# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 6-I-01-UR Related File Number:

**Application Filed:** 5/14/2001 **Date of Revision:** 

Applicant: ROY BAXTER

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

## PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy., west side of Old Maryville Pike

Other Parcel Info.:

Tax ID Number: 147 C C 001 Jurisdiction: County

Size of Tract: 0.33 acres

Access is via W. Governor John Sevier Hwy., a major arterial street with a required right-of-way of 112'.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building

**Surrounding Land Use:** 

Proposed Use: Veterinary clinic Density:

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The existing building is located at a crossroads area that includes a mix of commercial, public and

institutional uses.

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

**Street:** 3104 W Governor John Sevier 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:** 

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# 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: TPB

**Staff Recomm. (Abbr.):** APPROVE the development plan, subject to 4 conditions:

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3. Remove the two parking spaces at the eastern end of the parking lot to allow for a backup area.
- 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the CA District and the other

criteria for approval of a Use-on-Review.

Comments: The applicant is proposing to locate a veterinary clinic within an existing commercial building located on

a 0.33 acre parcel at the intersection of W. Governor John Sevier Hwy. and Old Maryville Pike. The clinic will employ two full-time doctors. The kennel area for animals that will be hospitalized overnight will be located within the building. An exercise area for the animals is located on the east side of the building within a fenced area. There is an existing fence that surrounds the entire property. The parking lot located in front of the building is adequate for the parking required by this facility. Staff is recommending removal of the two parking spaces at the eastern end of the parking lot to allow for a backup area. The clinic should not have any adverse impact on the surrounding commercial, public

and institutional uses.

MPC Action: Approved as Modified MPC Meeting Date: 6/14/2001

**Details of MPC action:** 

- 1. Meeting all applicable requirements of the Knox County Health Dept.
- 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3. Remove the two parking spaces at the eastern end of the parking lot to allow for a backup area.
- 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5. (Added by MPC) No outside dog runs for overnight boarding of dogs.

With the conditions noted, this plan meets the requirements for approval in the CA District and the other

criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan, subject to 5 conditions (MPC added a condition):

Date of MPC Approval: 6/14/2001 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":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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