

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for a 2,400 sqft veterinary clinic, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of City of Knoxville Engineering Department.

With the conditions noted, this plan meets the requirements of the O-1 District and the other criteria for approval of a use on review.

Comments: The proposed veterinary clinic will be located in a building formally uses as a medical office and is along the Kingston Pike corridor. There are nearby apartments to the north that are of some concern because of the potential nuisance of noise, however, the veterinary clinic does not propose any outdoor dog runs and does not plan to board animals overnight.

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

- 1. The proposed veterinary clinic will have a similar impact public infrastructure as the previous medical office use.
- 2. The veterinary clinic does not have outdoor dog runs and does not plan to board dogs overnight. Because of this, animal noise should not be a nuisance for the nearby residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. This proposed veterinary clinic in the O-1 zone district 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 MPC PLANS

- 1. The One Year Plan and West City Sector Plan propose GC (general commercial) uses for this site, which allows veterinary clinics in several different zone districts.
- 2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 4/13/2017

Details of Action:
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting any relevant requirement of the Knox County Health Department.
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With the conditions noted, this plan meets the requirements of the O-1 District and the other criteria for approval of a use on review.

Summary of Action: APPROVE the development plan for a 2,400 sqft veterinary clinic, subject to 3 conditions.

Date of Approval: 4/13/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: