

# 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

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**File Number:** 2-E-14-UR                      **Related File Number:**  
**Application Filed:** 12/30/2013              **Date of Revision:**  
**Applicant:** HALLS ANIMAL HOSPITAL

## PROPERTY INFORMATION

**General Location:** Northwest side of Maynardville Pk., northeast of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 110 & 11002                      **Jurisdiction:** County  
**Size of Tract:** 1 acres  
**Accessibility:** Access is via Maynardville Hwy., which is a four lane median divided arterial street

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office/retail  
**Surrounding Land Use:**  
**Proposed Use:** Veterinary clinic/hospital                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located in close proximity to the intersection of E. Emory Rd. and Maynardville Hwy. The immediate area has been developed with general commercial uses such as a bank, drug store, auto parts store and convenience store.

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

**Street:** 7415 Maynardville Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**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 a veterinary clinic as shown on the site plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. The provision of no outdoor animal runs. All animals are to be maintained indoors unless being walked on a leash.
4. Obtaining a special pollution abatement permit from the Knox County Dept. of Engineering and Public Works
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

Comments: The applicant's animal clinic is currently located elsewhere in the Halls community and they wish to move to this site. The site is developed with a small strip commercial center that fronts onto Maynardville Hwy. The use can be easily accommodated in the existing building. Noise will be minimized because the applicant proposes only limited boarding and no outdoor runs. Primarily, animals in the facility overnight will be "patients" receiving medical treatment. The site is surrounded by non-residential uses. As a result, the proposed clinic will not negatively impact the surrounding businesses.

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

1. The proposal will have no impact on schools.
2. No negative traffic impact is anticipated because the property is located on a major arterial street.
3. All utilities are in place to serve this facility.

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

1. The proposed veterinary clinic is consistent with the general standards for uses permitted on review: The proposed use 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 draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the CA zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the North County Sector Plan which proposes GC (General Commercial) uses for this area.

Action: Approved

Meeting Date: 2/13/2014

Details of Action:

Summary of Action: APPROVE the request for a veterinary clinic as shown on the site plan subject to 5 conditions

Date of Approval: 2/13/2014

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:**