



USE ON REVIEW REPORT

▶ **FILE #:** 7-E-22-UR

AGENDA ITEM #: 38

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** KATHRYN FULLER MBI COMPANIES

OWNER(S): Bickford Veterinary Clinic LLC

TAX ID NUMBER: 104 193

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1505 Bob Kirby Rd.

▶ **LOCATION:** Northwest side of Bob Kirby Rd, due Southwest of Secretariat Blvd

▶ **APPX. SIZE OF TRACT:** 3.28 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Kirby Road, a minor collector street with 20 ft of pavement width within 50 ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Veterinary clinic sign

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/Forestry/Vacant, Single family residential -- PR (Planned Residential)

South: Rural residential -- A (Agricultural)

East: Single family residential -- PR (Planned Residential)

West: Attached residential -- PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This property is in an area with a mix of large and small lot detached houses and attached houses. It is about .4 miles west of Middlebrook Pike.

STAFF RECOMMENDATION:

▶ **Approve the use permitted on review for the proposed 50 sqft business sign in the Agricultural zone, subject to 1 condition.**

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct a new monument sign for an existing veterinary clinic. The sign is made of metal with logo on both sides, and is approximately 11 sqft. The metal sign sits within a stone and cedar timber frame structure that is approximately 50 sqft. The maximum sign size in the Agricultural zone is 50 sqft for non-residential uses.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) uses for this site. The proposed sign structure is not illuminated and is compatible with nearby residential uses.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The A (Agricultural) zone allows 50 sqft signs for non-residential uses. The existing veterinary clinic was previously approved by the Planning Commission.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The stone and wood timber materials on the sign structure compliment the design of the veterinary clinic and is appropriate for the rural character of this area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed non-illuminated monument sign will not impact adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Not applicable.

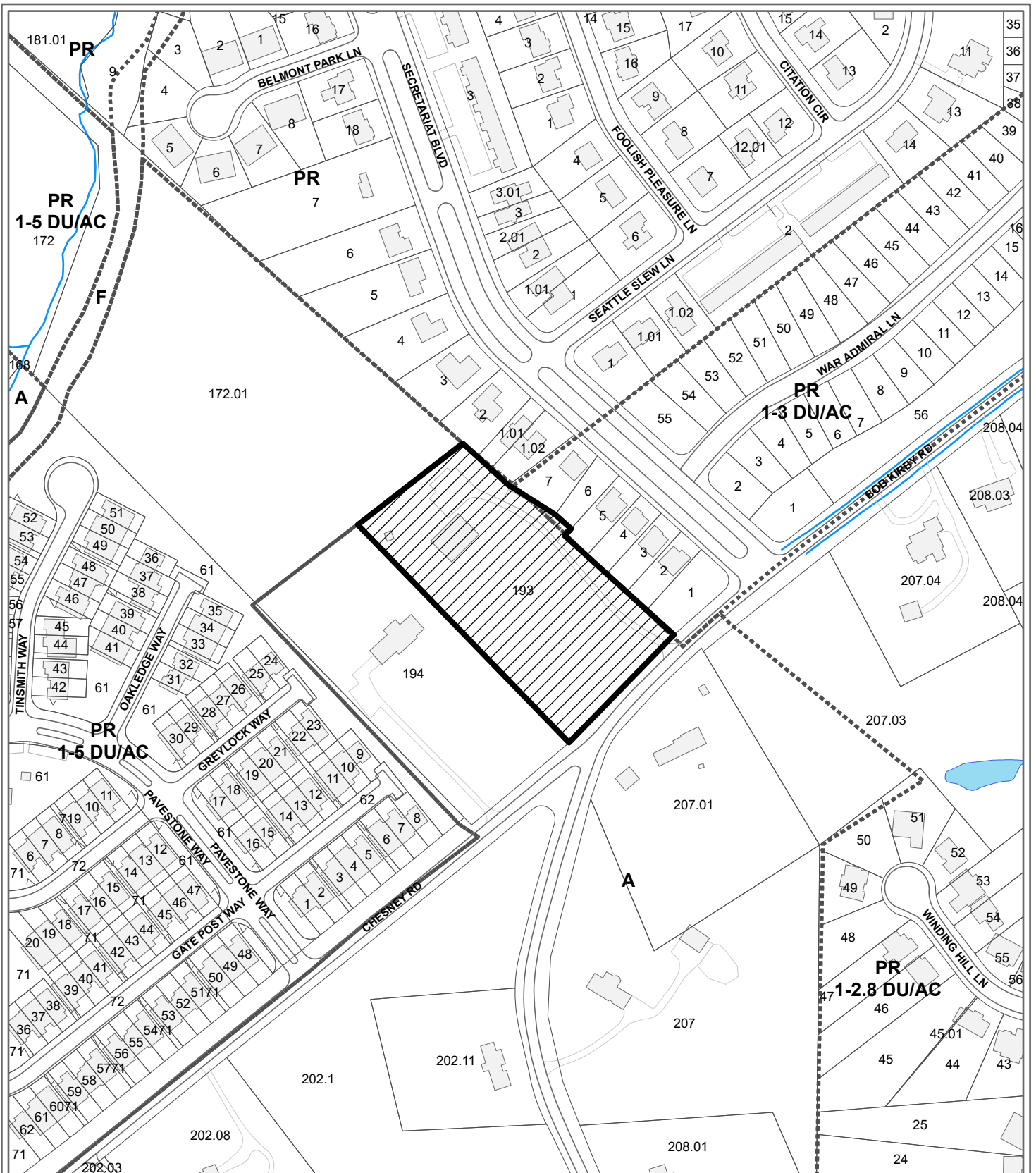
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**7-E-22-UR
USE ON REVIEW**

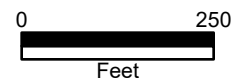


Veterinary clinic sign in A (Agricultural)

Petitioner: Fuller, Kathryn, MBI Companies

Map No: 104

Jurisdiction: County



Original Print Date: 6/8/2022

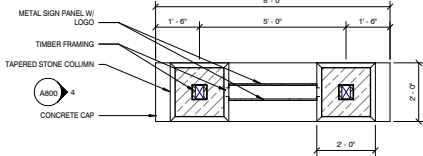
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



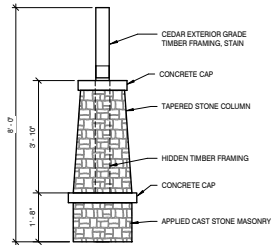
RENDERING

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



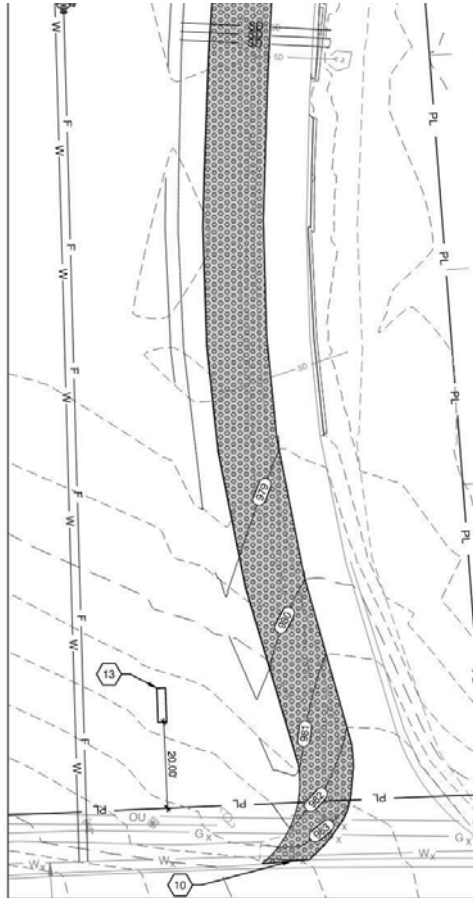
MONUMENT SIGN - PLAN

SCALE: 1/2" = 1'-0"



