

▶ **FILE #:** 6-L-06-RZ

**AGENDA ITEM #:** 74

**AGENDA DATE:** 6/8/2006

▶ **APPLICANT:** AFTER HOURS PET EMERGENCY CLINIC, LLC

OWNER(S): CMC PARTNERS

TAX ID NUMBER: 131 F B 02201 PORTION ZONED OB

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side Kingston Pike, southwest of Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a five land major arterial street.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** OB (Office, Medical, and Related Services)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Veterinary clinic

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / A Agricultural

South: Kingston Pike / CA and C-3 Commercial

East: Vacant land /OA Office

West: Residence / OB Office

NEIGHBORHOOD CONTEXT: This site is within the office/commercial development area of Kingston Pike zoned CA, C-3, OA and OB.

**STAFF RECOMMENDATION:**

▶ **APPROVE CA (General Business) zoning for the entire property**

CA is a logical extension of zoning from the south, east and west and is compatible with surrounding development.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the south, east and west.
3. The CA zoning, as proposed, will allow development of the proposed veterinary clinic on this vacant property.

**THE EFFECTS OF THE PROPOSAL**

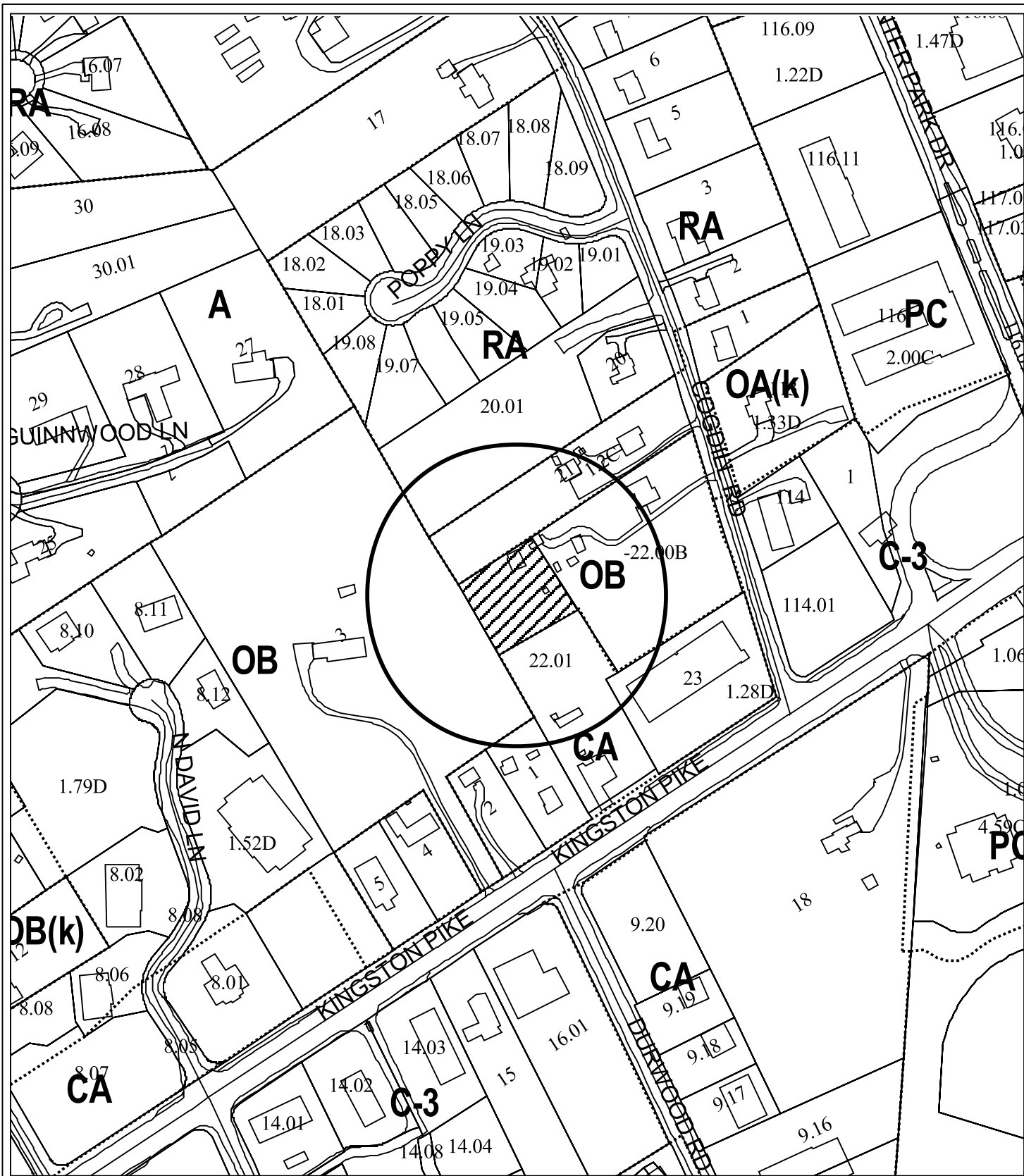
1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be

minimal.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for the site, consistent with CA zoning.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not generate similar requests for CA zoning on surrounding parcels, as all surrounding parcels with frontage on Kingston Pike are already zoned commercial.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-L-06-RZ  
REZONING**

Petitioner: After Hours Pet Emergency  
Clinic, LLC

Map No: 131

Jurisdiction: County



From: OB (Office, Medical, and Related Services)

To: CA (General Business)

Original Print Date: 05/24/06

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902