

# 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

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

**File Number:** 8-Q-03-UR                      **Related File Number:**  
**Application Filed:** 7/14/2003              **Date of Revision:**  
**Applicant:** JAMES B. BUTLER, DVM  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side Oak Ridge Hwy., east of Gray Hendrix Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 22    **Jurisdiction:** County  
**Size of Tract:** 2.01 acres  
**Accessibility:** Access is via Oak Ridge Hwy., a major arterial street with 80' of right of way and 25' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and kennels  
**Surrounding Land Use:**  
**Proposed Use:** Veterinary clinic and kennels    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area is developed with commercial uses on properties fronting Oak Ridge Hwy, with residential uses to the rear.

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

**Street:** 7545 Oak Ridge Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business) and 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:**

**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 a veterinary clinic and boarding kennels in the CA zoning district, subject to 6 conditions.

- Staff Recomm. (Full):
1. Adhering to all stipulations of the attached plans and letter submitted by the applicant.
  2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  4. Connecting the development to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
  5. Meeting all applicable requirements of TDOT regarding the location and configuration of the curbcut to Oak Ridge Highway.
  6. Meeting all applicable requirements of the State of Tennessee regarding operation of a veterinary clinic and kennel.

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

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

1. This site is the former location of Karns Kennels and Cattery, where animals had been housed for years. There are three existing kennel buildings behind the primary structure which the applicant intends to use for dog boarding. The changes to the property are converting the primary structure for use as a veterinary clinic, and making the accompanying parking and access drive improvements. The site is connected to public water and sewer utilities.
2. The use is compatible with the surrounding development and zoning pattern. A commercial business is located to the west. A residence, which is at least 240 feet away from the closest kennel building, is located to the south. And, a preschool, which is completely enclosed by a 6 foot wood fence, is located to the east. The applicant is proposing to maintain a fence around the entire kennel area and another fence around the perimeter of the property. The impact to adjacent properties should be minimal.

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

1. The proposal meets all applicable requirements of the zoning ordinance, including specific criteria of the CA zone.
2. The CA zoning district permits veterinary clinics and kennels with use on review approval from MPC.
3. The proposed development is consistent with the general standards for uses permitted on review: The proposal is consistent with the policies of the General Plan, Sector Plan and other adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for this site, but the property is zoned CA.
2. The site is in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 8/14/2003

- Details of MPC action:
1. Adhering to all stipulations of the attached plans and letter submitted by the applicant.
  2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Connecting the development to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
5. Meeting all applicable requirements of TDOT regarding the location and configuration of the curbcut to Oak Ridge Highway.
6. Meeting all applicable requirements of the State of Tennessee regarding operation of a veterinary clinic and kennel.

**Summary of MPC action:** APPROVE a veterinary clinic and boarding kennels in the CA zoning district, subject to 6 conditions.

**Date of MPC Approval:** 8/14/2003

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**