

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

▶ **FILE #:** 11-A-15-UR

AGENDA ITEM #: 41

AGENDA DATE: 11/12/2015

▶ **APPLICANT:** **BETSY BRENT**
 OWNER(S): DTR Real Estate Holdings

TAX ID NUMBER: 106 J A 028 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 921 Piney Grove Church Rd

▶ **LOCATION:** **West side of Piney Grove Church Rd., north of Middlebrook Pk.**

▶ **APPX. SIZE OF TRACT:** **0.4 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Piney Grove Church Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** **O-1 (Office, Medical, and Related Services) pending**

▶ **EXISTING LAND USE:** **Vacant commercial building**

▶ **PROPOSED USE:** **Veterinary clinic**

HISTORY OF ZONING: MPC recommended approval of O-1 (Office, Medical and Related Services) District at their 10/8/2015 meeting (10-D-15-RZ)

SURROUNDING LAND USE AND ZONING:
 North: Attached dwellings / R-2 residential
 South: Convenience store / C-1 commercial
 East: Mobile home park / R-2 residential
 West: Vacant / O-1 office

NEIGHBORHOOD CONTEXT: This property is located between commercial development along Middlebrook Pike to the south, zoned C-1, and residential development to the north along Piney Grove Church Rd, zoned R-2, R-1A and R-1.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a veterinary clinic as shown including the future expansion area as shown on the site plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. The provision of no outdoor animal runs. All animals are to be maintained indoors unless being under the direct supervision of a staff member or on a leash
4. Obtaining a special pollution abatement permit from the Knoxville Dept. of Engineering if required
5. Meeting all other applicable requirements of the Knoxville Dept. of Engineering

6. Final approval of the rezoning of this site to O-1 by the Knoxville City Council

COMMENTS:

The applicant is requesting to renovate and reuse this vacant commercial building for her veterinary practice. The site is developed with a small commercial building that once was occupied by a barber and an insurance agency. The use can be easily accommodated in the existing building. Noise will be minimized because the applicant proposes only limited boarding and no outdoor runs. Primarily, animals in the facility overnight will be "patients" receiving medical treatment.

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 minor arterial street.
3. All utilities are in place to serve this facility.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE 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 proposed O-1 zoning district, as well as other criteria for approval of a use-on-review.

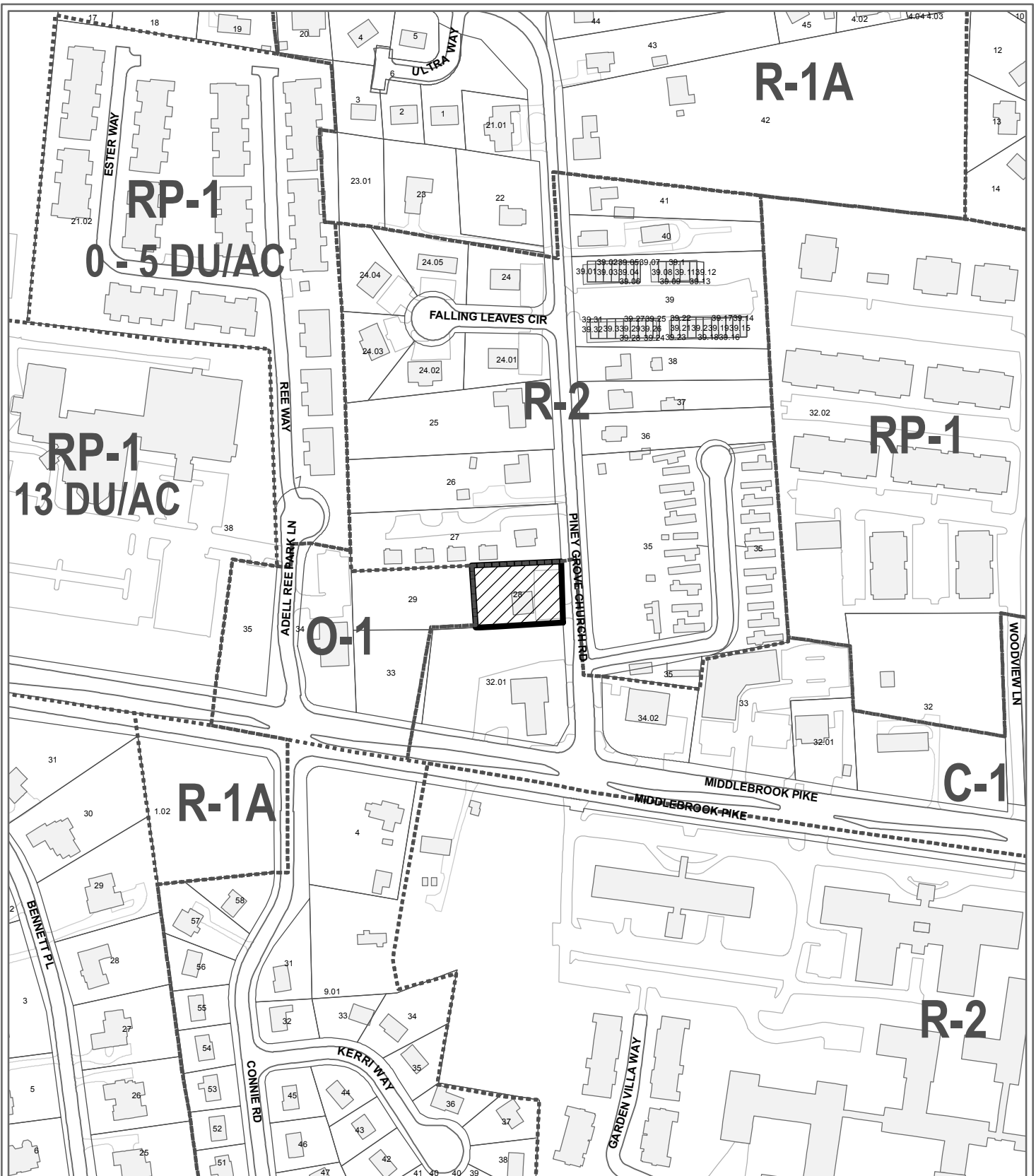
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Northwest City Sector Plan which proposes O (Office) uses for this area.

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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**11-A-15-UR
USE ON REVIEW**

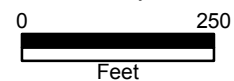


Veterinary clinic in O-1 (Office, Medical, and Related Services) pending

Petitioner: Brent, Betsy

Map No: 106

Jurisdiction: City



Original Print Date: 10/27/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

TO: Knoxville-Knox County Metropolitan Planning Commission
FROM: Betsy Brent
DATE: October 5, 2015
RE: Use on Review request – 11-A-15-UR, 921 Piney Grove Church Rd

Thank you for taking the time to review my Use on Review request for 921 Piney Grove Church Rd. Upon approval of the Use on Review, my husband, Matt Brent, and I will purchase the property from DTR Real Estate and begin renovations to open a veterinary practice in early Spring 2016.

West Hills Animal Hospital, PLLC, will be a single-veterinarian practice serving West Hills and the surrounding community. We will be a full-service hospital providing general wellness exams, vaccinations, medical treatments, surgical treatments and dental procedures. We will not offer boarding as a service; however, in some situations overnight hospitalization would be required for our patients.

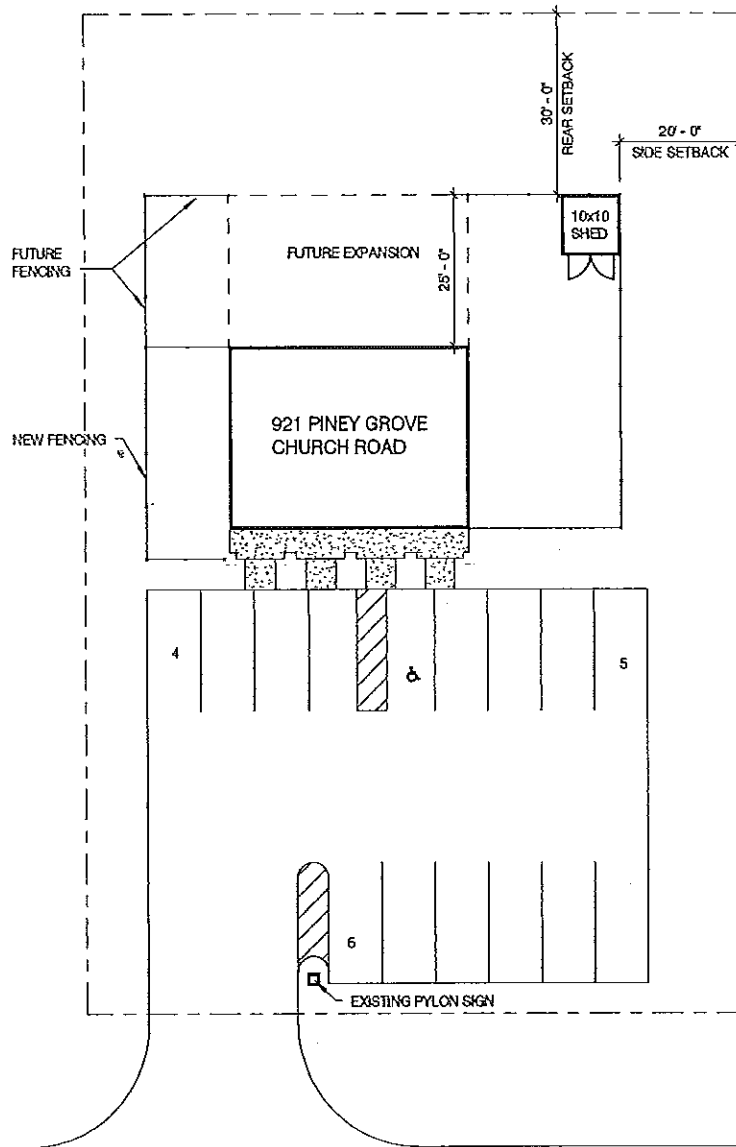
West Hills Animal Hospital will operate Monday through Friday from 7:30 AM to 6:00 PM and on Saturday's from 8:00 AM to 2:00 PM. When we are fully operational, we expect to have a staff of six employees plus our veterinarian.

Attached you will find a Site Plan showing the current building and parking lot and signage. The current parking lot has 15 spaces which is more than adequate for our size using the Medical Clinic formula. We have also indicated the area in which we would like to add on to the current building in the future.

The attached floor plan shows the layout with which we expect to open, including a small fenced-in area on the south side of the building to walk dogs when necessary. The floor plan also includes the anticipated addition.

The final inclusion is the KGIS map to show property boundaries in relation the surrounding properties. In preparation of this packet we have discovered (to my understanding) that there is no recorded survey for this property on file with the county. The current owner confirms that a survey was not performed at the time of his purchase. Of course, we when make our transaction with him we will have this completed and filed with the county.

Thank you for your time and attention to this matter. I hope you will find everything you need from me to help make your decision. If there is anything else I can provide, please contact me and I will get the information you need as quickly as possible.



SITE PLAN

SCALE: 1" = 20'-0"

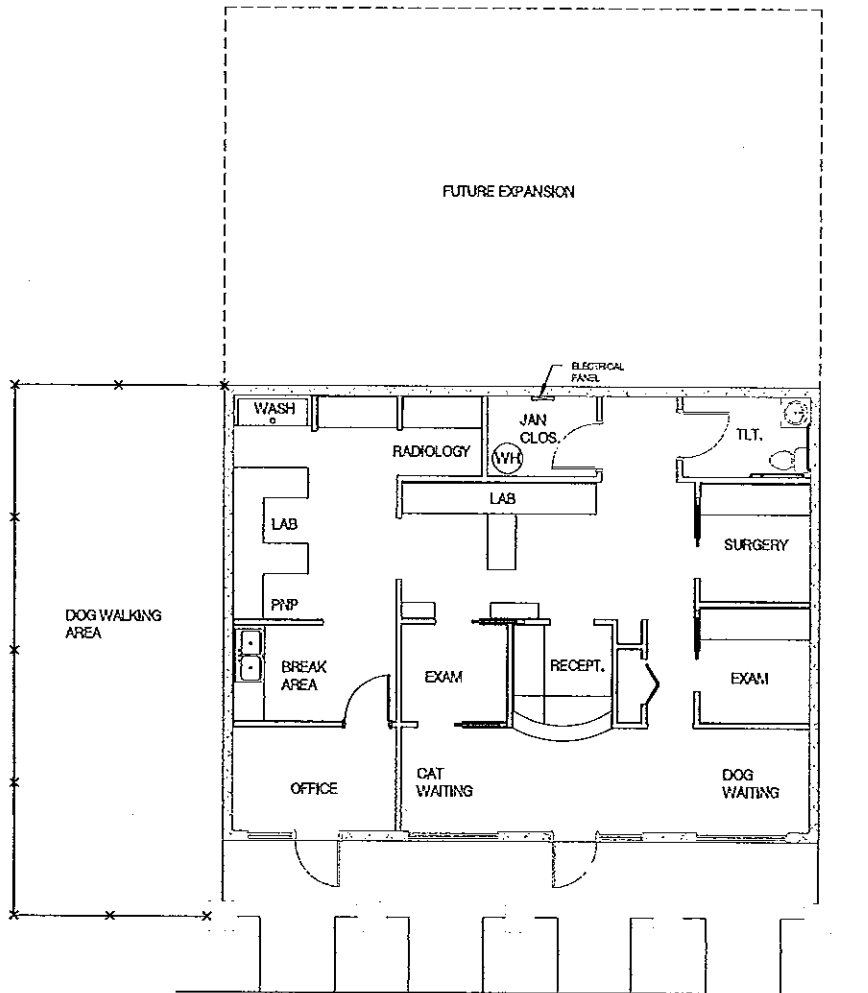
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MBI

Michael Brady Inc.
Architecture, Engineering, Interiors

WEST HILLS ANIMAL HOSPITAL

10/02/15



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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MBI

Michael Brady Inc.
Architects, Engineers, Planners

WEST HILLS ANIMAL HOSPITAL

10/02/15