CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:7-L-04-URApplication Filed:6/7/2004Applicant:DAVID J. SMALLWOODOwner:Comparison

PROPERTY INFORMATION

General Location:	North side Hardin Valley Rd., west of Ball Camp Byington Rd.		
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.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION			
Existing Land Use:	House		
Surrounding Land Use:			
Proposed Use:	Conversion of house	to veterinary hospital	Density:
Sector Plan:	Northwest County	Sector Plan Designation:	LDR & Stream Protection Area
Growth Policy Plan:	Planned Growth Area	a	
Neighborhood Context:	This area is developed primarily with residential uses under A and PR zoning. The subject property has a house on it, but is zoned PC and there is some I (Industrial) zoning to the northwest.		

ADDRESS/RIGHT-OF-WAY INFORMATION	l (where applicable)
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Street:

10017 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	PC (Planned Commercial)
Former Zoning:	
Requested Zoning:	
Previous Requests:	
Extension of Zone:	
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:	Michael Brusseau
Staff Recomm. (Abbr.):	APPROVE the development plan for a veterinary hospital in the PC zoning district, subject to 9 conditions:
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connecting the business to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital. Adherance to all stipulations of the attached materials, as submitted by the applicant. Animals may only be boarded at the facility when medically necessary and associated with long term care. No commercial kennel operations may occur at the site. If a business ground sign is proposed at a later time, it may be approved in accordance with the regulations of the Knox County Zoning Ordinance. 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.
Comments:	 The applicant is proposing to convert an existing house on the subject property for use as a veterinary hospital. The proposal includes a twelve space parking lot to be added in front of the house and a small addition to the house in the front to be used for a waiting area. 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. 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 proposed use 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

Date of Withdrawal:		Withdrawn prior to public	cation?: 🔲 Action Appealed?:
Date of MPC Approval:	7/8/2004	Date of Denial:	Postponements:
Summary of MPC action:	APPROVE the development plan for a veterinary hospital in the PC zoning district, subject to 9 conditions:		
MPC Action: Details of MPC action:	 Approved MPC Meeting Date: 7/8/2004 1. Meeting all applicable requirements of the Knox County Zoning Ordinance. 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 3. Connecting the business to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department. 4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. 5. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital. 6. Adherance to all stipulations of the attached materials, as submitted by the applicant. 7. Animals may only be boarded at the facility when medically necessary and associated with long term care. No commercial kennel operations may occur at the site. 8. If a business ground sign is proposed at a later time, it may be approved in accordance with the regulations of the Knox County Zoning Ordinance. 9. 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. 		
MDC Astion	this property. 2. The site is lo Policy Plan.	However, the proposal is consiste	low density residential uses and stream protection for ent with the PC zoning of the property. Area on the Knoxville-Knox County-Farragut Growth

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: