

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-I-04-UR **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: PAUL SZLUHA, DVM
Owner:

PROPERTY INFORMATION

General Location: Northwest corner of Middlebrook Pike and Frederick Dr.
Other Parcel Info.:
Tax ID Number: 105 I A 011 **Jurisdiction:** County
Size of Tract: 0.544 acres
Accessibility: Access is via Frederick Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Florist (presently vacant)
Surrounding Land Use:
Proposed Use: Veterinary clinic **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of Middlebrook Pike that is developing with a mix of office and commercial uses.

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

Street: 9229 Middlebrook Pike
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: Property zoned CA (General Business) in 1998.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes mixed use development for this property.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 10/14/2004

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 3. Meeting all applicable requirements of the Knox County Health Department.
 - 4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
 - 5. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital.
 - 6. Adherence to all stipulations of the attached materials, as submitted by the applicant.
 - 7. Animals may only be boarded at the facility when medically necessary and associated with the medical care provided by the clinic.. No commercial kennel operations shall occur at the site.

With the conditions noted above, this request meets all requirements for approval in the CA zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for a veterinary clinic in the CA zoning district, subject to 7 conditions:

Date of MPC Approval: 10/14/2004 **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: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**