

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: 2-C-03-UR **Related File Number:**
Application Filed: 1/7/2003 **Date of Revision:**
Applicant: HOWARD PHILLIPS
Owner:

PROPERTY INFORMATION

General Location: Northeast side Barger Pond Way, northwest side Callahan Dr.
Other Parcel Info.:
Tax ID Number: 67 E C 1 **Jurisdiction:** County
Size of Tract: 0.75 acre
Accessibility: Access is via Barger Pond Way, a local street with 40' of right of way and 24' of pavement width. This street connects with Callahan Dr., a four-lane minor arterial street within a 70' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: New vacant commercial building
Surrounding Land Use:
Proposed Use: Veterinary clinic **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is located within a CB zoned commercial/industrial subdivision, but the surrounding area is mostly residential in nature. However, the surrounding properties are zoned primarily LI.

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

Street: 6800 Barger Pond Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
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:

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 veterinary clinic in the CB zoning district, subject to 4 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. Installing all landscaping, as shown on the development plan, within six months of the time the veterinary clinic occupies the building, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Adhering to all stipulations of the attached January, 29, 2003 letter from Powell Auction & Realty Co.

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

Comments:

This site has already been developed with a 5,000 square foot building, a paved parking area and a drainage easement, as shown on the site plan. The owner is now seeking to lease the building and site for use as a veterinary clinic. The CB zoning district requires use on review approval for this use.

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

1. Public water and sewer utilities are available to the site. The proposal will have no effect on schools, and the recently improved Callahan Drive is sufficient to handle the additional traffic which will be generated.
2. The most significant impact to adjacent properties would be the traffic in and out of the site. The applicant has stated that the business hours will be limited to no earlier than 7:30am and no later than 7:00pm on any business day. No outdoor areas for animals are being proposed.
3. The plans show some landscaping to be installed at the front of the site along Callahan Drive, and there is an existing treeline to the rear of the buildings along the northeast property line.

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

1. The proposed use will have less impact than many other uses permitted under CB zoning, such as manufacturing and retail businesses. Residences, zoned LI, are located on adjacent properties. The proposed use will minimize the potential impact to these properties while they are still residential..
2. There are no specific parking standards for veterinary clinics in the zoning ordinance, but it is staff's opinion that the existing 19 parking spaces are sufficient for the proposed use, as described by the applicant. The proposal meets all other standards of the CB zone, zoning ordinance and other use on review standards.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, as amended by the Callahan Drive Corridor Plan, proposes Light Industrial use for this property. The existing CB zoning of the property is not consistent with that designation. Under CB zoning, however, the proposed use can be considered for use on review approval.
2. The site is designated in the Urban Growth Area by the Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

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. Installing all landscaping, as shown on the development plan, within six months of the time the veterinary clinic occupies the building, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Adhering to all stipulations of the attached January, 29, 2003 letter from Powell Auction & Realty Co.

Summary of MPC action: APPROVE the veterinary clinic in the CB zoning district, subject to 4 conditions:

Date of MPC Approval: 2/13/2003

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: