CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-K-02-UR Related File Number:

Application Filed: 10/16/2002 **Date of Revision:**

Applicant: JOHNSON ARCHITECTURE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Electric Av., west of Cogdill Rd.

Other Parcel Info.:

Tax ID Number: 131 73.14 & 73.15 Jurisdiction: County

Size of Tract: 1.46 acres

Accessibility: Access is via Electric Av., a local street with a pavement width of 32' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Animal training/research center & commercial kennel Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy

commercial, distribution and light manufacturing businesses.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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

APPROVE the plan for an animal training and research facility and commercial kennel as shown on the Staff Recomm. (Abbr.):

development plan subject to 12 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Prior to issuance of a grading/building permit obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works.

3. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

5. Indoor kennels must be cleaned, disinfected and deodorized on a daily basis. All waste materials from the cleaning process are to deposited into the sanitary sewer system. Outdoor training and excretes areas are also to be cleaned on a daily basis with all waste materials deposited in the sanitary sewer system.

6. All animals being kept indoors between the hours of 7:00PM and 7:00 AM.

7. Constructing a 6' high privacy fence around the southern training/excretes yard adjoining parcels 2 and 2.01.

8. Submitting a revised landscaping plan reflecting the new orientation of the building as shown on the plan received by MPC staff on 11/4/2002.

9. Installing all landscaping shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

10. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.

11. Combining parcels 73.14 &73.15 into one parcel through the resubdivision process

12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY. SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed animal training center and kennel development will have a minimal impact on local services. All utilities are in place to serve this site.

2. The use as proposed will have little or no impact on the surrounding commercial uses. The time the animals will be permitted to be outdoors for training or exercise will be limited to typical business hours.

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

1. The proposed animal training center and commercial 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 neighborhood 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,

2. The plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area. The proposed 19,800 square foot animal training center and commercial kennel will

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Comments:

be used as a research and marketing facility for the adjoining business that manufactures electronic animal control devices.

2. Since this site is also located in the TO (Technology Overlay) zone, a Certificate of Appropriateness must be obtained from the Tenn. Technology Corridor Development Authority.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2. Prior to issuance of a grading/building permit obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works.
- 3. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
- 5. Indoor kennels must be cleaned, disinfected and deodorized on a daily basis. All waste materials from the cleaning process are to deposited into the sanitary sewer system. Outdoor training and excretes areas are also to be cleaned on a daily basis with all waste materials deposited in the sanitary sewer system.
- 6. All animals being kept indoors between the hours of 7:00PM and 7:00 AM.
- 7. Constructing a 6' high privacy fence around the southern training/excretes yard adjoining parcels 2 and 2.01.
- 8. Submitting a revised landscaping plan reflecting the new orientation of the building as shown on the plan received by MPC staff on 11/4/2002.
- 9. Installing all landscaping shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
- 10. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.
- 11. Combining parcels 73.14 &73.15 into one parcel through the resubdivision process
- 12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Summary of MPC action:

APPROVE the plan for an animal training and research facility and commercial kennel as shown on the development plan subject to 12 conditions

Date of MPC Approval: 11/14/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
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:

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