

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-K-02-UR **Related File Number:**
Application Filed: 10/16/2002 **Date of Revision:**
Applicant: JOHNSON ARCHITECTURE
Owner:

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:

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 be 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: