

# 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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Knoxville, Tennessee 37902  
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**File Number:** 3-F-17-UR                      **Related File Number:**  
**Application Filed:** 1/23/2017              **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC

## PROPERTY INFORMATION

**General Location:** West side of Solway Rd., north side of Sam Lee Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 084                      **Jurisdiction:** County  
**Size of Tract:** 164.6 acres  
**Accessibility:** Access is via Sam Lee Rd., a major collector street with an 18' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Farm  
**Surrounding Land Use:**  
**Proposed Use:** Veterinary clinic                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Mixed Use and HP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Property in the area is zoned A, BP, OB, and PR, with the Technology Overlay (TO). Development in the area consists of apartments and Pellissippi State Community College to the south. There is vacant land to the north and a detached residential subdivision was recently approved to the west of the site.

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

**Street:** 3031 Solway Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / TO (Technology Overlay)  
**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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a veterinary clinic with approximately 3490 square feet, subject to 9 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (3-A-17-TOB) that is before the Board on March 6, 2017.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Providing certification that at least 300' of sight distance will be available in both directions along Sam Lee Rd. at the proposed access driveway.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital.
6. Animals boarded at the facility may only be outdoors when under the supervision of clinic staff.
7. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
8. Proposed signage is subject to approval by Planning Commission Staff and the TTCDA Board.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: The applicant is requesting approval of a veterinary clinic with approximately 3490 square on this site located at the northwest corner of the intersection of Solway Rd. and Sam Lee Rd. The site will utilize just a little over one acre of this 165 acre farm.

The access driveway for the site is located off of Sam Lee Rd. approximately 250' west of Solway Rd. Sight visibility to the west along Sam Lee Rd. from the proposed driveway is restricted due to the curve in the road and existing vegetation along the road. A condition has been included requiring certification of at least 300' of sight distance in both directions along Sam Lee Rd. at the proposed access driveway.

The applicant is proposing 19 parking spaces for the clinic. The main driveway and access to the dumpster pad will be a concrete surface. The majority of the parking lot and access driveway serving the parking spaces will be asphalt pavers.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on March 6, 2017.

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

1. Public utilities are available to serve this site.
2. The site has access to two major collector streets that have sufficient capacity to handle the additional traffic which will be generated by this development.
3. The proposed use is compatible with the rural nature of the surrounding area.

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

1. With the recommended conditions, the proposal meets all requirements of the A zoning as well as the general criteria for approval of a use-on-review.
2. The proposed veterinary clinic is consistent with the following general standards for uses permitted on review: The proposal 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 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 designates the property as a Mixed Use Special District that allows consideration of the proposed 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:** 3/9/2017

- Details of Action:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development (3-A-17-TOB) that is before the Board on March 6, 2017.
  2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  3. Providing certification that at least 300' of sight distance will be available in both directions along Sam Lee Rd. at the proposed access driveway.
  4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  5. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital.
  6. Animals boarded at the facility may only be outdoors when under the supervision of clinic staff.
  7. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
  8. Proposed signage is subject to approval by Planning Commission Staff and the TTCCA Board.
  9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**Summary of Action:** APPROVE the development plan for a veterinary clinic with approximately 3490 square feet, subject to 9 conditions:

**Date of Approval:** 3/9/2017 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b> Knox County Board of Zoning Appeals	
<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>