

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 2-E-14-UR

AGENDA ITEM #: 45

AGENDA DATE: 2/13/2014

▶ **APPLICANT:** HALLS ANIMAL HOSPITAL

OWNER(S): J. Stephen Ridenour

TAX ID NUMBER: 38 110 & 11002

JURISDICTION: County Commission District 7

STREET ADDRESS: 7415 Maynardville Pike

▶ **LOCATION:** Northwest side of Maynardville Pk., northeast of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Hwy., which is a four lane median divided arterial street

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Office/retail

▶ **PROPOSED USE:** Veterinary clinic/hospital

HISTORY OF ZONING: none noted

SURROUNDING LAND USE AND ZONING: North: Halls High School / CA commercial & A agricultural

South: Bank & general retail / CA commercial

East: Auto parts store & general retail / CA commercial

West: Church / A agricultural

NEIGHBORHOOD CONTEXT: This site is located in close proximity to the intersection of E. Emory Rd. and Maynardville Hwy. The immediate area has been developed with general commercial uses such as a bank, drug store, auto parts store and convenience store.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a veterinary clinic as shown on the site plan subject to 5 conditions**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. No overnight boarding of animals other than those receiving medical treatment
4. Obtaining a special pollution abatement permit from the Knox County Dept. of Engineering and Public Works
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

COMMENTS:

The applicant's animal clinic is currently located elsewhere in the Halls community and they wish to move to this site. The site is developed with a small strip commercial center that fronts onto Maynardville Hwy. The use can be easily accommodated in the existing building. Noise will be minimized because the applicant does not propose to board animals or have outdoor runs. The only animals that will be in the facility overnight will be "patients" receiving medical treatment. The site is surrounded by non-residential uses. As a result, the proposed clinic will not negatively impact the surrounding businesses.

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

1. The proposal will have no impact on schools.
2. No negative traffic impact is anticipated because the property is located on a major arterial street.
3. All utilities are in place to serve this facility.

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

1. The proposed veterinary clinic is consistent with the general standards for uses permitted on review: The proposed use 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the CA zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

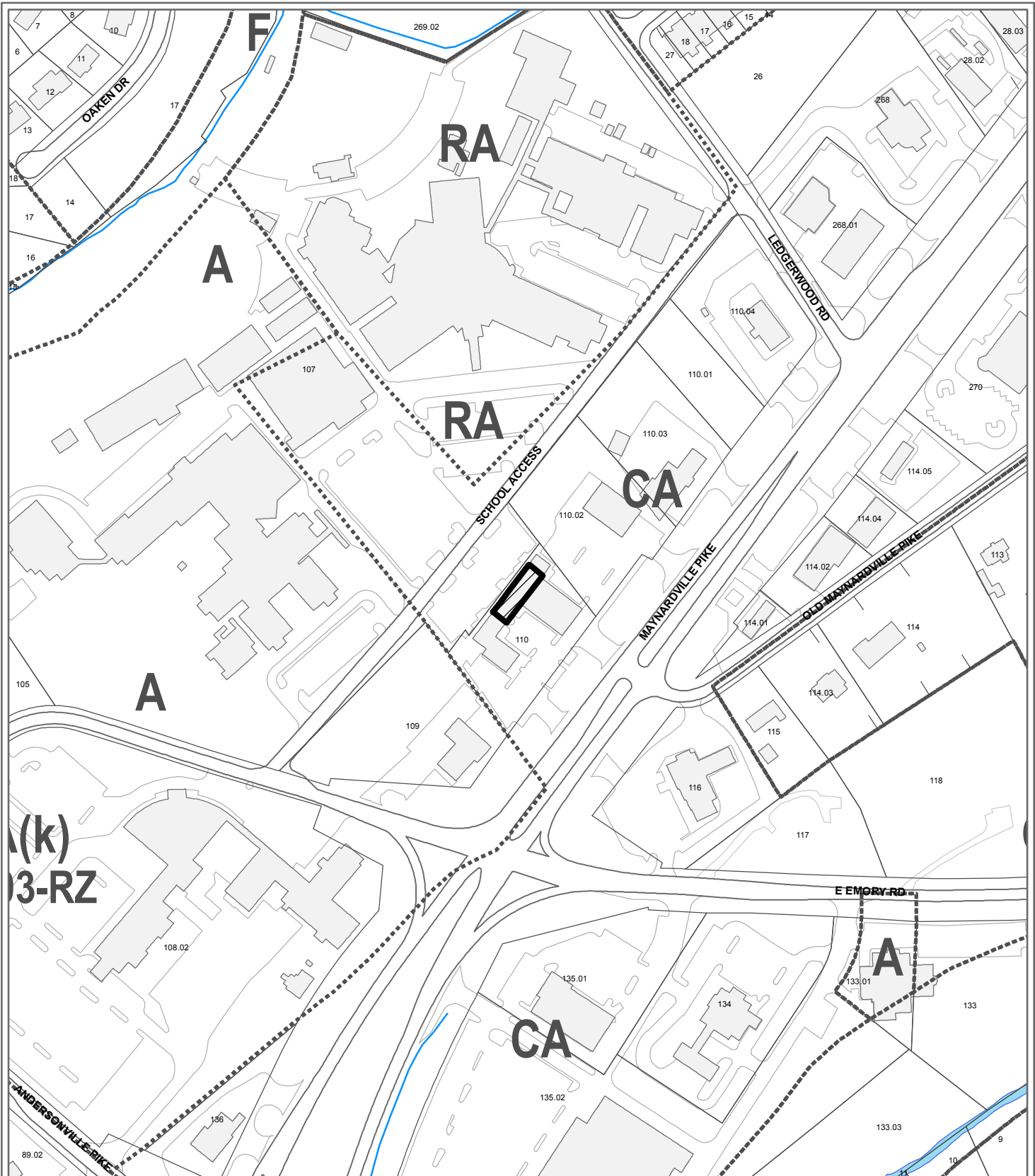
1. The use is in conformity with the North County Sector Plan which proposes GC (General Commercial) uses for this area.

ESTIMATED TRAFFIC IMPACT: 109 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**2-E-14-UR
USE ON REVIEW**



Veterinary clinic/hospital in CA (General Business)

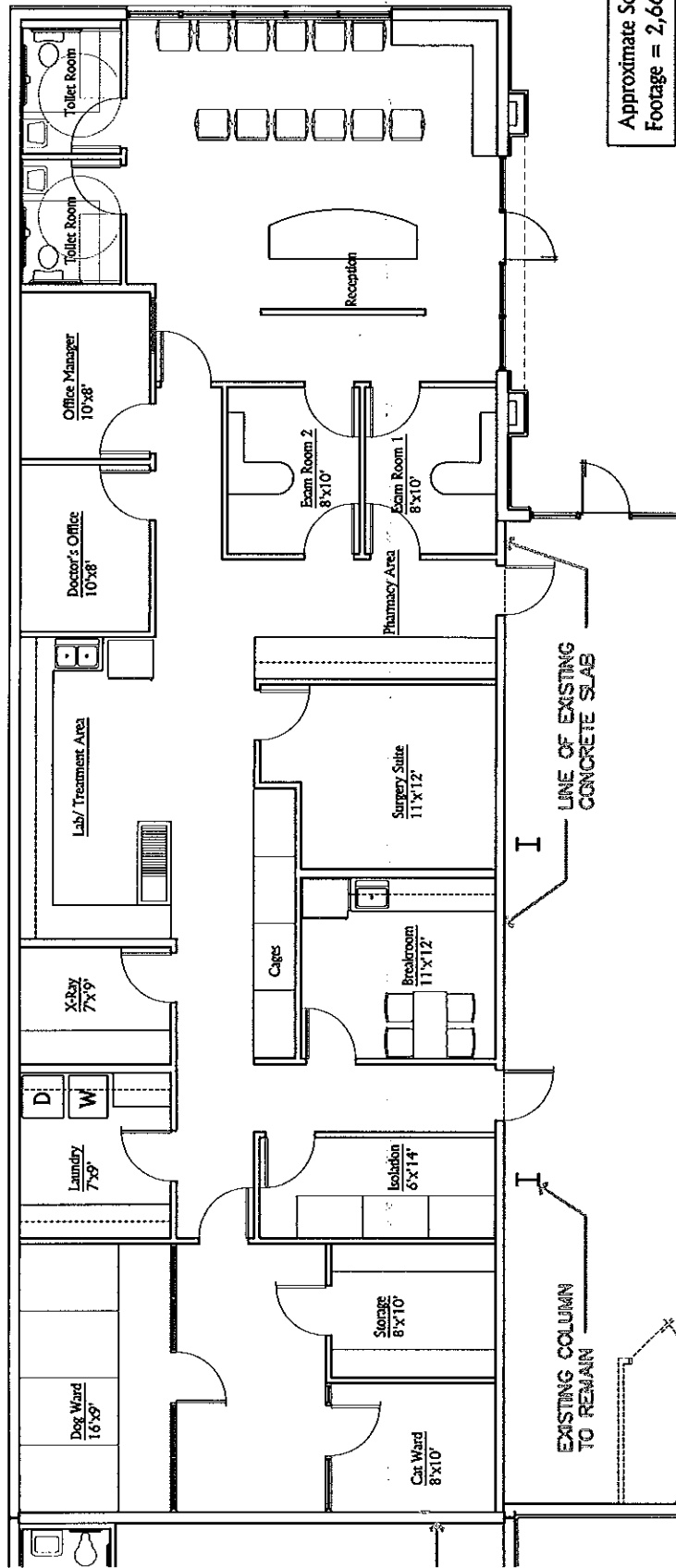
Original Print Date: 1/27/2014
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Halls Animal Hospital

Map No: 38

Jurisdiction: County





Approximate Square Footage = 2,665 SF

2-E-14-UR

Sheet No.:	



A New Facility for:
Halls Animal Hospital
 7415 Maynardville Pike - Wills Place
 Knoxville, Tennessee

Dwg. Title:	Schematic Layout
Dwg. Scale:	3/32" = 1'-0"
Date:	December 30, 2013
Rev. Date:	
FILE NAME:	
PROJECT NO.:	2013-28



ROBERT L. KRUSENKLAS A.I.A.



RENOVATIONS TO
MILL'S VILLAGE
MAYNARDVILLE HIGHWAY
KNOX COUNTY, TENNESSEE

A.S. RIGHTS RESERVED
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT
MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS
ELECTRONIC OR MECHANICAL
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY
INFORMATION STORAGE
RETRIEVAL SYSTEM
WITHOUT THE WRITTEN
PERMISSION OF THE
AUTHOR

Drawn By: RLK

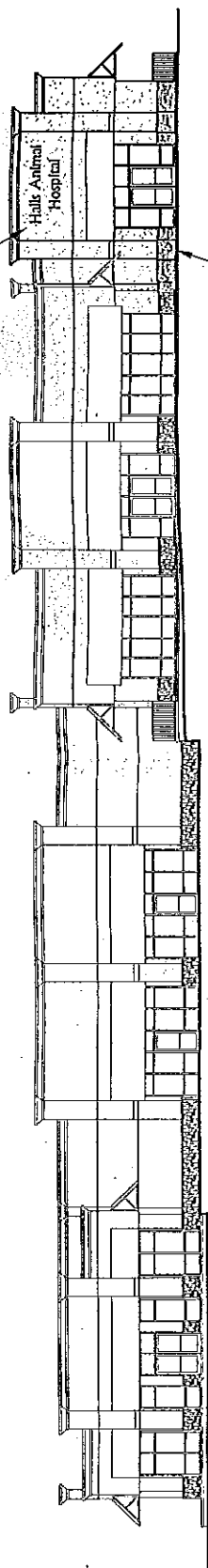
Original Issue Date: 10/20/08

Revisions	No.	Date	Description

A2

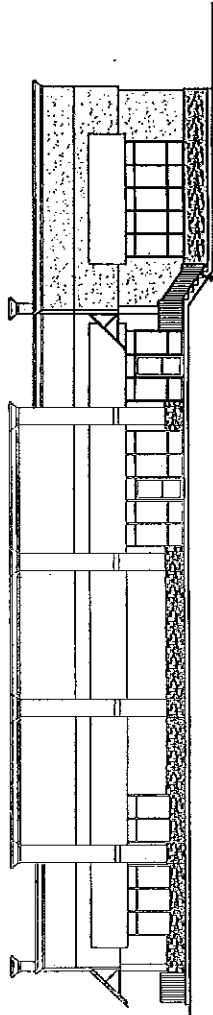
BUILDING ELEVATIONS
© RLK 2008

Proposed Tenant Signage Location



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Proposed Tenant Front Elevation



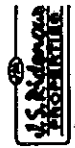
WEST ELEVATION
SCALE 1/8" = 1'-0"

Proposed Tenant Side Elevation

2-5-14-02



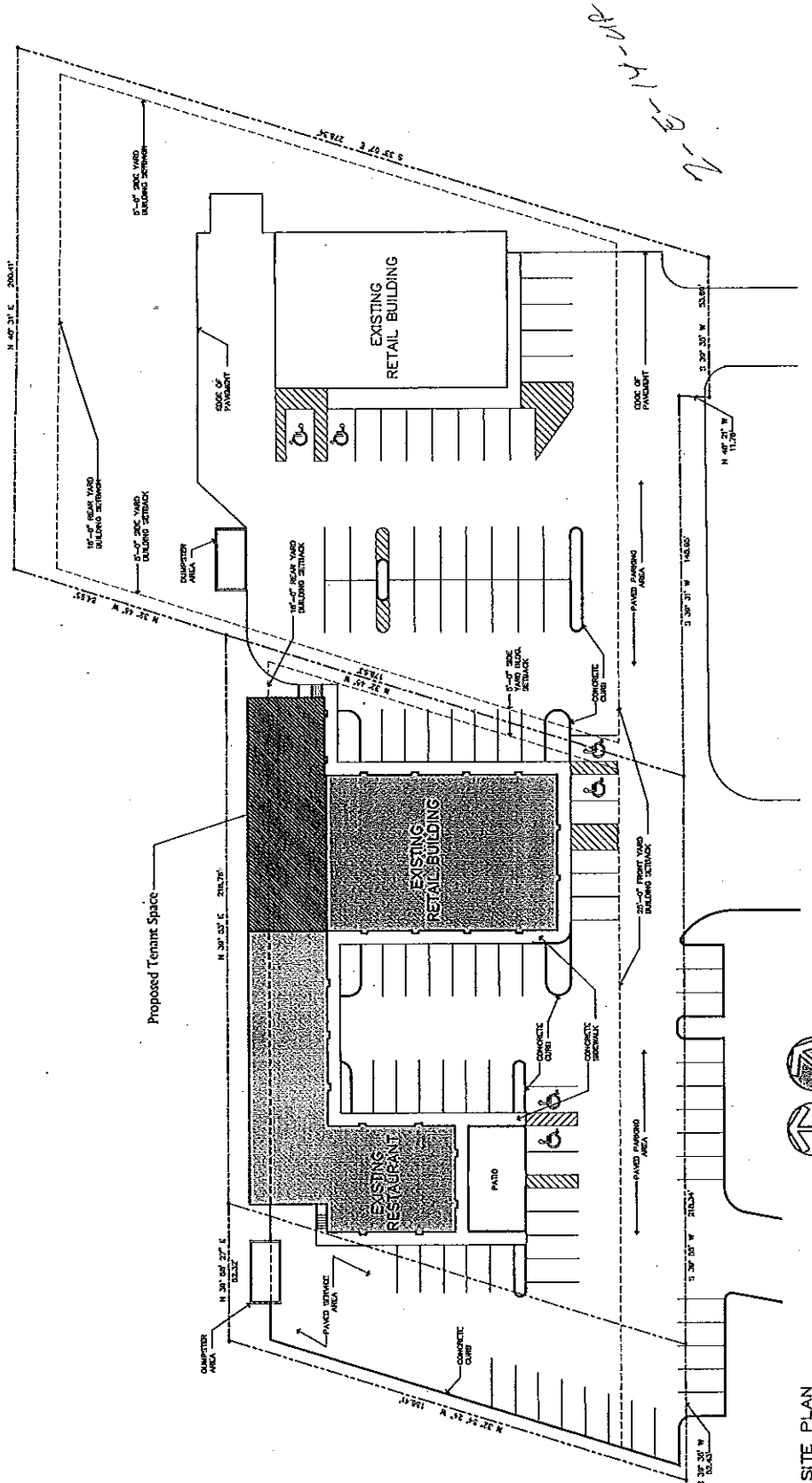
ROBERT L. KRUSENKLAU, A.I.A.



RENOVATIONS & ADDITIONS TO
WILL'S VILLAGE RETAIL CENTER
7415 MAYNARDVILLE HIGHWAY
KNOX COUNTY, TENNESSEE

U.S. BUSINESS DEVELOPMENT	
1000 W. WASHINGTON, SUITE 200 KNOX, TN 37903-1100 TEL: 865.524.1100 FAX: 865.524.1101	
Drawn By:	RLK
Original Issue Date:	12/20/08
Structure:	
No. Date:	Description:

SPI
SITE PLAN



SITE DESIGN CRITERIA

PARKING CRITERIA	
MAX USE - RESTAURANT & RETAIL SALES	14,000 SQ. FT.
MINIMUM REQUIRED	12,000 SQ. FT. (RESTAURANT)
PARKING PROVIDED	12,000 SQ. FT. (RESTAURANT)
MINIMUM REQUIRED	5 PAVED SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
PARKING PROVIDED	76 REGULAR SPACES @ 10' x 20'
	8 HANDICAP SPACES @ 10' x 20'
	43 TOTAL PARKING SPACES
SITE STATISTICS	
TOTAL AREA OF PROPERTY	1.000 ACRES
ZONING	CA
MINIMUM LOT SIZE	N/A
MINIMUM FRONT YARD	25 FEET
MINIMUM SIDE YARD	5 FEET
MINIMUM REAR YARD	15 FEET

GENERAL SITE NOTES

- THIS SITE PLAN IS BASED ON INFORMATION CONTAINED IN A SURVEY DATED 12/20/08 BY BILL PIERCE, SURVEYOR, AND A ZONING MAP DATED 12/20/08 BY THE CITY OF KNOX, TENNESSEE.
- CONSTRUCTION IS TO ACCORD WITH THE CITY OF KNOX, TENNESSEE ZONING CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOX, TENNESSEE.

Note: Per Meeting with Bill Pierce, Knox County Codes, Parking is Being Calculated For the Use On Review (Animal Hospital) as 1 Space Per 5000 SF

SITE PLAN
SCALE 1" = 20'-0"