

▶ **FILE #:** 11-D-10-UR **AGENDA ITEM #** 40

POSTPONEMENT(S): 11/10/2010 **AGENDA DATE:** 12/9/2010

▶ **APPLICANT:** JAMIE HICKS

OWNER(S): Sharon Startup

TAX ID NUMBER: 47 076

JURISDICTION: County Commission District 7

▶ **LOCATION:** North side of E. Emory Rd., west of Norman Jack Ln.

▶ **APPX. SIZE OF TRACT:** 4.07 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a five lane major arterial street

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Dwelling with accessory buildings

▶ **PROPOSED USE:** Veterinary clinic

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings & vacant land / PR residential & A agricultural

South: General commercial / CA commercial & A agricultural

East: General commercial / PC commercial

West: General commercial / CA commercial

NEIGHBORHOOD CONTEXT: Property in the area of this site is being developed with commercial uses that are oriented to E. Emory Rd. Zoning in the area is CA, PC and C-4 commercial. The former Plastiline manufacturing facility is located to the southwest of this site and it is I industrial.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a veterinarian clinic at this location as shown on the site plan subject to 9 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Redesigning the proposed parking lot to provide parking spaces that contain 200 square feet (10'x 20') with a 25' wide parking aisle and providing handicap parking as required by the Zoning Ordinance
3. Provision of an 18' wide driveway with an appropriate cross section as required by the Knox County Dept. of Engineering and Public Works
4. All grading required for the construction of the proposed driveway being confined on the applicant's property
5. Obtaining a special pollution abatement permit from the Knox County Dept. of Engineering and Public

Works

6. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
7. Obtaining a driveway connection permit from the Tenn. Dept. Of Transportation
8. Meeting all applicable requirements of the Knox County Health Dept.
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to issuance of a grading permit

With the noted conditions, this plan meets the requirements for approval in the A (Agricultural) zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting to convert an existing dwelling and accessory building into a veterinarian clinic with a kennel. The site on which the clinic will be located is zoned A (Agricultural). Most of the other property in the area is zoned for and developed with commercial uses. The use of this site for the requested use will not have a negative impact on the area. The site and the few remaining agriculturally zoned properties in the area are designated for commercial use on the North County Sector Plan.

Due to the fact that the applicant is converting a residential structure for the proposed use, a significant amount of remodeling will be needed. In addition to remodeling the dwelling , the access will have to be upgraded to meet the commercial driveway standard. It must be paved to an appropriate standard capable of handling two-way traffic. On site parking is required which must meet the standards contained in the Knox County Zoning Ordinance.

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

1. The proposed veterinary clinic and kennel will have minimal impact on local services since all utilities are available to serve this site.
2. Driveway improvements are proposed that will enhance the safety and operation of this facility.
3. Development of this site for a veterinary clinic and kennel facility will have minimal visual impact

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

1. With the recommended conditions, the proposed veterinary clinic and kennel meets the standards for development within the A (Agricultural) zoning district and all other requirements of the Zoning Ordinance..
2. The proposed veterinary clinic and kennel are consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. 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 areas.

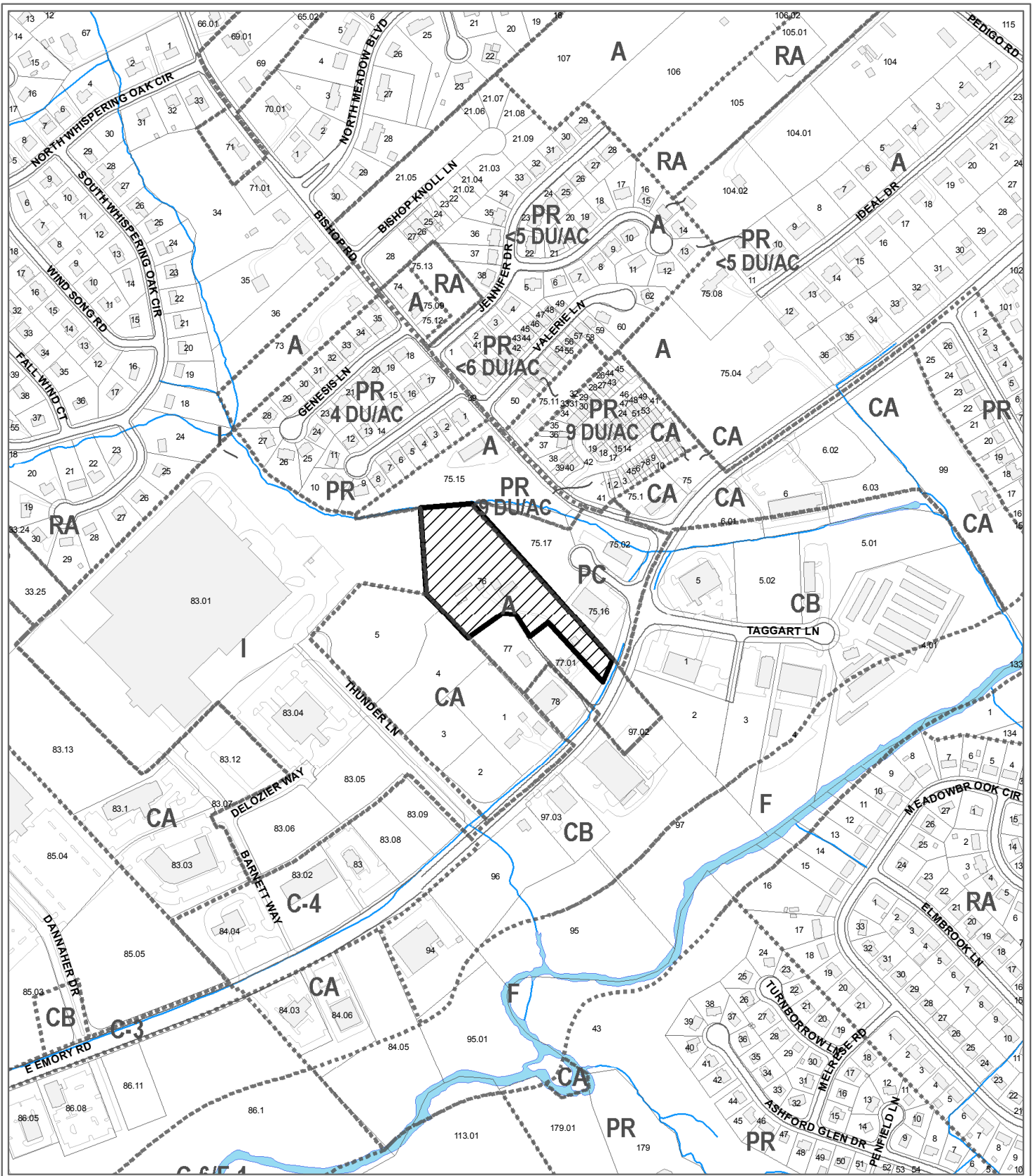
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies this property for commercial use.

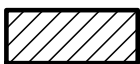
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-D-10-UR
USE ON REVIEW**



Veterinary clinic in A (Agricultural)

Petitioner: Hicks, Jamie

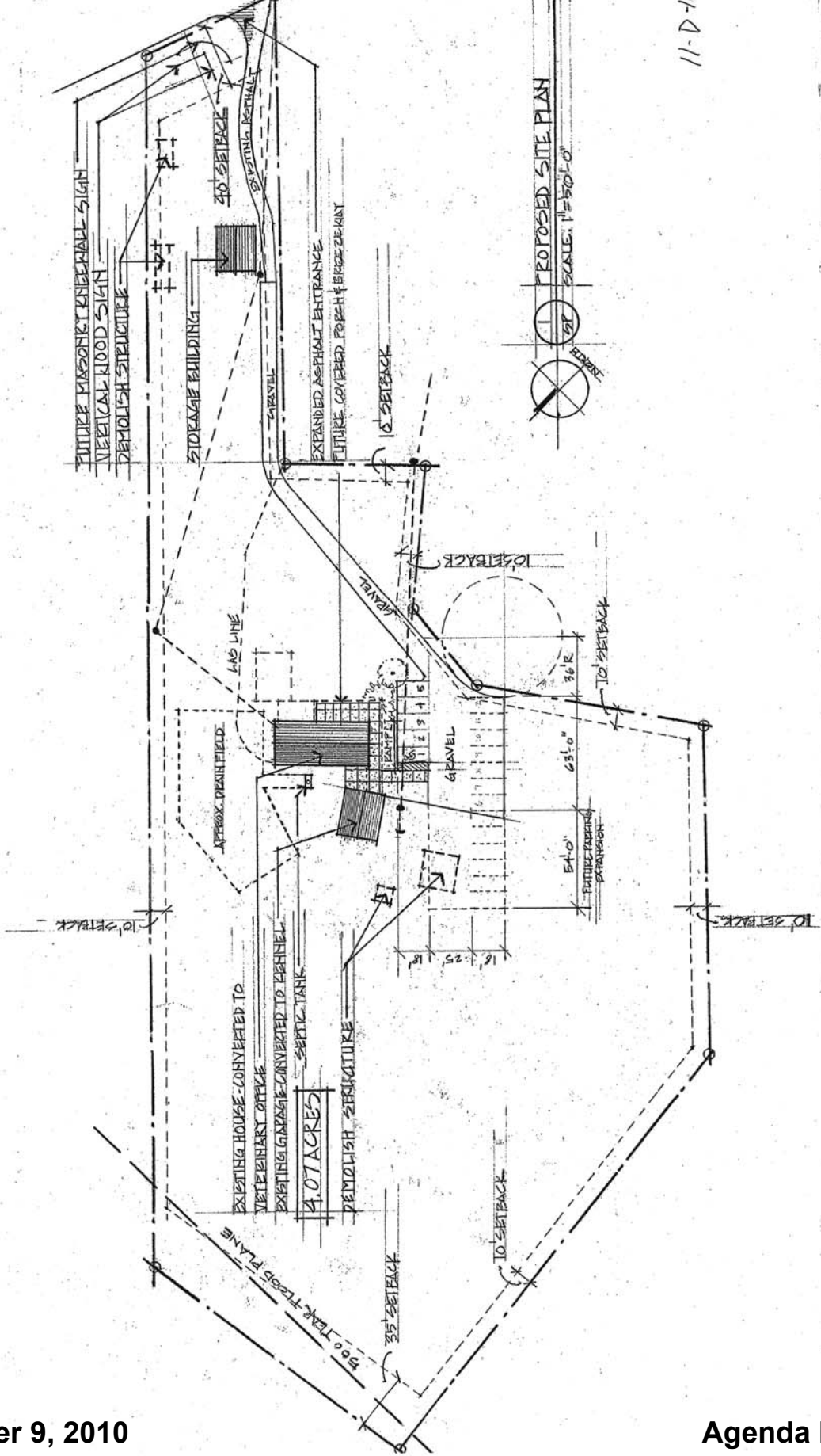
Original Print Date: 10/26/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 47
Jurisdiction: County

