

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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: 6-A-06-OB                      Related File Number:  
Application Filed: 5/8/2006                      Date of Revision:  
Applicant: AFTER HOURS PET EMERGENCY CLINIC LLC  
Owner:

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 999 999                      Jurisdiction:  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan:                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street:  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason: Determination of permitted use: emergency animal hospital with no outside animal runs in the OB (Office, Medical & Related Services) District.

## ZONING INFORMATION (where applicable)

Current Zoning:  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## 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.: Determination of permitted use: emergency animal hospital with no outside animal runs in the OB (Office, Medical & Related Services) District.

**MPC ACTION AND DISPOSITION**

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE an emergency animal hospital as a permitted use in the OB (Office, Medical & Related Services) zone, subject to the conditions listed below:

Staff Recomm. (Full): Any approval of this use shall comply with the followings conditions:

- (1) No animals may be outside on the property at any time, other than for the transfer from customers dropping off or picking up animals.
- (2) No outside animal runs/outdoor play areas shall be permitted.
- (3) All buildings shall meet the requirements of the OB zone and have the exterior appearance of an office building.
- (4) No retail sales shall occur on the site, or in conjunction with the permitted use.
- (5) All signage shall comply with the sign requirements of the OB zone.

Comments:

The applicant, After Hours Pet Emergency Clinic, LLC., has requested approval for an emergency animal hospital on Kingston Pike (131FB02201). The subject property is zoned OB (Office, Medical & Related Services) and CA (General Business). The facility is being proposed on the back of the property which is within the OB zoned portion of the site. (In addition to this request, the applicant is seeking to rezone the entire site to CA (6-L-06-RZ)). Emergency animal hospitals are not identified as a specific use in the Knox County Zoning Ordinance. The OB zone does, however, allow hospitals, clinics, and medical and dental offices. It is staff's position that the use is consistent in scale and intensity with hospitals and clinics. It should therefore be considered as a permitted use subject to conditions listed above and those defined in the OB district.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE an emergency animal hospital as a permitted use in the OB (Office, Medical & Related Services) zone, subject to the conditions listed below:

Date of MPC Approval: 6/8/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: MPC

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: