

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

▶ **FILE #:** 3-F-17-UR

AGENDA ITEM #: 53

AGENDA DATE: 3/9/2017

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC

OWNER(S): Nathan Butler

TAX ID NUMBER: 103 084

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3031 Solway Rd

▶ **LOCATION:** West side of Solway Rd., north side of Sam Lee Rd.

▶ **APPX. SIZE OF TRACT:** 164.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Lee Rd., a major collector street with an 18' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Farm

▶ **PROPOSED USE:** Veterinary clinic

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and farmland - A (Agricultural) / TO (Technology Overlay)

South: Vacant land and residence - BP (Business and Technology) / TO (Technology Overlay)

East: Vacant land and business - BP (Business and Technology) / TO (Technology Overlay)

West: Residences and farmland - A (Agricultural) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: Property in the area is zoned A, BP, OB, and PR, with the Technology Overlay (TO). Development in the area consists of apartments and Pellissippi State Community College to the south. There is vacant land to the north and a detached residential subdivision was recently approved to the west of the site.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a veterinary clinic with approximately 3490 square feet, subject to 9 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the

proposed development (3-A-17-TOB) that is before the Board on March 6, 2017.

2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Providing certification that at least 300' of sight distance will be available in both directions along Sam Lee Rd. at the proposed access driveway.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all licensing requirements of the State of Tennessee regarding operation of a veterinary hospital.
6. Animals boarded at the facility may only be outdoors when under the supervision of clinic staff.
7. Installing all landscaping as identified on the landscape plan within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
8. Proposed signage is subject to approval by Planning Commission Staff and the TTCDA Board.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

The applicant is requesting approval of a veterinary clinic with approximately 3490 square on this site located at the northwest corner of the intersection of Solway Rd. and Sam Lee Rd. The site will utilize just a little over one acre of this 165 acre farm.

The access driveway for the site is located off of Sam Lee Rd. approximately 250' west of Solway Rd. Sight visibility to the west along Sam Lee Rd. from the proposed driveway is restricted due to the curve in the road and existing vegetation along the road. A condition has been included requiring certification of at least 300' of sight distance in both directions along Sam Lee Rd. at the proposed access driveway.

The applicant is proposing 19 parking spaces for the clinic. The main driveway and access to the dumpster pad will be a concrete surface. The majority of the parking lot and access driveway serving the parking spaces will be asphalt pavers.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on March 6, 2017.

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

1. Public utilities are available to serve this site.
2. The site has access to two major collector streets that have sufficient capacity to handle the additional traffic which will be generated by this development.
3. The proposed use is compatible with the rural nature of the surrounding area.

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

1. With the recommended conditions, the proposal meets all requirements of the A zoning as well as the general criteria for approval of a use-on-review.
2. The proposed veterinary clinic is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

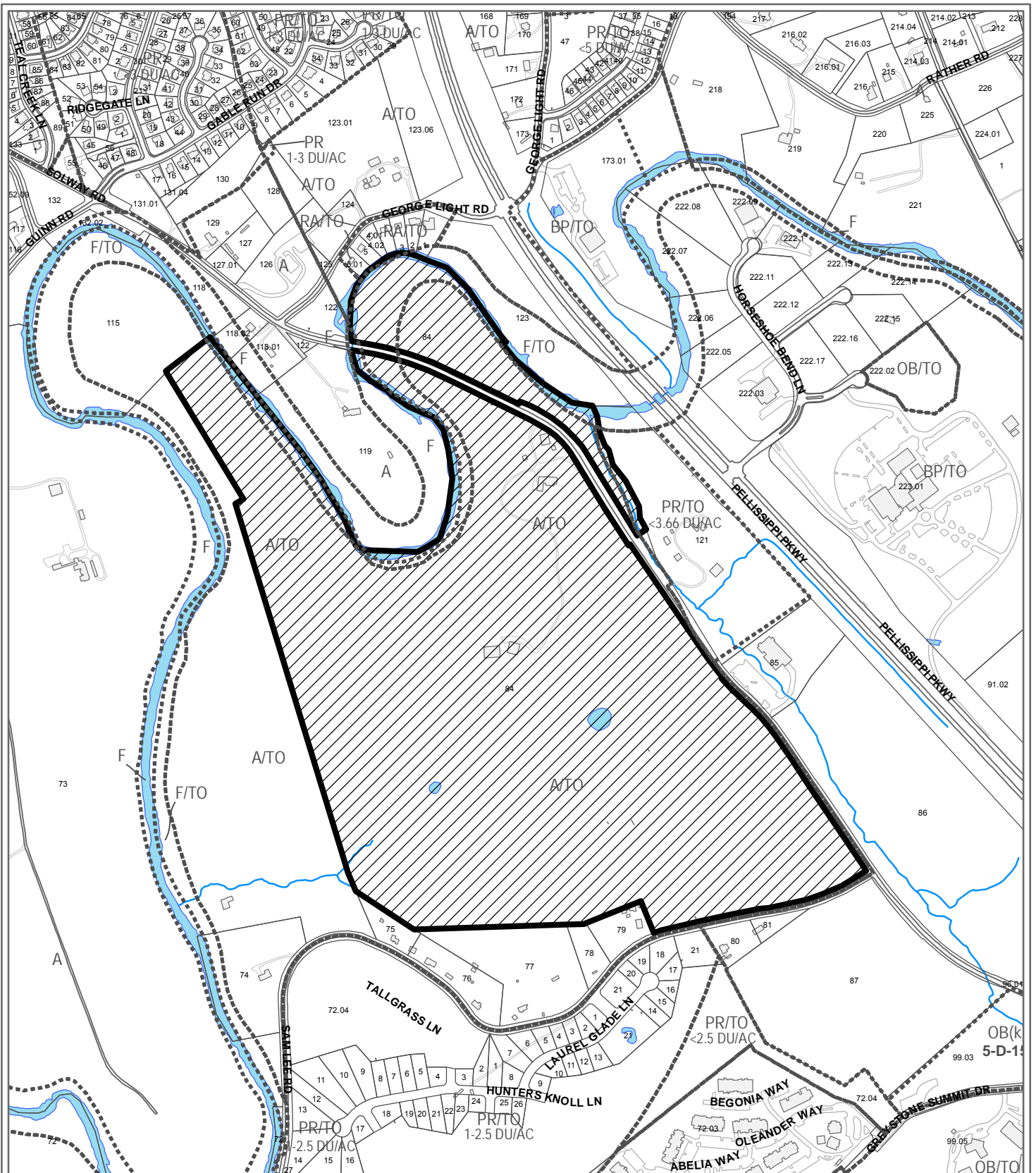
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan designates the property as a Mixed Use Special District that allows consideration of the proposed use.
2. The site is located within the Planned Growth Area 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.



**3-F-17-UR
USE ON REVIEW**



Veterinary clinic in A (Agricultural) / TO (Technology Overlay)

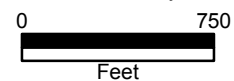
Original Print Date: 2/15/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Benchmark Associates, Inc

Map No: 103

Jurisdiction: County



PROPOSED SITE PLAN of the BUTLER VETERINARY SERVICES

BEING LOCATED ON CLT MAP 103, AND REPRESENTED AS PARCEL 084 SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

NOTES

- DIMENSIONS ARE TO FACE OF BLOCK OF BUILDING AND TO EDGE OF PAVING.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGED UTILITIES.
- THE CONTRACTOR SHALL KEEP THE SITE IN SUCH CONDITION THAT WATER WILL MAINTAIN POSITIVE DRAINAGE AND NOT STAND IN ANY AREA.
- ADEQUATELY SIZED DRAINAGE SWALES MUST BE MAINTAINED BY CONTRACTOR DURING AND AFTER CONSTRUCTION ALONG ALL APPROPRIATE LOT LINES. LATERAL SUPPORT SHALL BE MAINTAINED ALONG ALL PROPERTY LINES AND ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR DURING AND AFTER CONSTRUCTION.
- PARKING DATA:
STALL WIDTH: 10' (VAN ACCESSIBLE 9')
STALL DEPTH: 20'
DRIVE AISLE: 26'
- THE SIGHT DISTANCE AT THE ENTRANCE DRIVE WAS CONFIRMED TO BE IN EXCESS OF 300'.
- NO GENERAL PROPERTY SURVEY WAS PERFORMED, AS SHOWN, IN ASSOCIATION WITH THIS PROJECT. PROPERTY BOUNDARIES ARE ESTIMATED. HOWEVER, IMPROVEMENT LOCATIONS ARE WELL WITHIN ZONING SETBACK REQUIREMENTS.
- WATER QUALITY FACILITY EASEMENT AND TRAVERSABLE ACCESS EASEMENTS ARE REQUIRED FOR THIS DEVELOPMENT. SAID EASEMENTS MUST BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY BEING PROVIDED.
- ANY FUTURE SUBDIVISION MUST PRODUCE A LOT THAT WILL MAINTAIN COMPLIANCE WITH ZONING AND TCDCA DESIGN GUIDELINES.

PARKING REQUIREMENTS

COUNTY REQUIREMENTS (SECTION 3.50 OF KNOX COUNTY ZONING ORDINANCE, MEDICAL CLINICS):

NEW SPACES REQUIRED = (3) PATIENT SPACES PER STAFF DOCTOR + (2) SPACES FOR EVERY 3 EMPLOYEES + (1) SPACE PER STAFF DOCTOR

6 EMPLOYEES ON LARGEST SHIFT = 2 SPACES
TOTAL SPACES REQUIRED = 8

TCDCA REQUIREMENTS:

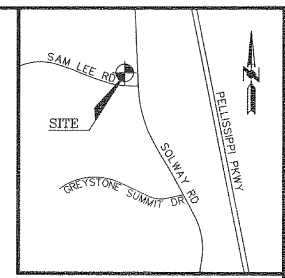
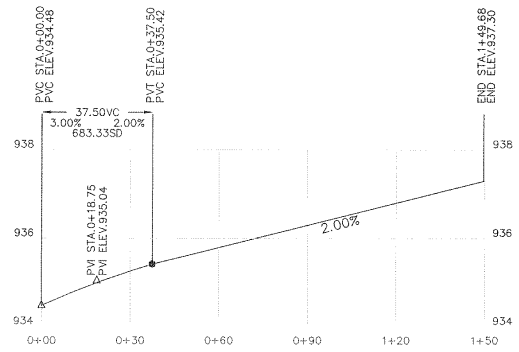
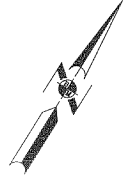
NEW SPACES REQUIRED = (2) SPACES PER 1000 S.F. OF GROSS FLOOR AREA
3,400 SF/1000 x 2 = 7 SPACES (INCLUDING 2 VAN ACCESSIBLE)
TOTAL SPACES PROVIDED = 19 (INCLUDING 2 VAN ACCESSIBLE)

DEVELOPMENT DENSITY

GROUND AREA COVERAGE (GAC):
REQUIRED - LESS THAN OR EQUAL TO 25%
PROVIDED: 3,490 SF BUILDING FOOTPRINT / 7,169,976 = 0.000487%

FLOOR AREA RATIO (FAR):
REQUIRED - LESS THAN OR EQUAL TO 30%
PROVIDED: 3,490 SF BUILDING FOOTPRINT / 9,395 = 0.000487%

IMPERVIOUS AREA RATIO (IAR):
REQUIRED - LESS THAN OR EQUAL TO 70%
PROVIDED: 9,631 SF IMPERVIOUS AREA / 7,169,976 = 0.001343%



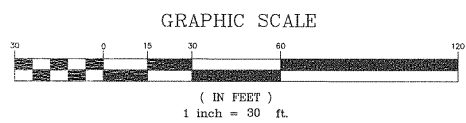
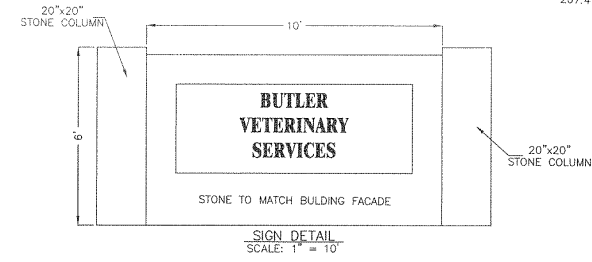
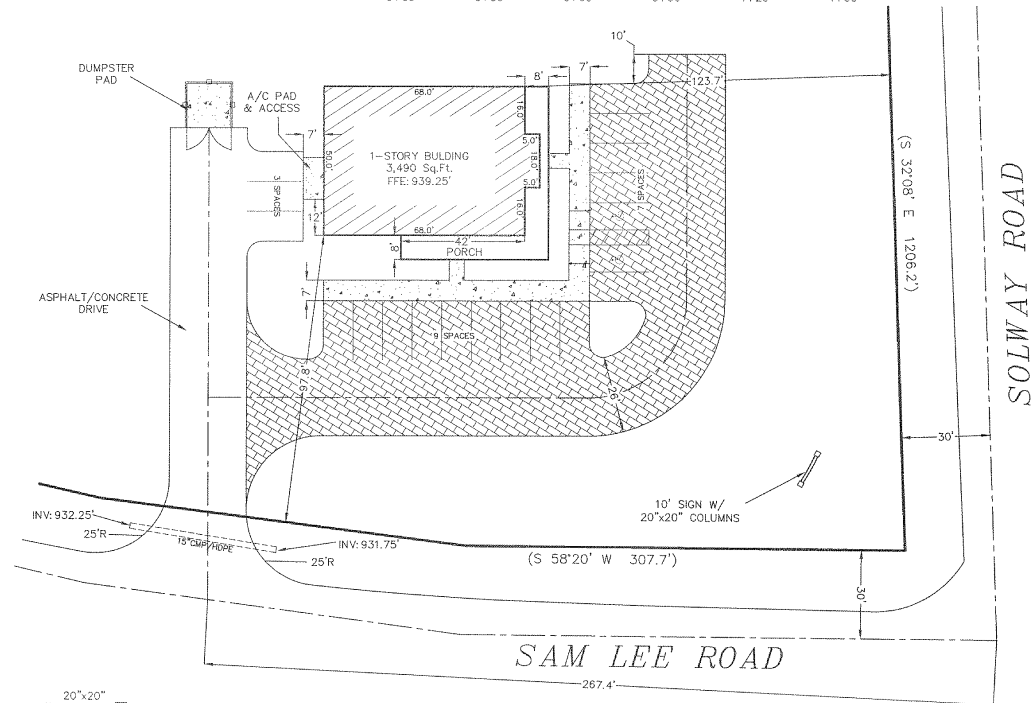
LOCATION MAP N.T.S.

