



AGENDA ITEM #: 98

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Kelley Schlitz, Planner
DATE: Thursday, June 01, 2006
SUBJECT: Determination of permitted use: emergency animal hospital with no outside animal runs in the OB (Office, Medical & Related Services) District.
6-A-06-OB

STAFF RECOMMENDATION:

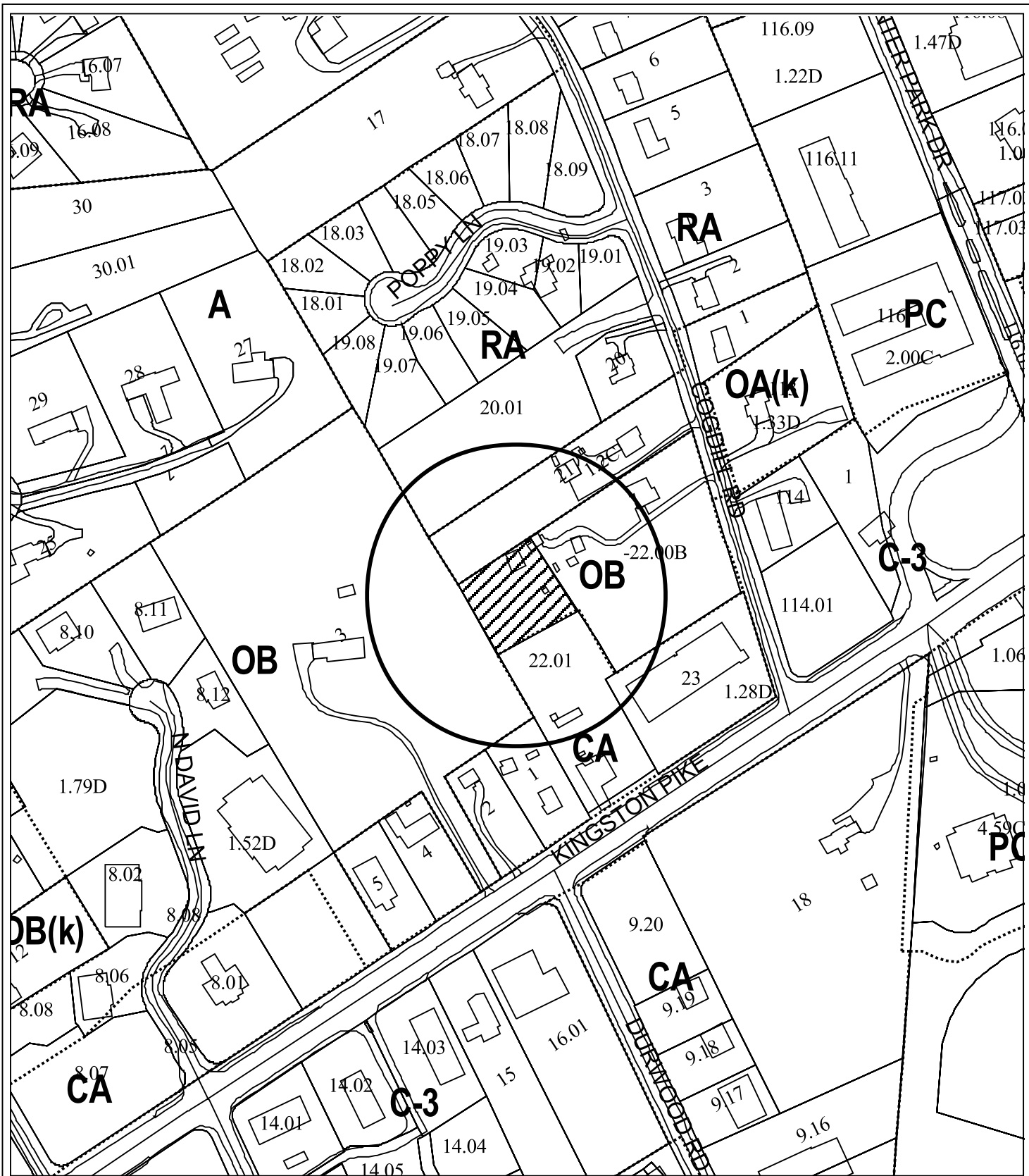
APPROVE an emergency animal hospital as a permitted use in the OB (Office, Medical & Related Services) zone, subject to the conditions listed below:

BACKGROUND:

Any approval of this use shall comply with the followings conditions:

- (1) No animals may be outside on the property at any time, other than for the transfer from customers dropping off or picking up animals.
- (2) No outside animal runs/outdoor play areas shall be permitted.
- (3) All buildings shall meet the requirements of the OB zone and have the exterior appearance of an office building.
- (4) No retail sales shall occur on the site, or in conjunction with the permitted use.
- (5) All signage shall comply with the sign requirements of the OB zone.

The applicant, After Hours Pet Emergency Clinic, LLC., has requested approval for an emergency animal hospital on Kingston Pike (131FB02201). The subject property is zoned OB (Office, Medical & Related Services) and CA (General Business). The facility is being proposed on the back of the property which is within the OB zoned portion of the site. (In addition to this request, the applicant is seeking to rezone the entire site to CA (6-L-06-RZ)). Emergency animal hospitals are not identified as a specific use in the Knox County Zoning Ordinance. The OB zone does, however, allow hospitals, clinics, and medical and dental offices. It is staff's position that the use is consistent in scale and intensity with hospitals and clinics. It should therefore be considered as a permitted use subject to conditions listed above and those defined in the OB district.



**6-A-06-OB
USE DETERMINATION**

Petitioner: After Hours Pet
Emergency Clinic, LLC
Map No: 131
Jurisdiction: County



Approval Requested: Animal Hospital in OB zone with no outside runs

Original Print Date: 05/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

