

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

▶ **FILE #:** 7-F-15-UR

**AGENDA ITEM #:** 52

**AGENDA DATE:** 7/9/2015

▶ **APPLICANT:** DAVID SMALLWOOD

OWNER(S): David Smallwood

TAX ID NUMBER: 104 082

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10017 Hardin Valley Rd

▶ **LOCATION:** North side of Hardin Valley Rd., west of Ball Camp Pk.

▶ **APPX. SIZE OF TRACT:** 7.14 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median/turn-lane within 200' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial) & F (Floodway)

▶ **EXISTING LAND USE:** Veterinary Clinic

▶ **PROPOSED USE:** Expansion of existing animal hospital/clinic

HISTORY OF ZONING: Use on review approved for Veterinary clinic/hospital in 2004 (7-L-04-UR)

SURROUNDING LAND USE AND ZONING: North: Beaver Creek & detached housing / F floodway & PR residential  
 South: Attached residential / PR residential

East: Vacant land & Beaver Creek / PR residential & F floodway

West: Beaver Creek & Westbridge Business Park / F floodway & I industrial

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under A and PR zoning. The subject property is zoned PC (Planned Commercial) and there is some I (Industrial) zoning to the northwest. Beaver Creek forms the northern boundary of the site.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the development plan for expansion of the existing veterinary hospital as shown on the site plan subject to 7 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Indicating on the drawings the Minimum Floor Elevation (MFE) of the proposed structure
3. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital.
5. Animals boarded at the facility may only be outdoors when under the supervision of clinic staff.

6. If a new business ground sign is proposed at a later time, it may be approved in accordance with the regulations of the Knox County Zoning Ordinance.
7. The barn on the site may not be used for any business purposes. Any subsequent business proposals on the subject property must seek separate use on review approval.

With the conditions noted above, this request meets all requirements for approval in the PC zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

In 2004 this applicant received use on review approval to convert the existing house on this site into a veterinary clinic/hospital. He is now seeking MPC approval of a plan to expand the facility by adding 1685 square feet to the building. In addition to adding to the building, the applicant will be expanding the parking lot and provide a truck turn-around on the site. The plan does not contain any proposed new signage. The existing barn to the rear of the house is not proposed to be used for business purposes at this time. The applicant has provided various materials describing the proposed veterinary hospital.

Since the site is partially located within the floodway fringe and it bounds the floodway of Beaver Creek, the applicant will be required to meet the building restrictions associated lands prone to flooding. The Knox County Dept. of Engineering and Public Works has requested the applicant provide the Minimum Floor Elevation (MFE) of the proposed structure to determine that the new building will be in compliance with local stormwater and FEMA regulations.

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

1. Public water and sewer is available to serve the site.
2. Hardin Valley Rd. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have no impact on schools and minimal impact to adjacent properties.

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

1. The proposal is consistent with all requirements of the PC zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

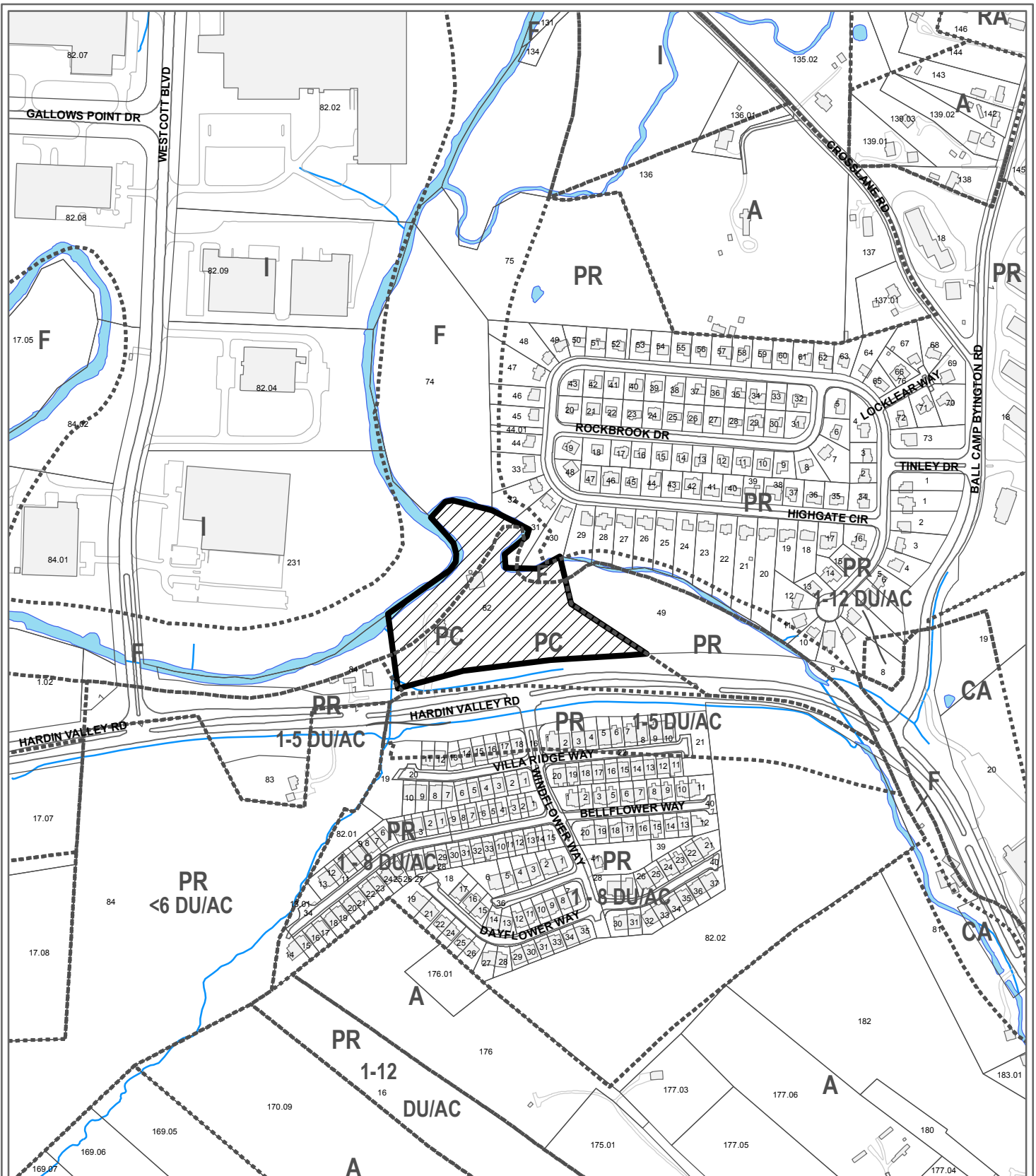
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes low density residential uses and stream protection for this property. However, the proposal is consistent with the PC zoning of the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**7-F-15-UR  
USE ON REVIEW**

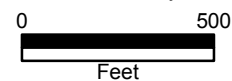


Expansion of existing animal hospital/clinic in PC (Planned Commercial) & F (Floodway)

Petitioner: Smallwood, David

Original Print Date: 6/24/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 104  
Jurisdiction: County









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ARCHITECT**

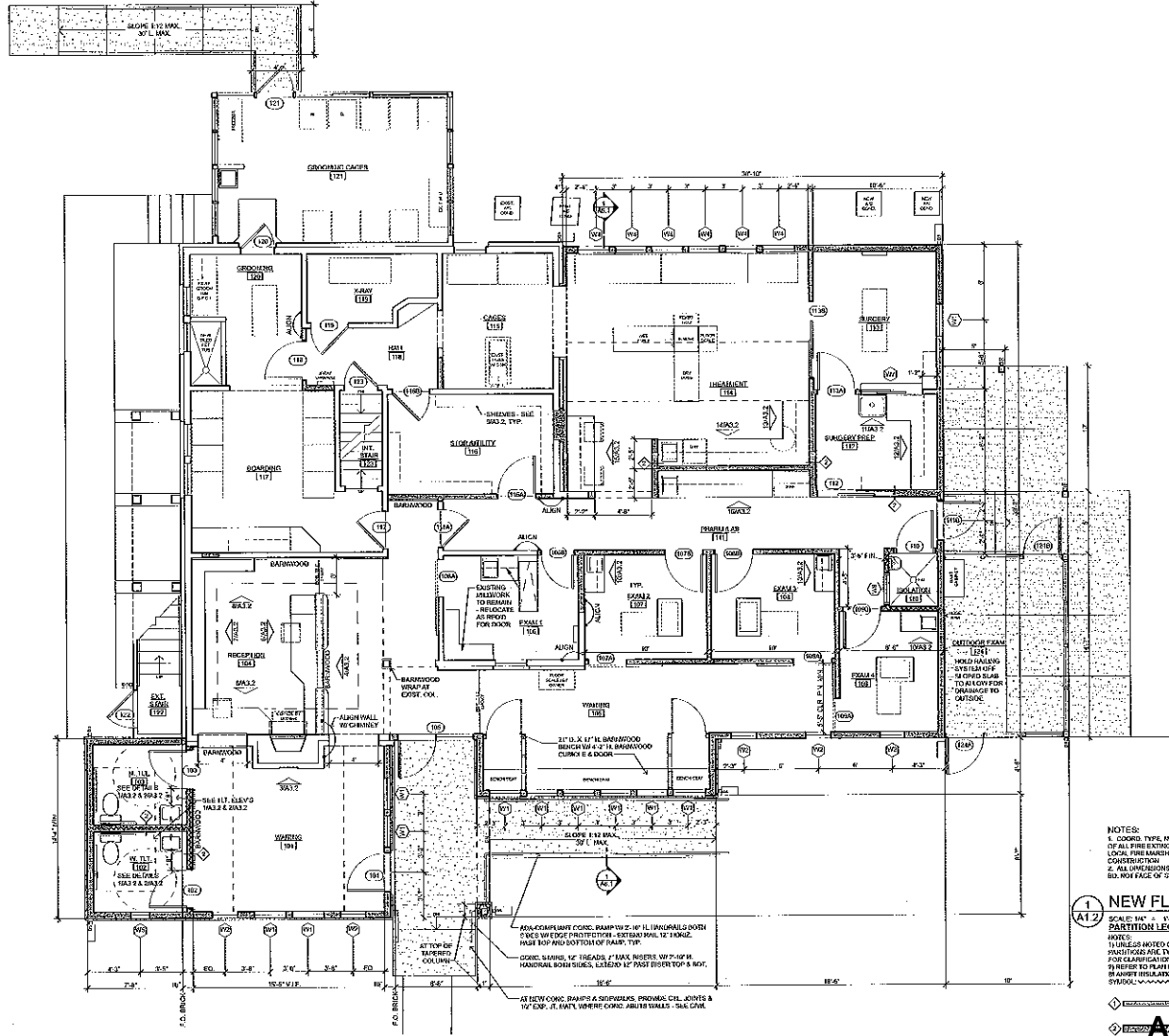
404 Bearden Park Circle  
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www.georgeewart.com



A REMODELING FOR  
**HARDIN VALLEY  
ANIMAL HOSPITAL**  
10017 HARDIN VALLEY RD.  
KNOX COUNTY, TN



NEW FLOOR PLAN



NOTES:  
1. COORD. TYPE, NUMBER & LOCATION OF ALL FIRE EXTINGUISHER CABINETS IN W/ LOCAL FIRE MARSHAL PRIOR TO CONSTRUCTION  
2. ALL UNFINISHED ARE TO FACE, UNLESS NOTED OTHERWISE

**NEW FLR. PLAN**

SCALE: 1/4" = 1'-0"  
PARTITION LEGEND:  
HATCH: UNLESS NOTED OTHERWISE, ALL NEW PARTITIONS ARE TYPE 1 - CONTACT ARCHITECT FOR SPECIFICATION IF REQUIRED. REFER TO PLAN OR INDICATION OF SOUND BARRIER INSULATION BY THE HATCHING SYMBOL.

