

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-D-16-UR Related File Number:
Application Filed: 8/29/2016 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: North side Oak Ridge Hwy, east of Beaver Ridge Rd.
Other Parcel Info.:
Tax ID Number: 90 028 Jurisdiction: County
Size of Tract: 1.51 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial with a 32' pavement width in a 100' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vet clinic
Surrounding Land Use:
Proposed Use: Expansion (2,835 sq ft) of existing vet clinic Density:
Sector Plan: Northwest County Sector Plan Designation: MU-NC (neighborhood mixed use center)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned CA (Commercial), OA (Office), and RA (Low Density Residential). The subject property is adjacent to Karns Elementary School.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7752 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan to expand the existing veterinary clinic by 2,835 sqft (7,035 sqft total), subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of Knox County Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of residential units in the CA district, and the other criteria for approval of a use on review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
1. The existing veterinary clinic is 4,200 sqft and the proposed expansion is 2,835 sqft (7,035 sqft total).
2. The vet clinic is adjacent to Karns Elementary School. Its expansion will have little impact on the operations of the school or vehicular traffic around the school during peak travel times.
3. There are currently 13 parking spaces and 25 spaces are proposed (23 spaces are required).

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

1. The CA district permits veterinary clinics and animal hospitals as a use permitted on review. The proposed veterinary clinic expansion and site improvements meet the standards for development within the CA zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed veterinary clinic expansion is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted Sector 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 substantial traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for neighborhood commercial mixed use (MU-NC). The CA zoning and veterinary clinic predated this land use recommendation and is appropriate for the area.
2. The site is located within the Planned Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 10/13/2016

Details of Action:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of Knox County Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of residential units in the CA district, and the other criteria for approval of a use on review.

Summary of Action: APPROVE the development plan to expand the existing veterinary clinic by 2,835 sqft (7,035 sqft total), subject to 3 conditions.

Date of Approval: 10/13/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: