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Veterinary clinic</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: **Amanda Dykstra-Wessel**    Please Print    **6/5/2023**    Date

Phone / Email \_\_\_\_\_  
Property Owner Signature: **Mabel Katherine Blackwelder**    Please Print    **6/5/2023**    Date



# 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

**Amanda Dykstra-Wessel**

Applicant Name

Affiliation

**May 25, 2023**

**June 30, 2023**

File Number(s)

Date Filed

Meeting Date (if applicable)

**7-D-23-DP**

## 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

**Amanda Dykstra-Wessel**

**The Gentle Doctor Veterinary Care Center, PLLC.**

Name

Company

**3629 Neal Drive**

**Knoxville**

**TN**

**37918**

Address

City

State

ZIP

**865-377-3236**

**gentledoctortn@gmail.com**

Phone

Email

## CURRENT PROPERTY INFO

**Mabel Katherine Blackwelder**

**372 Country Run Cir Powell, TN 37849**

**865-603-5107**

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

**3524 Neal Dr., Knoxville, TN, 37918**

**038NB00101**

Property Address

Parcel ID

**Hallsdale-Powell**

**Hallsdale-Powell**

**N**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- Development Plan     Use on Review / Special Use     Hillside Protection COA
- Residential     Non Residential

Related City Permit Number(s)

Home Occupation (specify) **Change in zoning from PC to CA**

Other (specify) **Was a medical provider and changing to veterinary clinic, no grooming,**

**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    **CA**  
Proposed Zoning

Plan Amendment Change    Proposed Plan Designation(s)

Proposed Density (units/acre)    Previous Rezoning Requests

Other (specify) **Was a medical provider and changing to veterinary clinic ,no grooming,boarding, kennel servi**

**STAFF USE ONLY**

<b>PLAT TYPE</b>	Fee 1	Total
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- Staff Review     Planning Commission

**ATTACHMENTS**

<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2
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**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (*Final Plat*)
- Use on Review / Special Use (*Concept Plan*)    Fee 3
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

**AUTHORIZATION**

I declare under penalty of perjury the foregoing is true and correct:  
**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent.**

*Amanda Dykstra-Wessel*

**Amanda Dykstra-Wessel**

**5-25-2023**

Applicant Signature

Please Print

Date

**865-377-3236**

**gentledoctortn@gmail.com**

Phone Number

Email

*Mabel Katherine Blackwelder*

**Mabel Katherine Blackwelder**

**05/23/23**

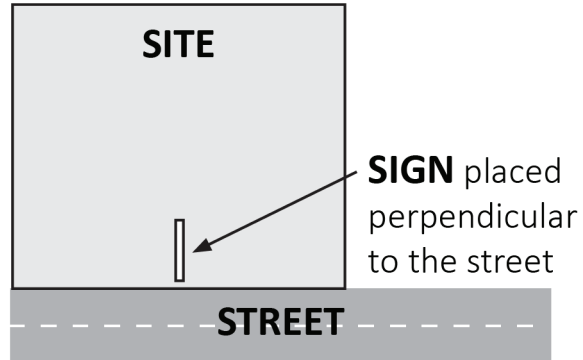
Property Owner Signature

Please Print

Date Paid



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Amanda Dykstra-Wessel

Date: 6/5/2023

File Number: 7-D-23-DP



Sign posted by Staff



Sign posted by Applicant