CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-B-02-UR Related File Number:

Application Filed: 7/8/2002 **Date of Revision:**

Applicant: DICK BALES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: West side of S. Peters Rd., south of Kingston Pike.

Other Parcel Info.:

Tax ID Number: 132 F C 2 Jurisdiction: County

Size of Tract: 2.8 acres

Access is via S. Peters Rd., a minor arterial street with a five lane section within a required 100' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Small Animal Veterinary Clinic Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in an area along S. Peters Rd. that is a transition zone between mixed commercial

development closer to Kingston Pike and mixed residential development to the south.

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

Street: 263 S Peters Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

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.:

Staff Recomm. (Full):

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a small animal veterinary clinic at this location as shown on the development

plan subject to 6 conditions

applicant, including the following: a) the facility will provide wellness care for pets as well as treatment and diagnostics for sick animals; b) there will be no boarding of animals or housing sick animals outside overnight and c) the hours of operation will be limited to 7:30am to 6:00pm Monday through Friday and

9:00am to 12:00pm on Saturday.

2. Meeting all applicable requirements of the Knox County Health Department.

3. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

1. Adherence to the operational guidelines specified in the July 26, 2002 memorandum from the

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

6. A revised site plan, reflecting the conditions of approval must be submitted to the MPC staff prior to issuance of any building permits for the project.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is requesting approval to utilize an existing single-family residence on S. Peters Rd. as a small animal veterinary clinic. The proposed clinic will provide wellness care as well as treatment and diagnostics for sick family pets. The proposed hours of operation will be from 7:30 am to 6:00 pm, Monday through Friday, and 9:00 am to noon on Saturdays. After hours emergency care will be provided by the After Hours Pet Emergency Clinic on Center Park Drive. The clinic will not provide boarding facilities, and any sick animals kept overnight will be housed inside. There is a proposed dog walk area located behind the building within a fenced enclosure. There are 10 parking spaces being provided with seven new spaces being located in a new parking area located in the northeast corner of the lot approximately 15' back from the front property line. The proposed facility is over 200' from the assisted care facility located to the southwest, and 450' to the residences that are located to the

MPC Action: Approved

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Details of MPC action:

1. Adherence to the operational guidelines specified in the July 26, 2002 memorandum from the applicant, including the following: a) the facility will provide wellness care for pets as well as treatment and diagnostics for sick animals; b) there will be no boarding of animals or housing sick animals outside overnight and c) the hours of operation will be limited to 7:30am to 6:00pm Monday through Friday and 9:00am to 12:00pm on Saturday.

MPC Meeting Date: 8/8/2002

- 2. Meeting all applicable requirements of the Knox County Health Department.
- 3. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6. A revised site plan, reflecting the conditions of approval must be submitted to the MPC staff prior to issuance of any building permits for the project.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the request for a small animal veterinary clinic at this location as shown on the development

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plan subject to 6 conditions

Date of MPC Approval: 8/8/2002 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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