

CASE SUMMARY

APPLICATION TYPE: REZONING

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-L-06-RZ **Related File Number:**
Application Filed: 5/2/2006 **Date of Revision:**
Applicant: AFTER HOURS PET EMERGENCY CLINIC, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest side Kingston Pike, southwest of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 F B 02201 OTHER: PORTION ZONED OB **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Kingston Pike, a five land major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Veterinary clinic **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is within the office/commercial development area of Kingston Pike zoned CA, C-3, OA and OB.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning for the entire property

Staff Recomm. (Full): CA is a logical extension of zoning from the south, east and west and is compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the south, east and west.
3. The CA zoning, as proposed, will allow development of the proposed veterinary clinic on this vacant property.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes commercial uses for the site, consistent with CA zoning.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not generate similar requests for CA zoning on surrounding parcels, as all surrounding parcels with frontage on Kingston Pike are already zoned commercial.

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

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: Knox County Commission

Date of Legislative Action: 7/24/2006

Date of Legislative Action, Second Reading: 9/25/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading: Approved

If "Other": Postponed 7/24, 8/29

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: