

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

▶ **FILE #:** 10-D-16-UR

AGENDA ITEM #: 57

AGENDA DATE: 10/13/2016

▶ **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Karns Animal Clinic, PLLC

TAX ID NUMBER: 90 028

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7752 Oak Ridge Hwy

▶ **LOCATION:** North side Oak Ridge Hwy, east of Beaver Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 1.51 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial with a 32' pavement width in a 100' right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vet clinic

▶ **PROPOSED USE:** Expansion (2,835 sq ft) of existing vet clinic

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:
 North: Karns Elementary / CA (General Business) & A (Agricultural)
 South: Offices & Church / OA (Office Park) & RA (Low Density Residential)
 East: Karns Elementary / CA (General Business)
 West: Office & Restaurant / CA (General Business)

NEIGHBORHOOD CONTEXT: Property in the area is zoned CA (Commercial), OA (Office), and RA (Low Density Residential). The subject property is adjacent to Karns Elementary School.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan to expand the existing veterinary clinic by 2,835 sqft (7,035 sqft total), subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of Knox County Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of residential units in the CA district, and the other criteria for approval of a use on review.

COMMENTS:

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

1. The existing veterinary clinic is 4,200 sqft and the proposed expansion is 2,835 sqft (7,035 sqft total).
2. The vet clinic is adjacent to Karns Elementary School. Its expansion will have little impact on the operations of the school or vehicular traffic around the school during peak travel times.
3. There are currently 13 parking spaces and 25 spaces are proposed (23 spaces are required).

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The CA district permits veterinary clinics and animal hospitals as a use permitted on review. The proposed veterinary clinic expansion and site improvements meet the standards for development within the CA zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed veterinary clinic expansion is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted 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 substantial traffic through residential areas.

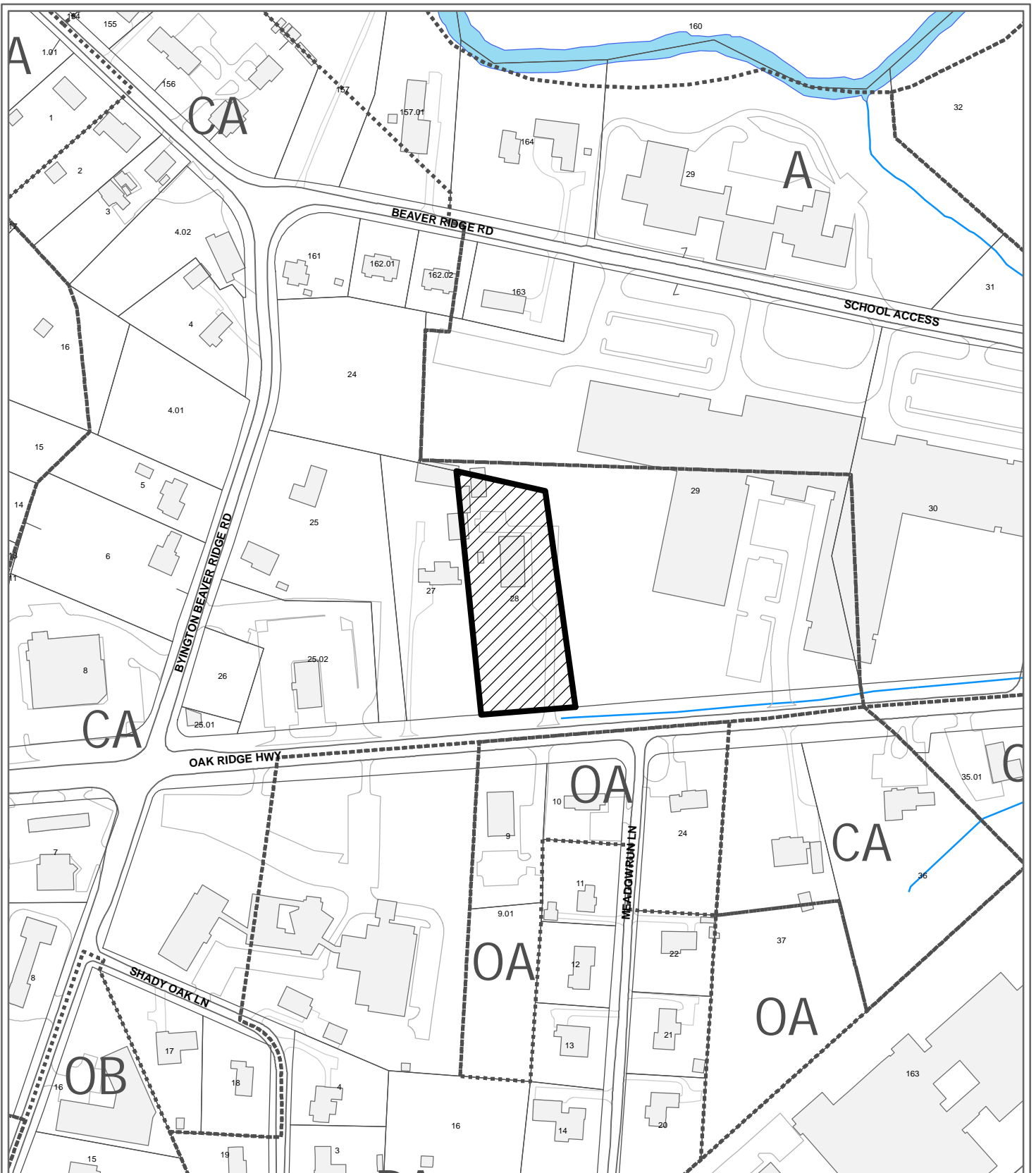
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for neighborhood commercial mixed use (MU-NC). The CA zoning and veterinary clinic predated this land use recommendation and is appropriate for the area.
2. The site is located within the Planned Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**10-D-16-UR
USE ON REVIEW**

Petitioner: Urban Engineering, Inc.



Expansion (2,835 sqft) of existing vet clinic in CA (General Business)

Map No: 90

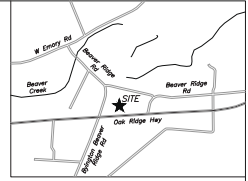
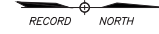
Jurisdiction: County



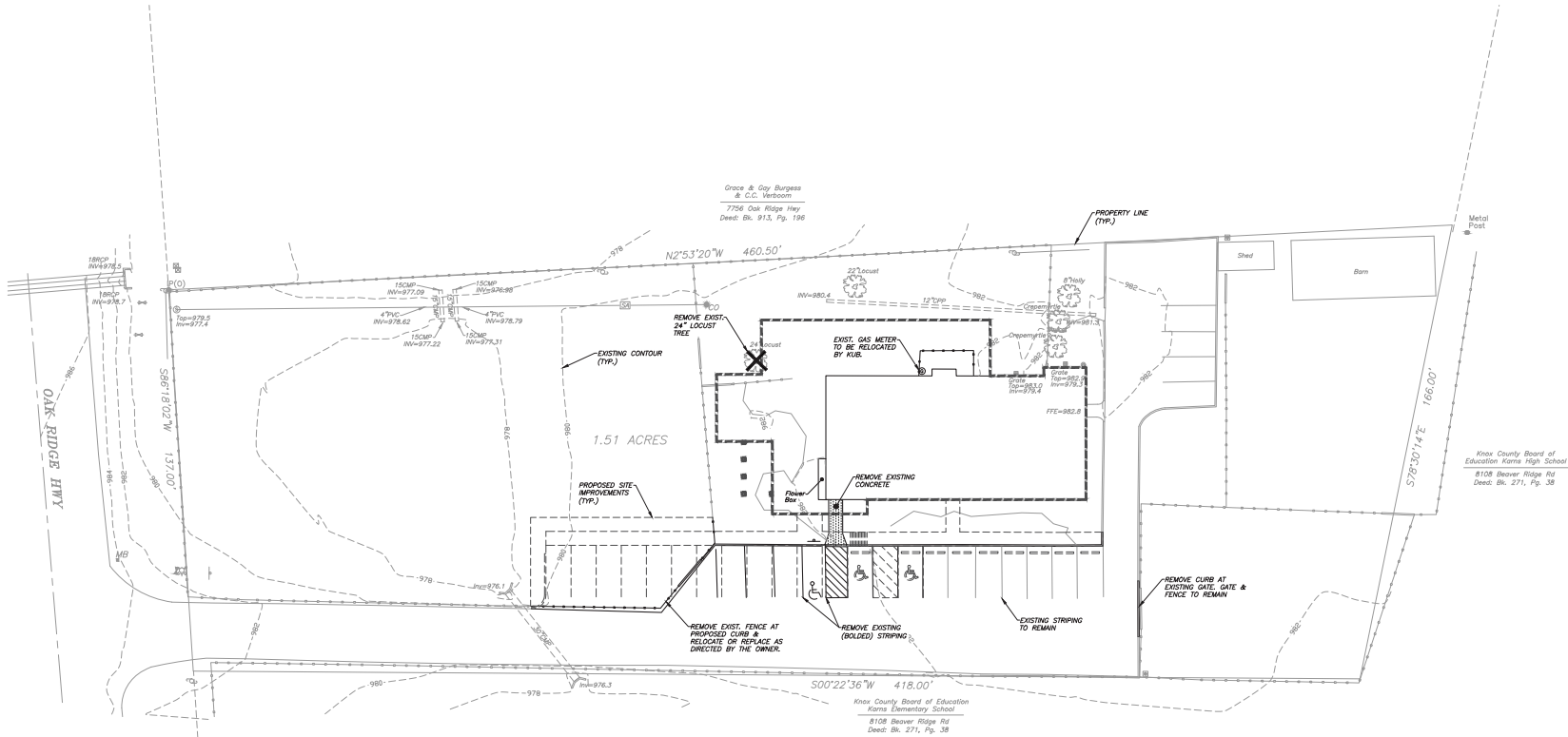
Original Print Date: 9/23/2016

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- DEMOLITION PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPUTING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
 - 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE UNLESS OTHERWISE DIRECTED BY THE OWNER. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE UTILITIES AND SERVICE LINES WITH THE UTILITY OWNER.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS.
 - 5) COORDINATE BUILDING-RELATED DEMOLITION/MODIFICATION WITH PROJECT ARCHITECT.



10-D-16-UR
Revised: 10/3/2016



SHEET C-1 2 OF 7

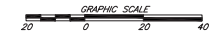
SITE DEMOLITION PLAN
KARNS ANIMAL CLINIC
 SITE ADDRESS: 7752 OAK RIDGE HIGHWAY, KNOXVILLE 37931

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 90 PARCEL 28
 SCALE: 1"=20' AUGUST 29, 2016

OWNER:
 DR. FRANKLIN DAVIS & DR. MARGARET DAVIS
 7752 OAK RIDGE HWY
 KNOXVILLE, TENNESSEE 37931
 (865) 690-1282

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

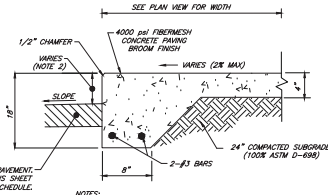
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



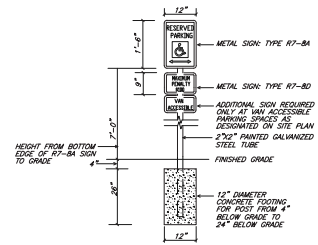
REVISION	DATE	DESCRIPTION	BY	CHK. CAS	CHK. CAS	DWG. NO. 1604014

SITE DATA SUMMARY	
CURRENT USE	ANIMAL CLINIC
PROPOSED USE	ANIMAL CLINIC
ZONING	CA
TOTAL SITE AREA	1.5 ACRES
TOTAL GROSS FLOOR AREA	7,035 S.F. (ONE-STORY BUILDINGS)

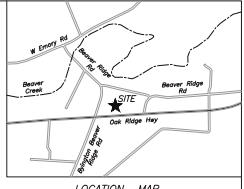
LOT COVERAGE SUMMARY	
TOTAL AREA	1.5 AC
EXISTING MAIN BUILDING AREA	4,200 S.F.
EXISTING ACCESSORY BUILDINGS	1,305 S.F.
EXISTING ASPHALT AND CONCRETE	14,132 S.F.
TOTAL EXISTING IMPERVIOUS	19,637 S.F.
PROPOSED ADDITION	2,835 S.F.
NEW ASPHALT & CONCRETE	2,234 S.F.
PROPOSED GRAVEL AREA	4,500 S.F.
NEW IMPERVIOUS AREA	8,569 S.F.
TOTAL IMPERVIOUS AREA	28,206 S.F.
PERCENT IMPERVIOUS	44.4%
TOTAL DISTURBED AREA	0.5 AC



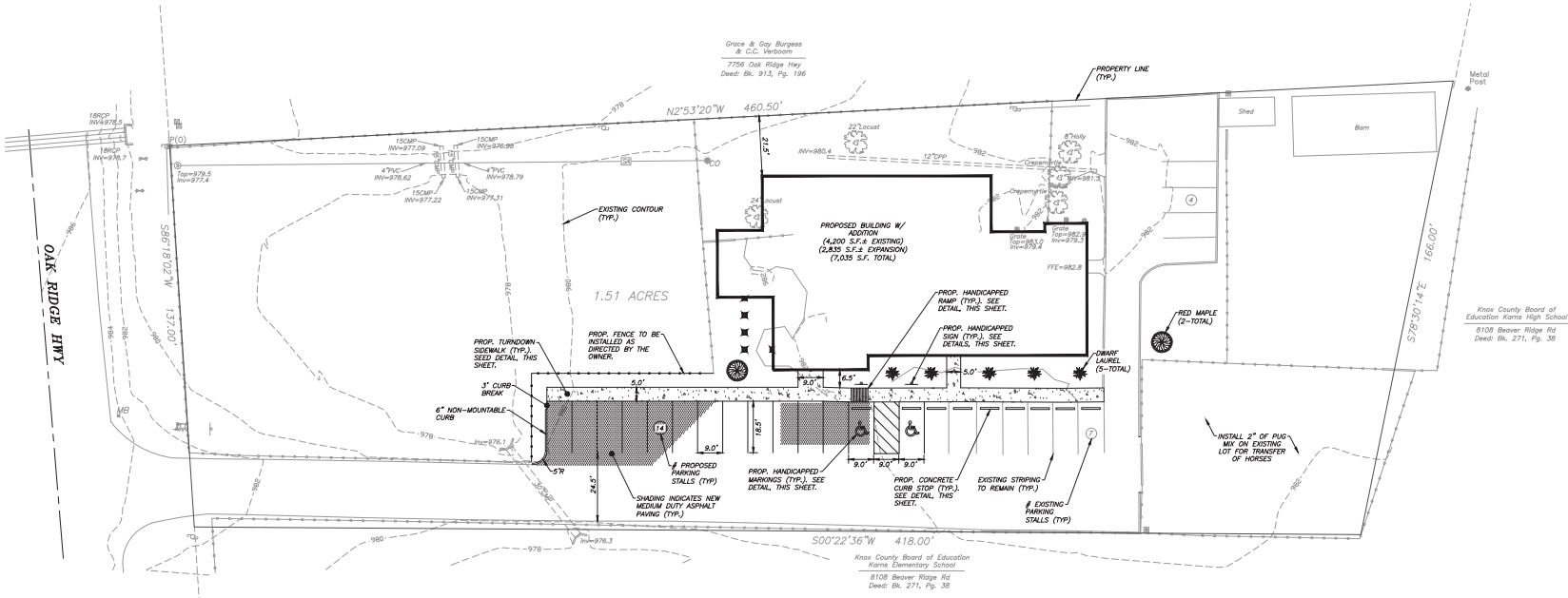
NOTES:
 1) WHERE MONOLITHIC WALK ABUTS BUILDING OR OTHER CONCRETE PAVING, INSTALL 1/2" PREMOLOD EXPANSION JOINT.
 2) SEE GRADING PLAN FOR TOP AND BOTTOM ELEVATIONS.
TURNDOWN SIDEWALK DETAIL
 N.T.S.



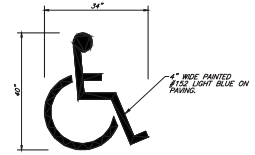
HANDICAPPED SIGN DETAIL
 N.T.S.



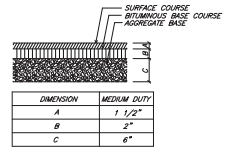
SITE PLAN NOTES:
 1. THIS PROPERTY IS ZONED CA. REQUIRED BUILDING SETBACKS AS FOLLOWS:
 FRONT: TWENTY (20') FEET;
 SIDE: FIVE (5') FEET;
 REAR: SIXTEEN (16') FEET;
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CONSULTING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. PARKING SUMMARY:
REQUIRED PARKING:
 3 PATIENT SPACES PER DOCTOR (4 DOCTORS) = 3 x 4 = 12 SPACES
 2 SPACES PER 3 STAFF (10 STAFF) = (2/3) x 10 = 7 SPACES
 1 SPACE PER DOCTOR (4 DOCTORS) = 4 SPACES
 TOTAL REQUIRED PARKING = 23 SPACES
 PROPOSED PARKING: 25 SPACES (INCLUDING 2 HANDICAP)
 4. HORIZONTAL DATUM IS MADS3. VERTICAL DATUM IS NAVD83.



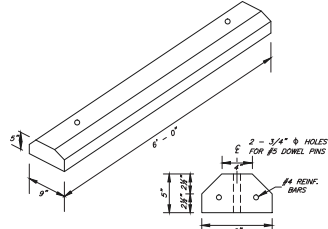
10-D-16-UR
 Revised: 10/3/2016



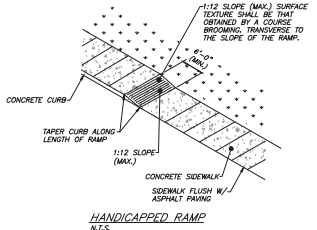
PAINTED HANDICAPPED SYMBOL
 N.T.S.



PAVING SCHEDULE
 N.T.S.



CONCRETE TIRE STOP
 N.T.S.



HANDICAPPED RAMP
 N.T.S.

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION	BY	DWN: CAS	CHK: CAS	DWG. NO. 1604014



SHEET C-2 3 OF 7

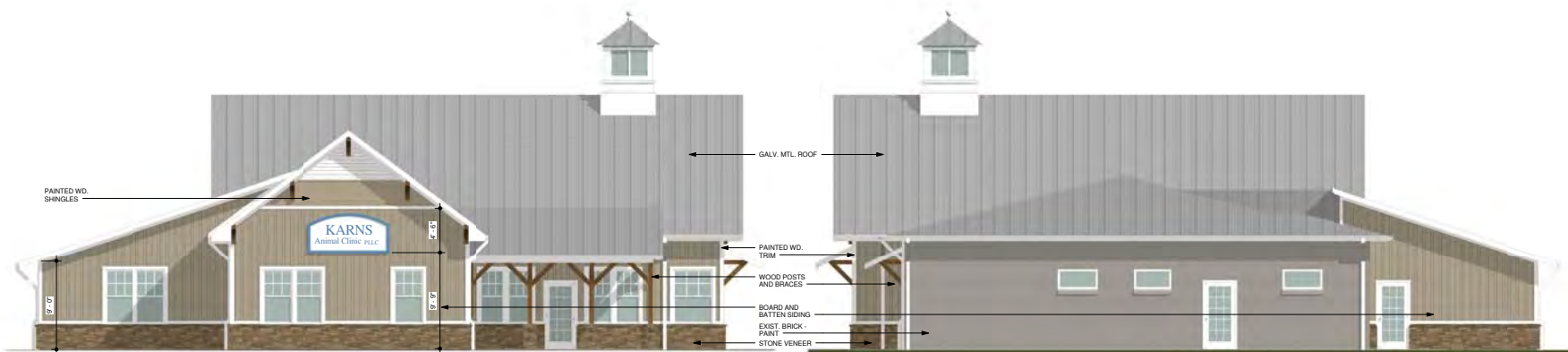
KARNS ANIMAL CLINIC
 SITE ADDRESS: 7752 OAK RIDGE HIGHWAY, KNOXVILLE 37931
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 90 PARCEL 28
 SCALE: 1"=20' AUGUST 29, 2016
 OWNER:
 DR. FRANKLIN DAVIS & DR. KATHLEEN DAVIS
 7752 OAK RIDGE HWY
 KNOXVILLE, TENNESSEE 37931
 (865) 690-1282
 URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924



Karns Animal Clinic PLLC

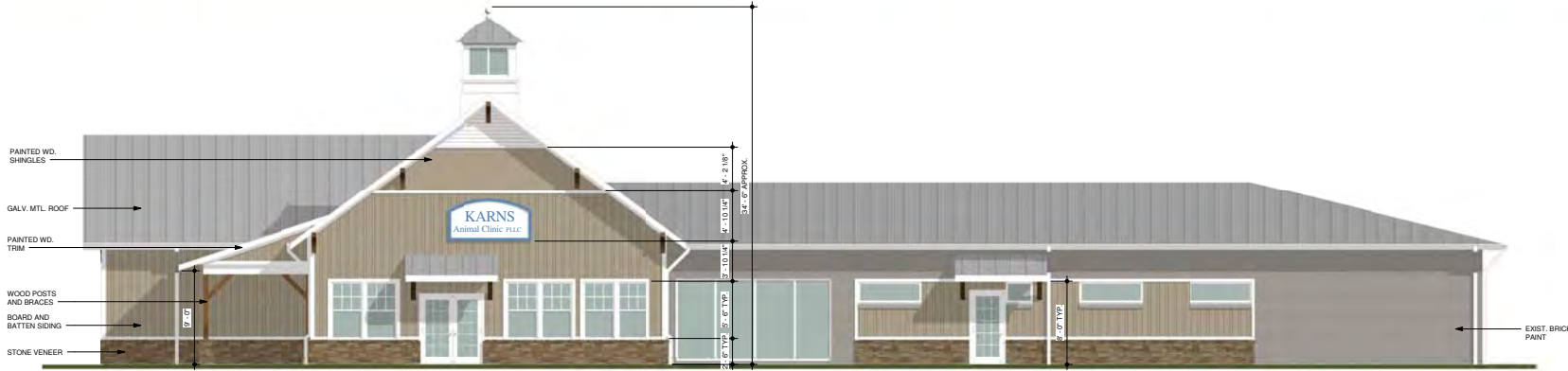


7752 Oak Ridge Highway
Knoxville Tennessee

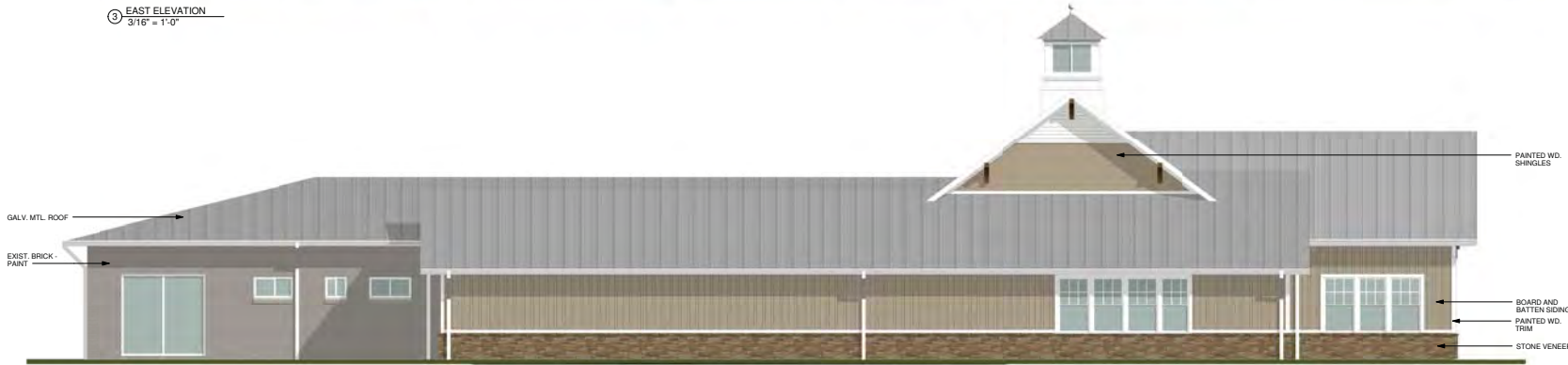


1 SOUTH ELEVATION
3/16" = 1'-0"

2 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

10-D-16-UR
Revised: 10/3/2016

ELEVATIONS

FOR PERMIT
PROJECT 1602

A3.1

Use on Review Development Plan

Name of Applicant: URBAN ENGINEERING, INC.

Date Filed: 8/29/16 Meeting Date: 10/13/16

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1500 File Number: Use on Review 10-D-16-UR



PROPERTY INFORMATION

Address: 7752 OAK RIDGE HWY

General Location: OAK RIDGE HWY @ BEAVER RIDGE RD

Tract Size: 1.51 No. of Units: 1

Zoning District: CA

Existing Land Use: VET CLINIC

Planning Sector: NORTHWEST COUNTY

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: PG

Census Tract: 60.02

Traffic Zone: 208

Parcel ID Number(s): 090028

Jurisdiction: City Council _____ District County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: DR. FRANK & DR. MEG DAVIS

Company: KARNS ANIMAL CLINIC, PLLC

Address: 7752 OAK RIDGE HWY

City: KNOXVILLE State: TN Zip: 37031

Telephone: 690-1282

Fax: 694-4694

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: CHRIS SHARP

Company: URBAN ENGINEERING, INC.

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: 315-7011

E-mail: WEI@TDS.NET

APPROVAL REQUESTED

Development Plan: __ Residential __ Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)

USE ON REVIEW

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Chris Sharp

PLEASE PRINT Name: CHRIS SHARP

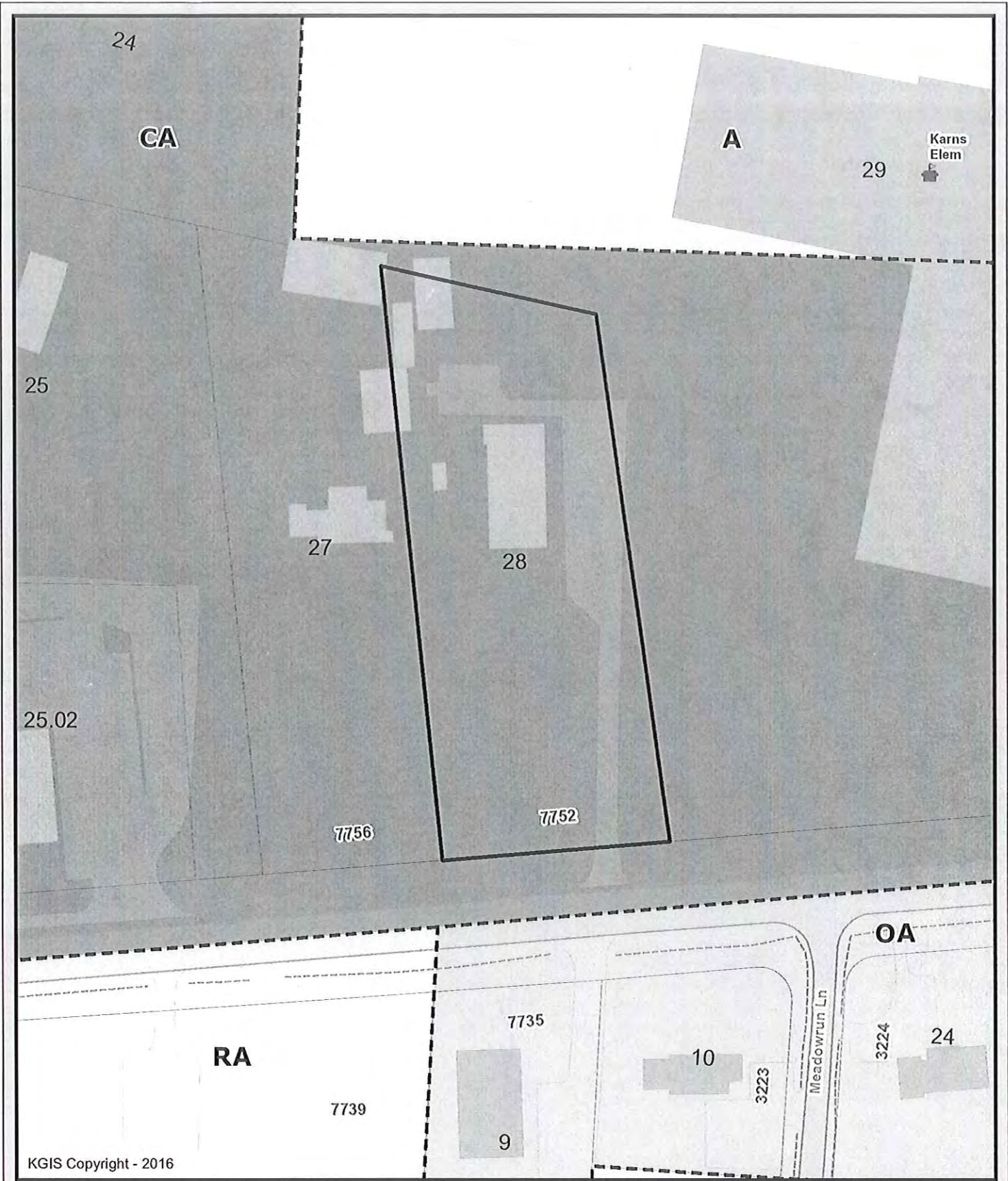
Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

E-mail: WEI@TDS.NET

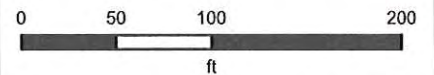


KGIS Copyright - 2016

Letter Portrait

Printed: 8/29/2016 at 11:29:01 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.