

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

▶ **FILE #:** 2-A-15-UR

AGENDA ITEM #: 42

AGENDA DATE: 2/12/2015

▶ **APPLICANT:** **ANIMAL EMERGENCY AND SPECIALITY CENTER, LLC**

OWNER(S): Pet Emergency & Speciality Clinic, LLC

TAX ID NUMBER: 131 F B 02202

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 10213 Kiingston Pk.

▶ **LOCATION:** **North of Kingston Pk., west of Cogdill Rd.**

▶ **APPX. SIZE OF TRACT:** **1.75 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Kingston Pk., a 5 lane major arterial street.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** **CA (General Business) & OB (Office, Medical and Related Services)**

▶ **EXISTING LAND USE:** **Veterinary Clinic**

▶ **PROPOSED USE:** **Veterinary clinic expansion and parking**

HISTORY OF ZONING: None noted

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

South: Business offices & commercial / CA commercial

East: Business offices / OB office

West: Residence / OB office

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial and office uses. The zoning in the area is CA commercial, OB office and A agricultural.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the veterinary clinic and the adjoining parking as shown on the site plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Provide a wall, opaque fence or dense evergreen hedge of height of not less than five feet around the outer boundary of the parking area located in the OB zoned portion of the site
3. Meeting all applicable requirements of the Knox County Storm water Control Ordinance
4. Meeting all applicable requirements of the Knox county Dept. of Engineering and Public Works

With the conditions note, this plan meets the requirements for approval in the CA (General Business and OB (Office Medical and Related Services) Zones and the general criteria for approval of a use on review.

COMMENTS:

The Animal Emergency and Speciality Clinic has operated at this location for a number of years. This facility is open 24 hours a day, 365 days per year. The applicant is proposing to expand the existing clinic by adding an additional 1,456 square feet of space to the existing 9,000 square foot building. The addition will be constructed to the rear of the existing building. The new space will allow for the redistribution of treatment areas within the building. No animals are boarded at this clinic. All animals that are kept overnight at this facility are under medical supervision.

In addition to expanding the clinic, the applicant is proposing to provide additional parking in order to meet the required parking standard for the use. The new parking lot will be located in an OB (Office, Medical and Related Services District). The Knox County Zoning Ordinance provides that required parking can be provided in a zone that is more restrictive than that required for the major land use it is intended to serve if direct access is not from the more restrictive zone and the periphery of the parking area is landscaped or fenced.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed parking on the OB zoned portion of the site will have little or no impact on the surrounding area

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

1. With the recommended conditions, the proposed animal clinic meets the standards for development within the CA and OB zones and all other requirements of the Zoning Ordinance.
2. The proposed development is 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 neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

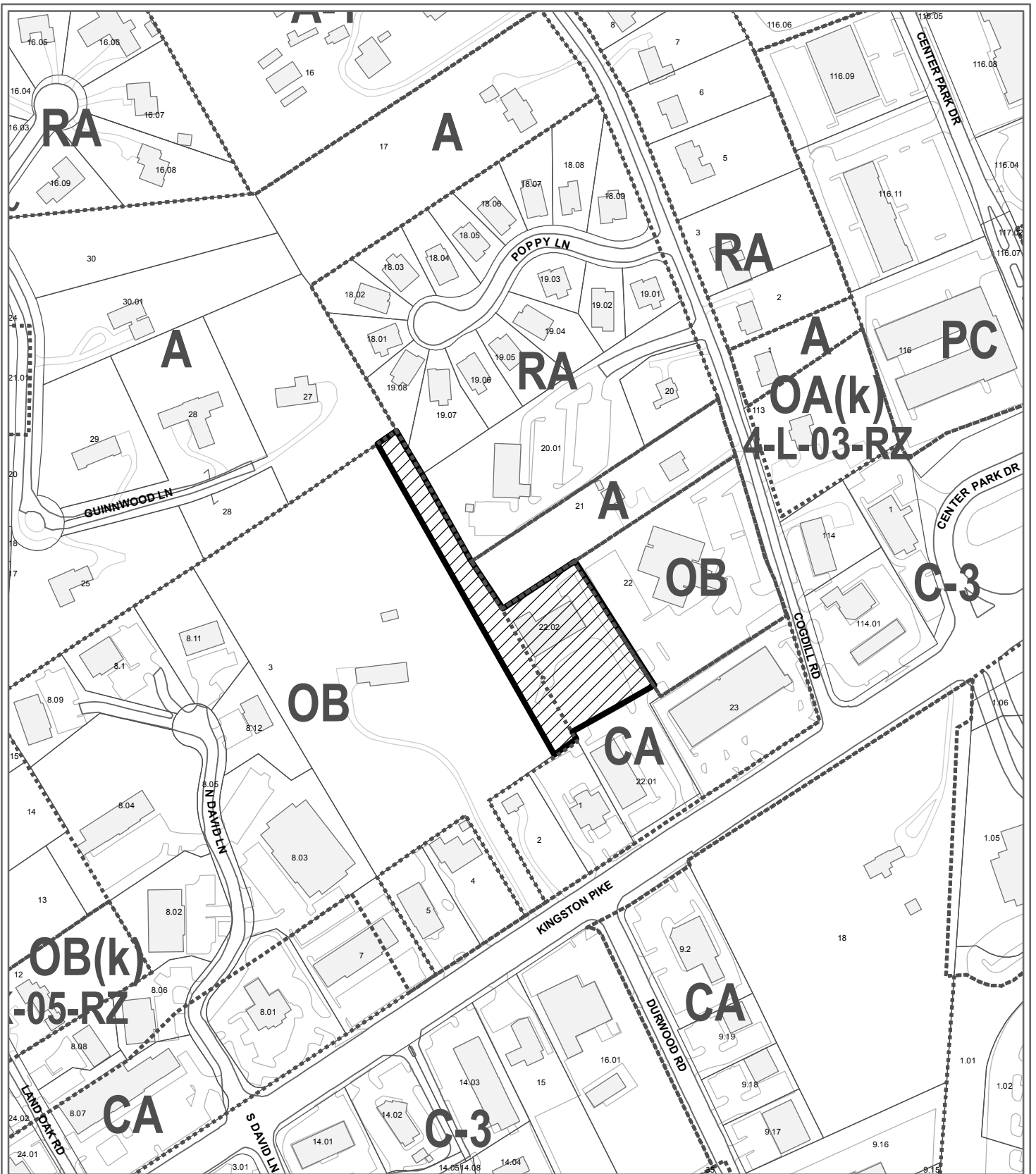
1. The proposed animal clinic complies with the Northwest County Sector Plan which designates this property for general commercial use.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 234 (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-A-15-UR
USE ON REVIEW**



Veterinary clinic expansion in CA (General Business) & OB (Office, Medical and Related Services)

Original Print Date: 1/23/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Animal Emergency and
Speciality Center, LLC

Map No: 131
Jurisdiction: County



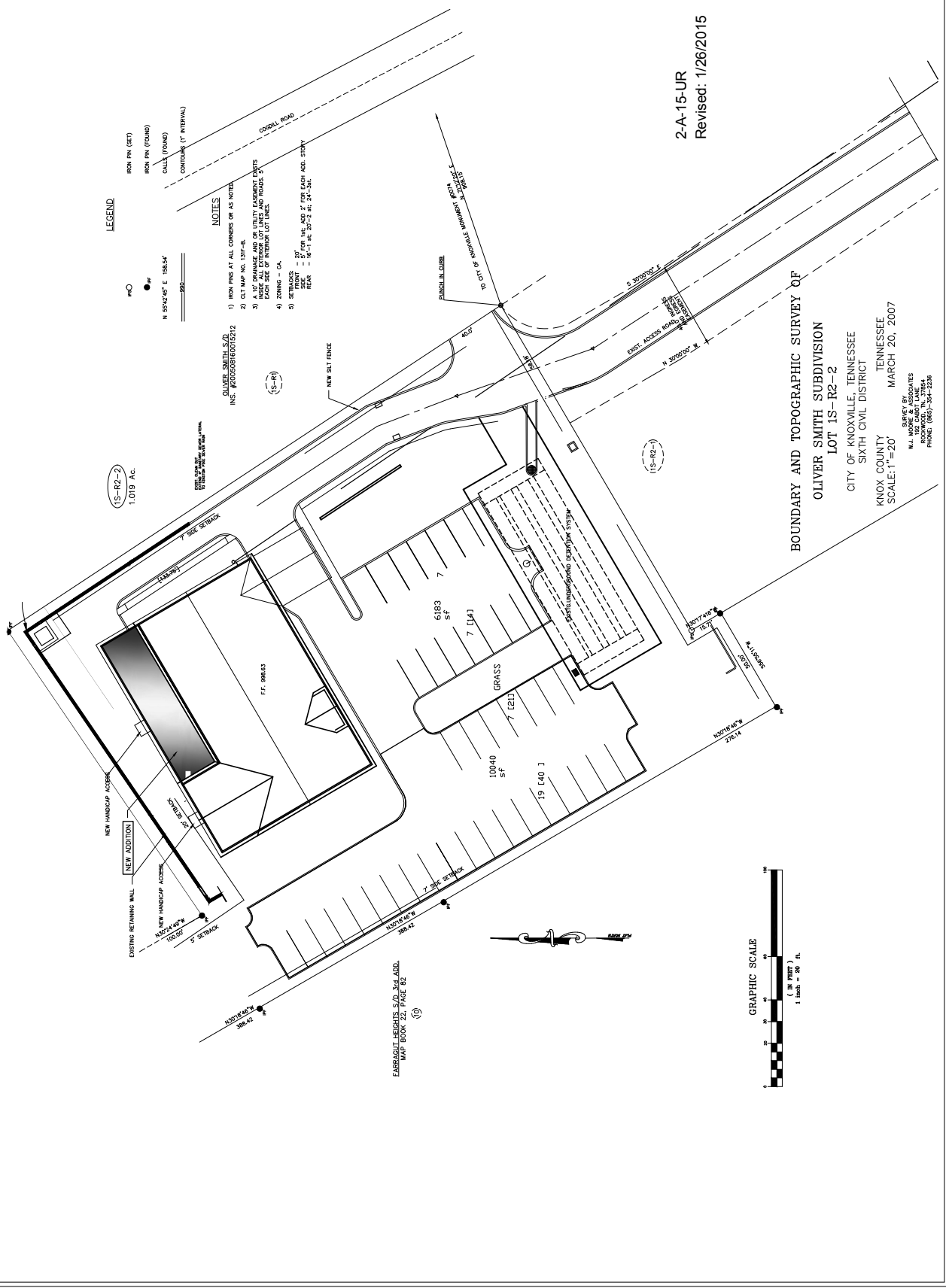


EMERGENCY ANIMAL CLINIC ADDITIONS
 KINGSTON PIKE
 KNOXVILLE, TENNESSEE

PROJECT NO.	2007-012
SHEET TITLE	SITE PLAN
DATE	03.20.07
PROJECT NAME	ANIMAL CLINIC



12.25.14





February 3, 2015

ref: MPC

Mr. Dan Kelly
Metropolitan Planning Commission
Knoxville, Tennessee

Dear Mr. Kelly

As discussed at the preliminary MPC meeting a few weeks ago, the clinic runs in shifts around the clock. On average we have four Veterinarians with an average support staff of 18 employees. I hope this information is helpful to your assessment. Please let me know if you need any additional information. Thank you.

Regards,

A handwritten signature in black ink, appearing to read "Mitch Rosenzweig".

Mitch Rosenzweig, DVM
Managing Member
Animal Emergency & Specialty Center, LLC
10213 Kingston Pike
Knoxville, TN 37922

Specialty Practices

Emergency Medicine & Critical Care, Ultrasound: Brian Rutherford, DVM Residency Trained Marguerite Basso, DVM Sarah Duncan, DVM Jennifer Waller, DVM	Referral Medicine: Brian Rutherford, DVM Residency Trained Jeff Phillips, DVM Diplomate ACVIM Medical Genetics: Jeff Phillips, DVM Diplomate ACVIM PhD Medical Genetics	Oncology & Hematology: Jeff Phillips, DVM Diplomate ACVIM Soft Tissue Surgery & Orthopedics: Mitch Rosenzweig, DVM Ray Rudd, DVM Diplomate ACVS	Surgical Oncology: Mitch Rosenzweig, DVM Ray Rudd, DVM, Diplomate ACVS Surgery Staff: Melissa Loy Mandy Swartz Jen Wysoki, LVT Brandon Perry
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