

# 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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

File Number: 11-D-10-UR

Related File Number:

Application Filed: 9/27/2010

Date of Revision:

Applicant: JAMIE HICKS

## PROPERTY INFORMATION

General Location: North side of E. Emory Rd., west of Norman Jack Ln.

Other Parcel Info.:

Tax ID Number: 47 076

Jurisdiction: County

Size of Tract: 4.07 acres

Accessibility: Access is via E. Emory Rd., a five lane major arterial street

## GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling with accessory buildings

Surrounding Land Use:

Proposed Use: Veterinary clinic

Density:

Sector Plan: North County

Sector Plan Designation: C (Commercial) & STPA (Stream Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Property in the area of this site is being developed with commercial uses that are oriented to E. Emory Rd. Zoning in the area is CA, PC and C-4 commercial. The former Plastiline manufacturing facility is located to the southwest of this site and it is I industrial.

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

Street: 723 E Emory Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a veterinarian clinic at this location as shown on the site plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Redesigning the proposed parking lot to provide parking spaces that contain 200 square feet (10'x 20') with a 25' wide parking aisle and providing handicap parking as required by the Zoning Ordinance
3. Provision of an 18' wide driveway with an appropriate cross section as required by the Knox County Dept. of Engineering and Public Works
4. All grading required for the construction of the proposed driveway being confined on the applicant's property
5. Obtaining a special pollution abatement permit from the Knox County Dept. of Engineering and Public Works
6. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
7. Obtaining a driveway connection permit from the Tenn. Dept. Of Transportation
8. Meeting all applicable requirements of the Knox County Health Dept.
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to issuance of a grading permit

With the noted conditions, this plan meets the requirements for approval in the A (Agricultural ) zone and the other criteria for approval of a use on review.

Comments: The applicant is requesting to convert an existing dwelling and accessory building into a veterinarian clinic with a kennel. The site on which the clinic will be located is zoned A (Agricultural). Most of the other property in the area is zoned for and developed with commercial uses. The use of this site for the requested use will not have a negative impact on the area. The site and the few remaining agriculturally zoned properties in the area are designated for commercial use on the North County Sector Plan.

Due to the fact that the applicant is converting a residential structure for the proposed use, a significant amount of remodeling will be needed. In addition to remodeling the dwelling , the access will have to be upgraded to meet the commercial driveway standard. It must be paved to an appropriate standard capable of handling two-way traffic. On site parking is required which must meet the standards contained in the Knox County Zoning Ordinance.

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

1. The proposed veterinary clinic and kennel will have minimal impact on local services since all utilities are available to serve this site.
2. Driveway improvements are proposed that will enhance the safety and operation of this facility.
3. Development of this site for a veterinary clinic and kennel facility will have minimal visual impact

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed veterinary clinic and kennel meets the standards for development within the A (Agricultural) zoning district and all other requirements of the Zoning Ordinance..
2. The proposed veterinary clinic and kennel are consistent with the general standards for uses

permitted on review: The proposed development 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies this property for commercial use.

**Action:** Approved **Meeting Date:** 12/9/2010

**Details of Action:**

**Summary of Action:** APPROVE the request for a veterinarian clinic at this location as shown on the site plan subject to 9 conditions

**Date of Approval:** 12/9/2010 **Date of Denial:** **Postponements:** 11/10/2010

**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:**