2x4 W.D. STUD W/ 1/2" GYP. BS. EACH SIDE

DATE: 08 MAR 2015  
PROJECT NO.: 14107  
PROJECT MGR.: STUART

**A1.2**

**Agenda Item # 52**

MPC July 9, 2015



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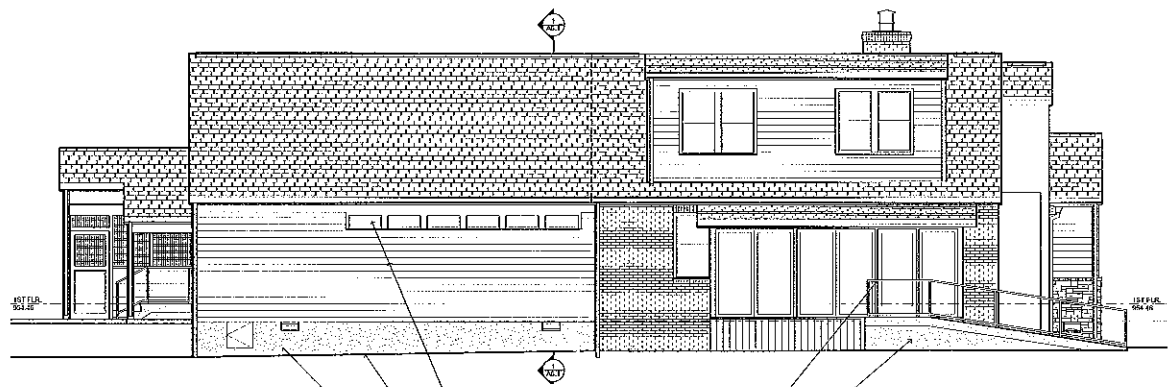
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EXTERIOR ELEVATIONS

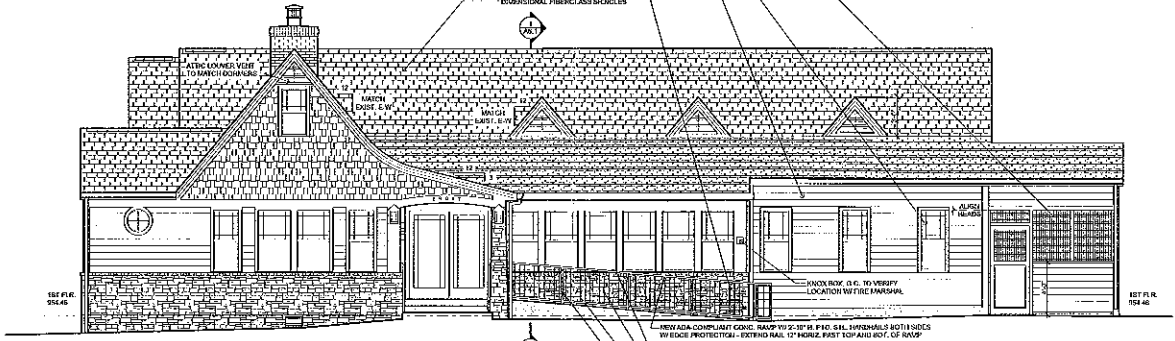
DATE: 08 MAR 2015  
PROJECT NO.: 14697  
PROJECT MGR.: STUMAT

**A4.1**  
**Agenda Item # 52**



**1**  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

- GENERAL ELEVATION NOTES:**  
 1. FINISH TO FLOOR, 40' CEILING. FOR FINISHED SIDING & TRIM, FINISH SHALL BE SHOWN. ALL EXTERIOR WOOD TRIM SHOULD CONSIDER OR REPLACE TO MATCH.  
 2. FTD. HARDIE-SPRITOLE SIDING & HARDIEBRIK  
 3. PAINTED STEEL GARAGE SYSTEM  
 4. GUTTS, RAINS & STAIRS  
 5. APPROX. LINE OF GRIND - SEE CALL  
 6. CEMENT FURGE C.M.U. WHERE FOUND, IS DISPOSED  
 7. SURE-BR PUNCH STUDS AS SHOWN  
 8. NEW VINYL WINDOWS AND ALUM. GLAZ. DOORS, W/ PRORATE STYLE. MAINTENANCE AS SHOWN  
 9. PREFIN. ALUM. GUTTER & DOWNSPOUT SYSTEM W/ FINISH TO MATCH EXISTING  
 10. CULTURED STONE VENEER  
 11. EXPANSIONAL FIBERGLASS SHIMMERS

