

# 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-A-15-UR

**Related File Number:**

**Application Filed:** 8/21/2015

**Date of Revision:**

**Applicant:** BETSY BRENT

## PROPERTY INFORMATION

**General Location:** West side of Piney Grove Church Rd., north of Middlebrook Pk.

**Other Parcel Info.:**

**Tax ID Number:** 106 J A 028

**Jurisdiction:** City

**Size of Tract:** 0.4 acres

**Accessibility:** Access is via Piney Grove Church Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant commercial building

**Surrounding Land Use:**

**Proposed Use:** Veterinary clinic

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** O (Office)

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This property is located between commercial development along Middlebrook Pike to the south, zoned C-1, and residential development to the north along Piney Grove Church Rd, zoned R-2, R-1A and R-1.

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

**Street:** 921 Piney Grove Church Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services) pending

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** MPC recommended approval of O-1 (Office, Medical and Related Services) District at their 10/8/2015 meeting (10-D-15-RZ)

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a veterinary clinic as shown including the future expansion area as shown on the site plan subject to 6 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Health Dept.  
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance  
3. The provision of no outdoor animal runs. All animals are to be maintained indoors unless being under the direct supervision of a staff member or on a leash  
4. Obtaining a special pollution abatement permit from the Knoxville Dept. of Engineering if required  
5. Meeting all other applicable requirements of the Knoxville Dept. of Engineering  
6. Final approval of the rezoning of this site to O-1 by the Knoxville City Council

Comments: The applicant is requesting to renovate and reuse this vacant commercial building for her veterinary practice. The site is developed with a small commercial building that once was occupied by a barber and an insurance agency. The use can be easily accommodated in the existing building. Noise will be minimized because the applicant proposes only limited boarding and no outdoor runs. Primarily, animals in the facility overnight will be "patients" receiving medical treatment.

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

- 1. The proposal will have no impact on schools.
- 2. No negative traffic impact is anticipated because the property is located on a minor arterial street.
- 3. All utilities are in place to serve this facility.

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

- 1. The proposed veterinary clinic is consistent with the general standards for uses permitted on review: The proposed use is consistent with the adopted plans and policies of the General Plan and 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 draw a minimal amount of additional traffic through this residential area.
- 2. The proposal meets all relevant requirements of the proposed O-1 zoning district, as well as other criteria for approval of a use-on-review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

- 1. The use is in conformity with the Northwest City Sector Plan which proposes O (Office) uses for this area.

Action: Approved

Meeting Date: 11/12/2015

Details of Action:

Summary of Action: APPROVE the request for a veterinary clinic as shown including the future expansion area as shown on the site plan subject to 6 conditions

Date of Approval: 11/12/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**