

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: 2-A-15-UR **Related File Number:**
Application Filed: 12/29/2014 **Date of Revision:**
Applicant: ANIMAL EMERGENCY AND SPECIALITY CENTER, LLC

PROPERTY INFORMATION

General Location: North of Kingston Pk., west of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 F B 02202 **Jurisdiction:** County
Size of Tract: 1.75 acres
Accessibility: Access is via Kingston Pk., a 5 lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Veterinary Clinic
Surrounding Land Use:
Proposed Use: Veterinary clinic expansion and parking **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** C (Comercial) & O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of mixed commercial and office uses. The zoning in the area is CA commercial, OB office and A agricultural.

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

Street: 10213 Kiingston Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & OB (Office, Medical and Related Services)
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 the veterinary clinic and the adjoining parking as shown on the site plan subject to 4 conditions

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
 2. Provide a wall, opaque fence or dense evergreen hedge of height of not less than five feet around the outer boundary of the parking area located in the OB zoned portion of the site
 3. Meeting all applicable requirements of the Knox County Storm water Control Ordinance
 4. Meeting all applicable requirements of the Knox county Dept. of Engineering and Public Works

With the conditions note, this plan meets the requirements for approval in the CA (General Business and OB (Office Medical and Related Services) Zones and the general criteria for approval of a use on review.

Comments: The Animal Emergency and Speciality Clinic has operated at this location for a number of years. This facility is open 24 hours a day, 365 days per year. The applicant is proposing to expand the existing clinic by adding an additional 1,456 square feet of space to the existing 9,000 square foot building. The addition will be constructed to the rear of the existing building. The new space will allow for the redistribution of treatment areas within the building. No animals are boarded at this clinic. All animals that are kept overnight at this facility are under medical supervision.

In addition to expanding the clinic, the applicant is proposing to provide additional parking in order to meet the required parking standard for the use. The new parking lot will be located in an OB (Office, Medical and Related Services District). The Knox County Zoning Ordinance provides that required parking can be provided in a zone that is more restrictive than that required for the major land use it is intended to serve if direct access is not from the more restrictive zone and the periphery of the parking area is landscaped or fenced.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed parking on the OB zoned portion of the site will have little or no impact on the surrounding area

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

1. With the recommended conditions, the proposed animal clinic meets the standards for development within the CA and OB zones and all other requirements of the Zoning Ordinance.
2. The proposed development 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 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed animal clinic complies with the Northwest County Sector Plan which designates this property for general commercial use.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/12/2015

Details of Action:

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Summary of Action: APPROVE the request for the veterinary clinic and the adjoining parking as shown on the site plan subject to 4 conditions

Date of Approval: 2/12/2015 **Date of Denial:** **Postponements:**

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:**