

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-L-04-UR **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: DAVID J. SMALLWOOD
Owner:

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.

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
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 (where applicable)

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:

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.

MPC Action:

Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

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. Adherence 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.

Summary of MPC action:

APPROVE the development plan for a veterinary hospital in the PC zoning district, subject to 9 conditions:

Date of MPC Approval:

7/8/2004

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: