

# 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:** 11-R-05-UR                      **Related File Number:**  
**Application Filed:** 10/12/2005              **Date of Revision:**  
**Applicant:** SADDLEBROOK DEVELOPMENT, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side Lovell Rd., south side Yarnell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 H A 032                      **Jurisdiction:** County  
**Size of Tract:** 3.6 acres  
**Accessibility:** Access is via Lovell Rd., a minor arterial street with 23' of pavement width within 65-90' of right of way or Yarnell Rd., a major collector street with 21' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Animal hospital                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under A/TO and PR/TO zoning. There are commercial uses to the north in Centerpoint Park, zoned PC/TO.

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

**Street:** 1305 Lovell Rd  
**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:** MPC approved rezoning to PC on 12/9/04 (11-E-04-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE the development plan for an animal hospital in the PC zoning district, subject to 9 conditions:

Staff Recomm. (Full):

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. Connecting to sanitary sewer and meeting all other 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. TDOT approval of the proposed curbcut to Lovell Rd.
6. The corner radius at the entrance to the development must be increased from 25' to 35', per requirement of Knox County Engineering.
7. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital.
8. Animals may only be boarded at the facility when medically necessary and associated with long term care. No commercial kennel operations may occur at the site.
9. Approval of and compliance with the related Certificate of Appropriateness by the Tennessee Technology Corridor Development Authority (scheduled to be heard on 12/5/05).

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

Comments:

The applicant is proposing to construct an animal hospital on the subject property. The proposal includes an eighteen space parking lot adjacent to the building. A landscape plan has been submitted showing proposed plantings around the exterior of the parking lot and building. The plan does not currently show any access to the facility from Yarnell Rd. Yarnell Rd. is scheduled to be realigned and the current street, which this site fronts on, will become a cul-de-sac street. The current conditions are not safe to provide access to Yarnell Rd., but staff would recommend that access be provided to the old Yarnell Rd. once improvements are completed. Providing this access would allow customers coming from the west along Yarnell Rd. to enter the site without getting on Lovell Rd. The Yarnell Rd. area has seen an increase in residential development in recent years and that trend is expected to continue.

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

1. Public water and sewer utilities are available to serve the site.
2. Lovell Rd. is an arterial street with sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. The proposal is consistent with all requirements of the PC zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial

additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

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

1. The Northwest County Sector Plan proposes office uses for this property, consistent with the proposal and with the PC zoning of the 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:** 12/8/2005

**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. Connecting to sanitary sewer and meeting all other 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.
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**Summary of MPC action:** APPROVE the development plan for an animal hospital in the PC zoning district, subject to 9 conditions:

**Date of MPC Approval:** 12/8/2005

**Date of Denial:**

**Postponements:** 11/10/2005

**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:**