SITE DATA

ZONED: A, AGRICULTURAL WITH TO, TECHNOLOGY OVERLAY
TOTAL LOT AREA: 164.6± acres
7,169,976± sq.ft.
PROPOSED BUILDING ADDITION: 3,490± sq.ft.
PROPOSED IMPERVIOUS SURFACE: 9,631± sq.ft.
"INCLUSIVE OF BUILDING"

LEGEND

- (S 42' 18" 16" W) RECORD CALLS
- FENCE
- ASPHALT PAVERS
- CONCRETE SURFACE



3-F-17-UR
Revised: 2/22/2017



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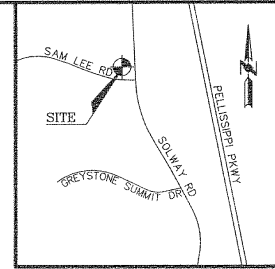
	BENCHMARK ASSOCIATES, INC. Land Planners ♦ Land Surveyors 10308 Hardin Valley Road Knoxville, Tennessee 37932 Phone (865) 692-4090 Facsimile (865) 692-4091	SITE PLAN of the BUTLER VETERINARY SERVICES Property Address: 3031 SOLWAY RD KNOXVILLE, TENNESSEE 37931 KNOX COUNTY, TENNESSEE	SHEET DATE: 21 FEBRUARY 2017 SCALE: 1" = 30' DRAWN BY: JRB FILE NAME: 16222-SITE PLAN BM PROJECT NO.: 16222
			SITE PLAN 1 of 3

GRADING PLAN of the BUTLER VETERINARY SERVICES

BEING LOCATED ON CLT MAP 103, AND REPRESENTED AS PARCEL 084
SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

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LOCATION MAP
N.T.S.

NOTES

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- 5) PARKING DATA:
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STALL DEPTH: 20'
DRIVE AISLE: 25'
- 6) EXISTING CONTOURS, AS SHOWN HEREON, TAKEN FROM KGIS MAPPING.

PARKING REQUIREMENTS

COUNTY REQUIREMENTS (SECTION 3.50 OF KNOX COUNTY ZONING ORDINANCE, MEDICAL CLININGS):

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6 EMPLOYEES ON LARGEST SHIFT = 2 SPACES

TOTAL SPACES REQUIRED = 6

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NEW SPACES REQUIRED = (2) SPACES PER 1000 S.F. OF GROSS FLOOR AREA

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DEVELOPMENT DENSITY

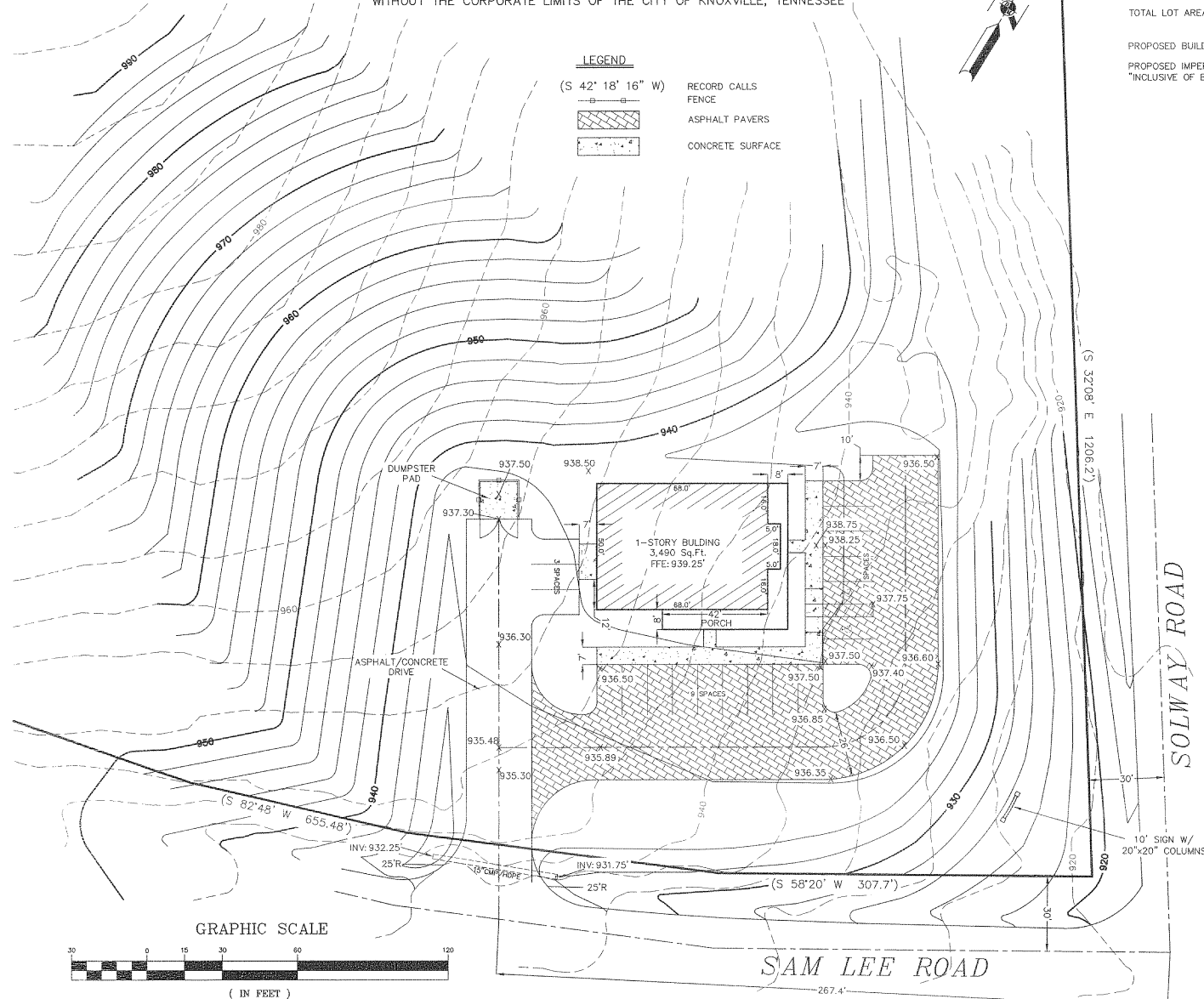
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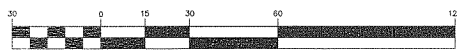
IMPERVIOUS AREA RATIO (IAR): REQUIRED - LESS THAN OR EQUAL TO 70%
PROVIDED: 9,631 SF IMPERVIOUS AREA / 7,169,976 = 0.001343%

LEGEND

- (S 42' 18" 16" W)
- RECORD CALLS
 - FENCE
 - ASPHALT PAVERS
 - CONCRETE SURFACE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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3-F-17-UR
Revised: 2/22/2017



<p>BENCHMARK ASSOCIATES, INC. Land Planners ♦ Land Surveyors</p>	<p>10308 Hardin Valley Road Knoxville, Tennessee 37932</p> <p>Phone (865) 692-4090 Facsimile (865) 692-4091</p>	<p>GRADING PLAN of the BUTLER VETERINARY SERVICES</p> <p>Property Address: 3031 SOLWAY RD KNOXVILLE, TENNESSEE 37931 KNOX COUNTY, TENNESSEE</p>	<p>GRADING PLAN</p>
			<p>DATE: 21 FEBRUARY 2017 SCALE: 1" = 30' DRAWN BY: JRB FILE NAME: 16222-SITEPLAN BM PROJECT NO.: 16222</p>

LANDSCAPING PLAN of the BUTLER VETERINARY SERVICES

BEING LOCATED ON CLT MAP 103, AND REPRESENTED AS PARCEL 084
SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

NOTES

- CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, SEPTIC TANKS, ETC.)
- SOIL USED IN THE BACKFILL OF PLANTING PITS AND LANDSCAPE BEDS SHALL BE CLEAN AND WEED FREE, AND SHALL BE MIXED WITH 25% PEAT MOSS/PINE BARK BY VOLUME 12:6:6
- ALL TREES RETAINED OR NEW SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR TWELVE MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE 12 MONTHS SHALL BE REPLACED WITHIN 9 MONTHS OF LOSS.
- PROPOSED PLANT MATERIAL WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.

DEVELOPMENT DENSITY

GROUND AREA COVERAGE (GAC): REQUIRED - LESS THAN OR EQUAL TO 25%
PROVIDED: 3,490 SF BUILDING FOOTPRINT / 7,169,976 = 0.000487%

FLOOR AREA RATIO (FAR): REQUIRED - LESS THAN OR EQUAL TO 30%
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PROVIDED: 9,631 SF IMPERVIOUS AREA / 7,169,976 = 0.001343%

SITE DATA

ZONED: A, AGRICULTURAL WITH TO, TECHNOLOGY OVERLAY

TOTAL LOT AREA: 164.6± acres
7,169,976± sq. ft.

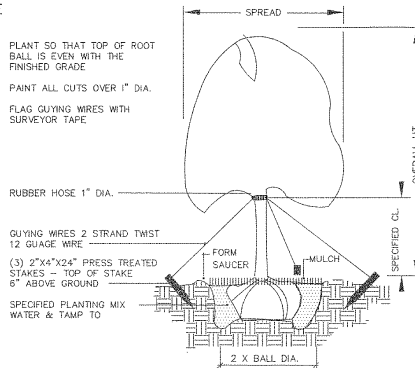
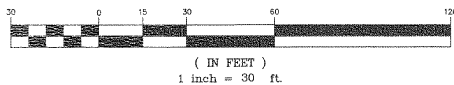
PROPOSED BUILDING ADDITION: 3,490± sq. ft.

PROPOSED IMPERVIOUS SURFACE: 9,631± sq. ft.
"INCLUSIVE OF BUILDING"

LEGEND

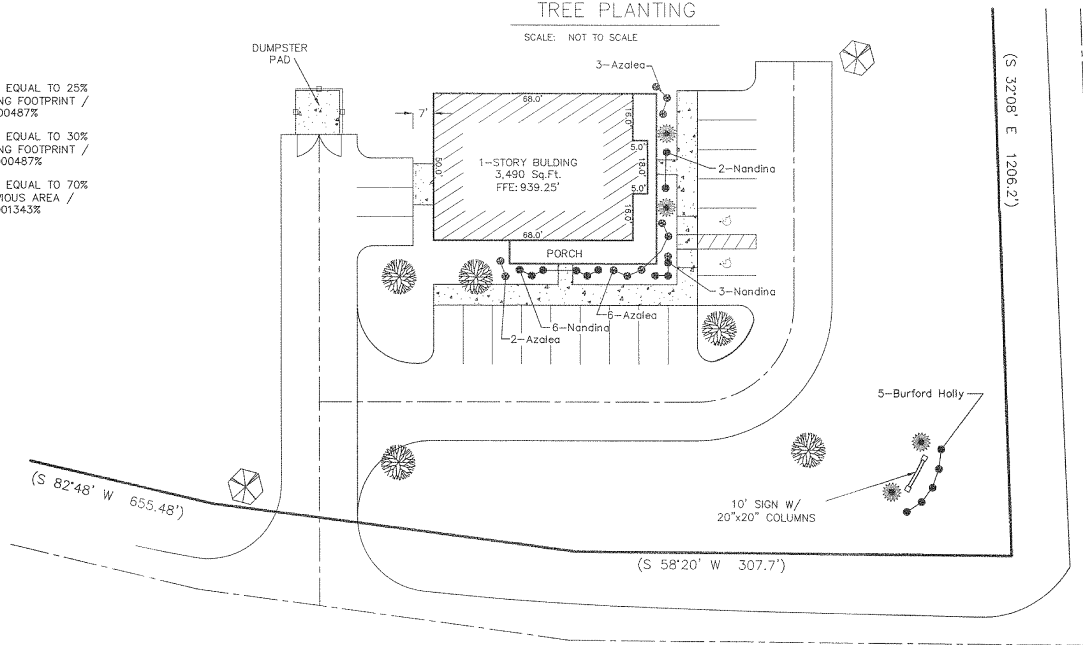
- (S 42° 18' 16" W) RECORD CALLS
- RIVER BIRCH
 - PIN OAK
 - AMERICAN ARBORVITAE
 - BURFORD HOLLY
 - NANDINA
 - AZALEA
 - CONCRETE SURFACE

GRAPHIC SCALE



TREE PLANTING

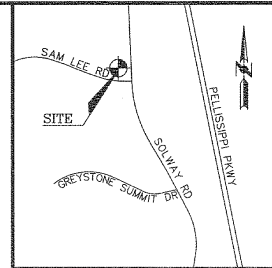
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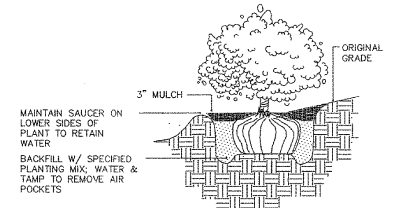
SAM LEE ROAD

3-F-17-UR

Revised: 2/22/2017

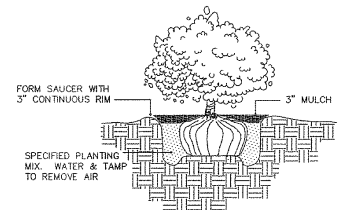


LOCATION MAP
N.T.S.



SHRUB PLANTING / SLOPES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE



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LANDSCAPING PLAN of the BUTLER VETERINARY SERVICES

Property Address:
3031 SOLWAY RD
KNOXVILLE, TENNESSEE 37931
KNOX COUNTY, TENNESSEE

LANDSCAPING PLAN

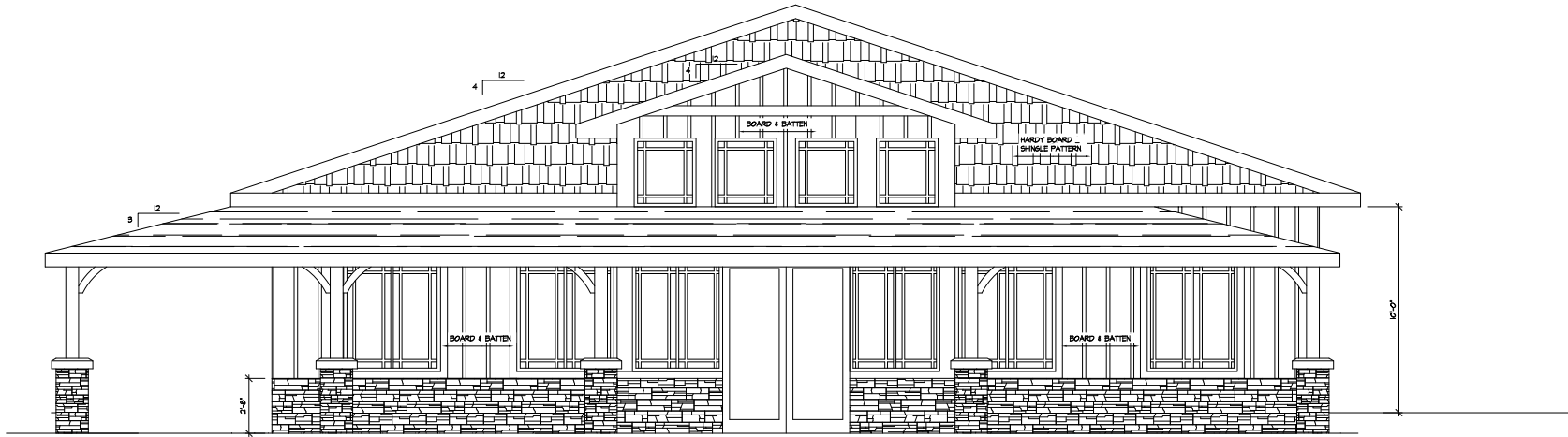
DATE: 21 FEBRUARY 2017
SCALE: 1" = 30'
DRAWN BY: JRB
FILE NAME: 16222-SITEPLAN
BM PROJECT NO.: 16222

SHEET
3 of 3

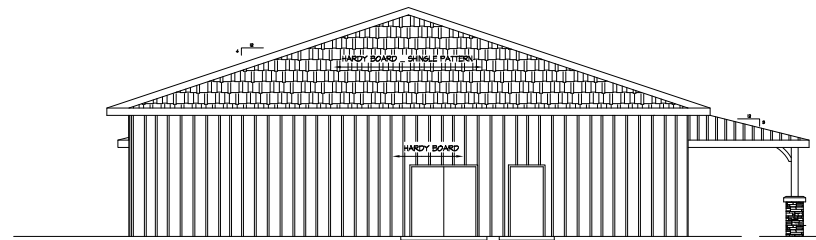


ROBERT L. KRUSENKLAS ARCHITECT

P. O. BOX 1714
PIGEON FORGE, TN 37866
865-803-9369



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"
17002 elevation.dwg



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"
17002 elevation.dwg

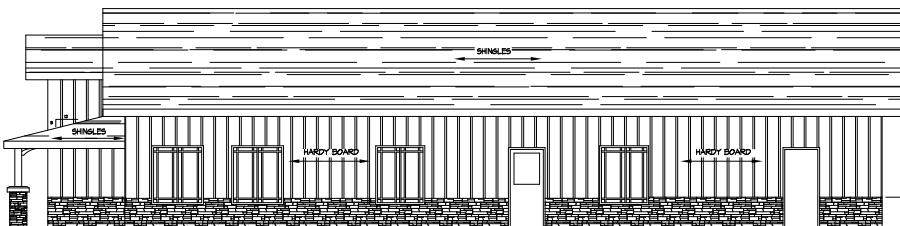
HARDY BOARD - SIDING - (GRASSY SAVANNAH)
LEFT, RIGHT, AND REAR ELEVATIONS

BOARD AND BATTEN FRONT ELEVATION

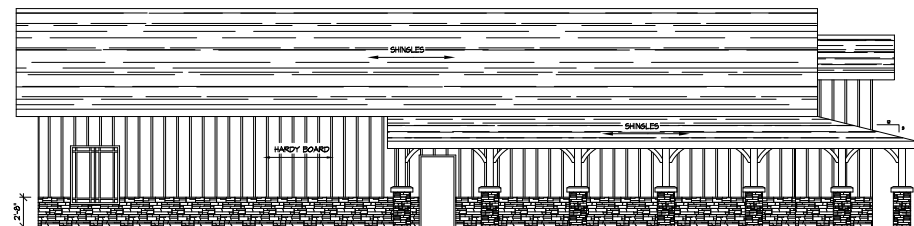
PAINT - BEHR - HAVANA COFFEE
TRIM - SLEEK WHITE
SHAKE - HAVANA COFFEE
STONE - MOSSY CREEK

ROOF - SHINGLES (TANKS WEATHERWOOD)

3-F-17-UR
Revised: 2/22/2017



3 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
17002 elevation.dwg



4 LEFT ELEVATION
SCALE: 3/16" = 1'-0"
17002 elevation.dwg

ALL RIGHTS RESERVED
This drawing is the property of the architect and shall remain his/her property in whole or in part. This drawing shall not be used for the construction of any other project without the written consent of the architect.

Drawn By: cac
Original Issue Date: 1/21/2017
Revisions:
No. Date Description

No.	Date	Description

Nathan Butler
Veterinary Clinic

A102
ELEVATIONS

© RLK ARCHITECT 2017 17001

Use on Review **Development Plan**

Name of Applicant: Benchmark Associates, Inc.

Date Filed: 23 January 2017 Meeting Date: 09 March 2017

Application Accepted by: M. Payne

Fee Amount: File Number: Development Plan

Fee Amount: 1200.00 File Number: Use on Review 3-F-17-UR



PROPERTY INFORMATION

Address: 3031 Solway Road

General Location: West of Solway Rd. & North of Sam Lee Rd.

Tract Size: 164.6 No. of Units:

Zoning District: Agricultural

Existing Land Use: Farm

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: MU-SD

Growth Policy Plan Designation: Planned Growth

Census Tract: 59.07

Traffic Zone: 227

Parcel ID Number(s): 103-084

Jurisdiction: City Council District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Nathan Butler

Company:

Address: 3031 Solway Road

City: Knoxville State: TN Zip: 37931

Telephone: 865-801-1886

Fax:

E-mail: butlervetservices@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Benjamin J. Moorman

Company: Benchmark Associates, Inc.

Address: PO Box 23892

City: Knoxville State: TN Zip: 37933

Telephone: 865-692-4090

Fax: 865-692-4091

E-mail: bmoorman@benchmark-assoc.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Veterinary Clinic in AgZone within the T8 (overly)

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: Benjamin J. Moorman

PLEASE PRINT

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