0 500
Feet

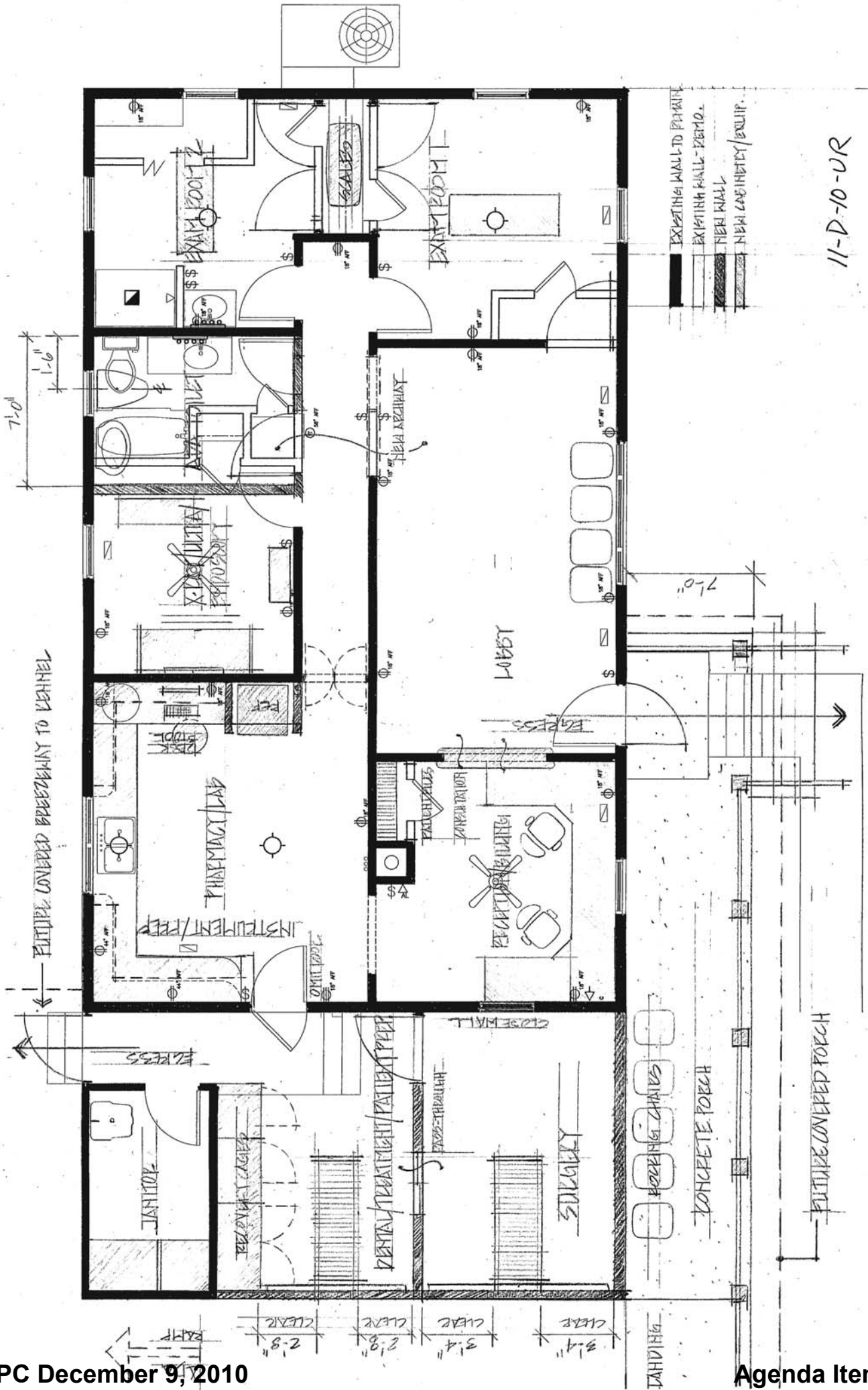


FMORY ROAD
 CENTERLINE OF RIGHT OF WAY

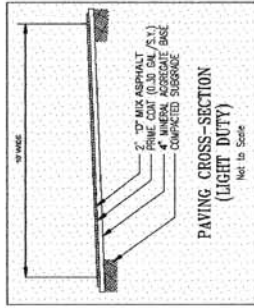


PROPOSED SITE PLAN
 SCALE: 1"=50'-0"
 NORTH

11-D-10-UR



NOTE: UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. UTILITIES SHOWN SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. ALL SUCH UTILITIES IN THE AREA OF THE PROPOSED DRIVE SHOULD BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PROPOSED NEW DRIVE FOR
 SHARON STARTUP
 VETERINARY CLINIC // D-10-UR
 OFF EMORY ROAD
 KNOX, CO. TN
 11-24-2010
REVISED
 11-24-10

