

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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www.knoxmpc.org

File Number: 2-O-03-UR **Related File Number:**
Application Filed: 1/13/2003 **Date of Revision:**
Applicant: PRUDENCE WALKER, DVM
Owner:

PROPERTY INFORMATION

General Location: North side of Asheville Hwy., South side of N. Ruggles Ferry Pk.
Other Parcel Info.:
Tax ID Number: 61 N B 011 **Jurisdiction:** County
Size of Tract: 6900 square feet
Accessibility: Access is via Asheville Hwy., a four lane, median divided, arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residence
Surrounding Land Use:
Proposed Use: Veterinary clinic **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is zoned CA commercial, RA residential and A agricultural. Development consists of single family dwellings and small offices in converted dwellings and a small motel in the CA zoned area. Single family dwellings are located in the RA and Agricultural zoned areas.

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

Street: 7009 Asheville Hwy
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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a veterinary clinic at this location as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
3. Provision of a sealed surface for all required parking.
4. Meeting all applicable requirements of the Knox County Health Dept.
5. No boarding facilities being provided for other than medically fragile animals receiving treatment.

With the conditions noted above, this request meets all requirements of the CA zone and the other criteria for approval of a use on review.

Comments: The applicant is proposing to establish a small veterinary clinic at this location. The clinic will contain approximately 600 square feet. Access will be via Asheville Highway which is a four lane median divided highway. Adequate parking can be provided on the site. The Knox County Zoning Ordinance requires that all required parking be paved or sealed to eliminate dust. The proposed clinic will not provide boarding facilities for any animals other than those needing medical care due to acute illness.

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

1. The proposed veterinary clinic will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with other small office uses found in this area.
3. Access to this facility will be via Asheville Hwy., a four lane divided arterial street.

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

1. The proposed veterinary clinic meets the standards for development within a CA (General Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed veterinary clinic 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property as being part of a mixed use area. The proposed veterinary clinic is consistent with the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

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Summary of MPC action: APPROVE the request for a veterinary clinic at this location as shown on the development plan subject to 5 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: