

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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File Number: 7-F-15-UR
Application Filed: 5/26/2015
Applicant: DAVID SMALLWOOD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west of Ball Camp Pk.
Other Parcel Info.:
Tax ID Number: 104 082 **Jurisdiction:** County
Size of Tract: 7.14 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median/turn-lane within 200' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Veterinary Clinic
Surrounding Land Use:
Proposed Use: Expansion of existing animal hospital/clinic **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & STPA (Stream Pr
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with residential uses under A and PR zoning. The subject property is zoned PC (Planned Commercial) and there is some I (Industrial) zoning to the northwest. Beaver Creek forms the northern boundary of the site.

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

Street: 10017 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Use on review approved for Veterinary clinic/hospital in 2004 (7-L-04-UR)

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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the development plan for expansion of the existing veterinary hospital as shown on the site plan subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Indicating on the drawings the Minimum Floor Elevation (MFE) of the proposed structure
2. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital.
4. Animals boarded at the facility may only be outdoors when under the supervision of clinic staff.
5. If a new business ground sign is proposed at a later time, it may be approved in accordance with the regulations of the Knox County Zoning Ordinance.
6. The barn on the site may not be used for any business purposes. Any subsequent business proposals on the subject property must seek separate use on review approval.

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

Comments:

In 2004 this applicant received use on review approval to convert the existing house on this site into a veterinary clinic/hospital. He is now seeking MPC approval of a plan to expand the facility by adding 1685 square feet to the building. In addition to adding to the building, the applicant will be expanding the parking lot and provide a truck turn-around on the site. The plan does not contain any proposed new signage. The existing barn to the rear of the house is not proposed to be used for business purposes at this time. The applicant has provided various materials describing the proposed veterinary hospital.

Since the site is partially located within the floodway fringe and it bounds the floodway of Beaver Creek, the applicant will be required to meet the building restrictions associated lands prone to flooding. The Knox County Dept. of Engineering and Public Works has requested the applicant provide the Minimum Floor Elevation (MFE) of the proposed structure to determine that the new building will be in compliance with local stormwater and FEMA regulations.

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

1. Public water and sewer is available to serve the site.
2. Hardin Valley Rd. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. The proposal is consistent with all requirements of the PC zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should 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 proposes low density residential uses and stream protection for this property. However, the proposal is consistent with the PC zoning of the property.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 7/9/2015

- Details of Action:**
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Summary of Action: APPROVE the development plan for expansion of the existing veterinary hospital as shown on the site plan subject to 6 conditions:

Date of Approval: 7/9/2015 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**