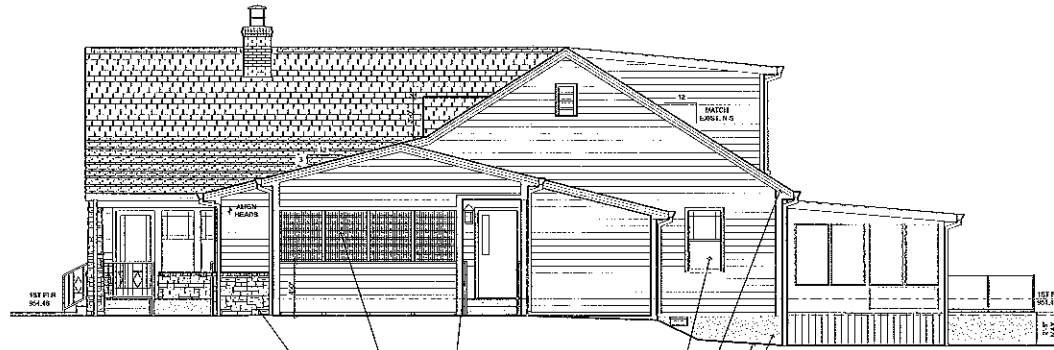


**2**  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

1. REVIEW CONTRACT CORRECTIONS: MAXIMUM 1/2" - 3/8" FIN. ALL SPINDLES WITH GIBBS BY EDGE PROTECTORS - EXTEND HALF 1" HORIZ. FIRST TOP AND BOT. OF RAWS  
 2. 1-1/2" CORNER LATHING, TYP.  
 3. 60" O.C. PICKETS @ 45° O.C., TYP.  
 4. 3/4" H. HORIZ. BARR. EDGE PROTECTOR, HOOK 2" MAX. ON HAMP SURFACE, TYP.  
 5. 1-1/4" POST & BASE, TYP.

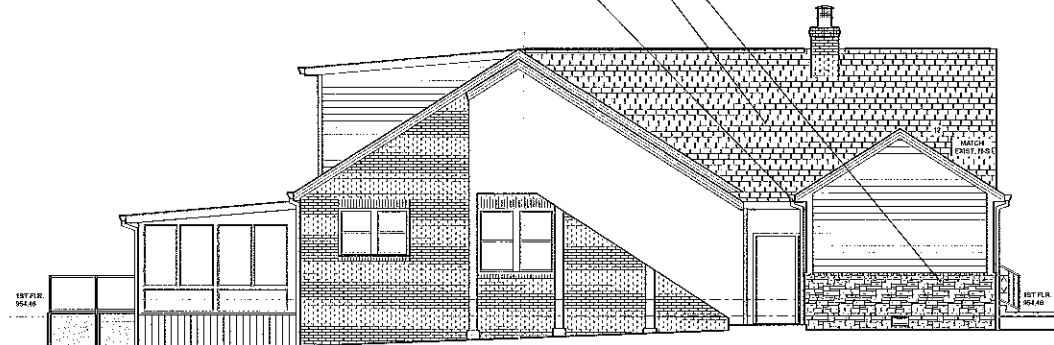
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MPC July 9, 2015



1  
A4.2  
EAST ELEVATION  
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:  
 1) C.C. TO FINISH AT COLORS FOR PAINTED SIDING & TRIM  
 2) C.C. SHALL BE PAINT ALL EXISTING WOOD TRIM IN GOOD  
 CONDITION, OR REPLACE TO MATCH  
 NEW PAINT, WINDOWS AND ALUM. CLAD DOORS, W/ TRIMME  
 STYLE TO MATCH AS SHOWN  
 3) D. L. HARBRE SHINGLES SIDING & IMPERIAL ROOF (MATCH LOGS)  
 4) GABLE ROOF TRIM  
 5) PAINTED SIFFR. RAIL AND SYSTEM  
 6) SCREEN PORCH SYSTEM  
 7) C.C. SIDING  
 APPROX. LEVEL OF GRADE - SEE CIVIL  
 CEMENT FARGE OR U. WHERE FOUND, IS EXPOSED  
 CULTURED STONE VENEER  
 8) DIMENSIONAL FIBERGLASS SHINGLES  
 9) IMPERIAL ALUM. CLUTTER & COVERHOOD SYSTEM, W/  
 PROJECT W/SLASH FLOODING



2  
A4.2  
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

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