LEFT ELEVATION - RIGHT SIMILAR

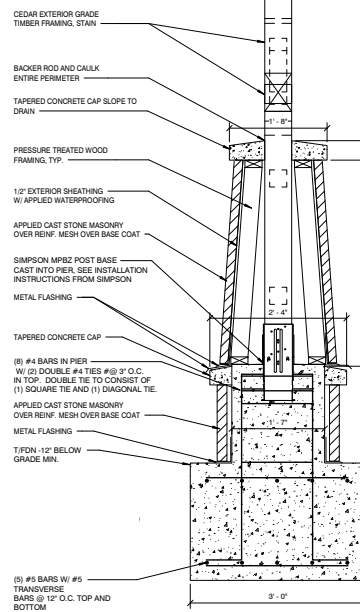
SCALE: 1/2" = 1'-0"



SITE LAYOUT PLAN

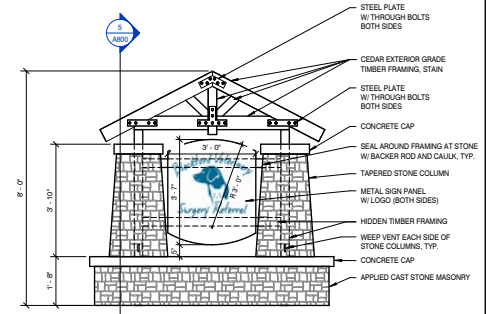
SCALE: 1" = 20'-0"

13 MONUMENT SIGN



MONUMENT SIGN SECTION

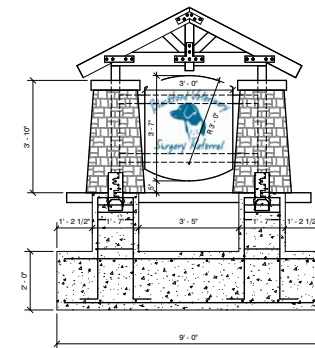
SCALE: 1" = 1'-0"



NOTE: OUTLINE OF SIGN ELEVATION AREA = 49.99 S.F.

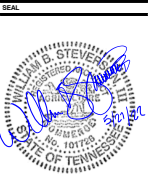
FRONT ELEVATION - REAR SIMILAR

SCALE: 1/2" = 1'-0"



FOUNDATION ELEVATION

SCALE: 1/2" = 1'-0"



PROJECT INFORMATION
PROJECT: ADDITIONS AND RENOVATIONS TO: BLACKFORD VETERINARY SURGERY FACILITY
PROJECT ADDRESS: 1505 BOB KERRY ROAD, KNOXVILLE, TN 37901
PROJECT NO.: 1508181

ACTIVE DESIGN PHASE
 FOR REVIEW ONLY
 FOR PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION BIDDING
 CONSTRUCTION DOCUMENTS
 AS BUILT RECORD SET

REVISION INFORMATION		
NO.	DATE	DESCRIPTION

KEY PLAN		

SHEET INFORMATION		
SHEET ISSUED:	05/06/2022	
DESIGNED BY:	WSP	
DRAWN BY:	KFP	
REVIEWED BY:	WBS	
SHEET TITLE:		

MONUMENT SIGN
SHEET NO.: A800

7-E-22-UR
5/31/2022



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Kathryn Fuller

Architect

Applicant Name

Affiliation

May 31st 2022

July 14 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

7-E-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
 Property Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Kathryn Fuller

MBI Companies, Inc.

Name

Company

299 N. Weisgarber Rd.

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

kathrynf@mbicompanies.com

Phone

Email

CURRENT PROPERTY INFO

Blackford Veterinary Clinic, LLC

9967 Chesney Rd Knoxville TN 37931

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1505 Bob Kirby Rd Knoxville TN 37931

104 193

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Bob Kirby Road, due Southwest of Secretariat Blvd

3.28 ac +/-

General Location

Tract Size

City
 County

 District

3rd

A

~~Veterinary Clinic/Hospital~~ OF

Zoning District

Existing Land Use

Northwest County

LDR

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Related City Permit Number(s)

Residential Non-Residential

Home Occupation (specify)

Other (specify) **This request is for a free standing sign for Blackford Veterinary Clinic.**

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0402	
ATTACHMENTS		
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2 \$450.00	\$450.00
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 3	
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

JH

AUTHORIZATION

Kathryn E. Fuller
Applicant Signature

Kathryn Fuller
Please Print

05/31/2022
Date

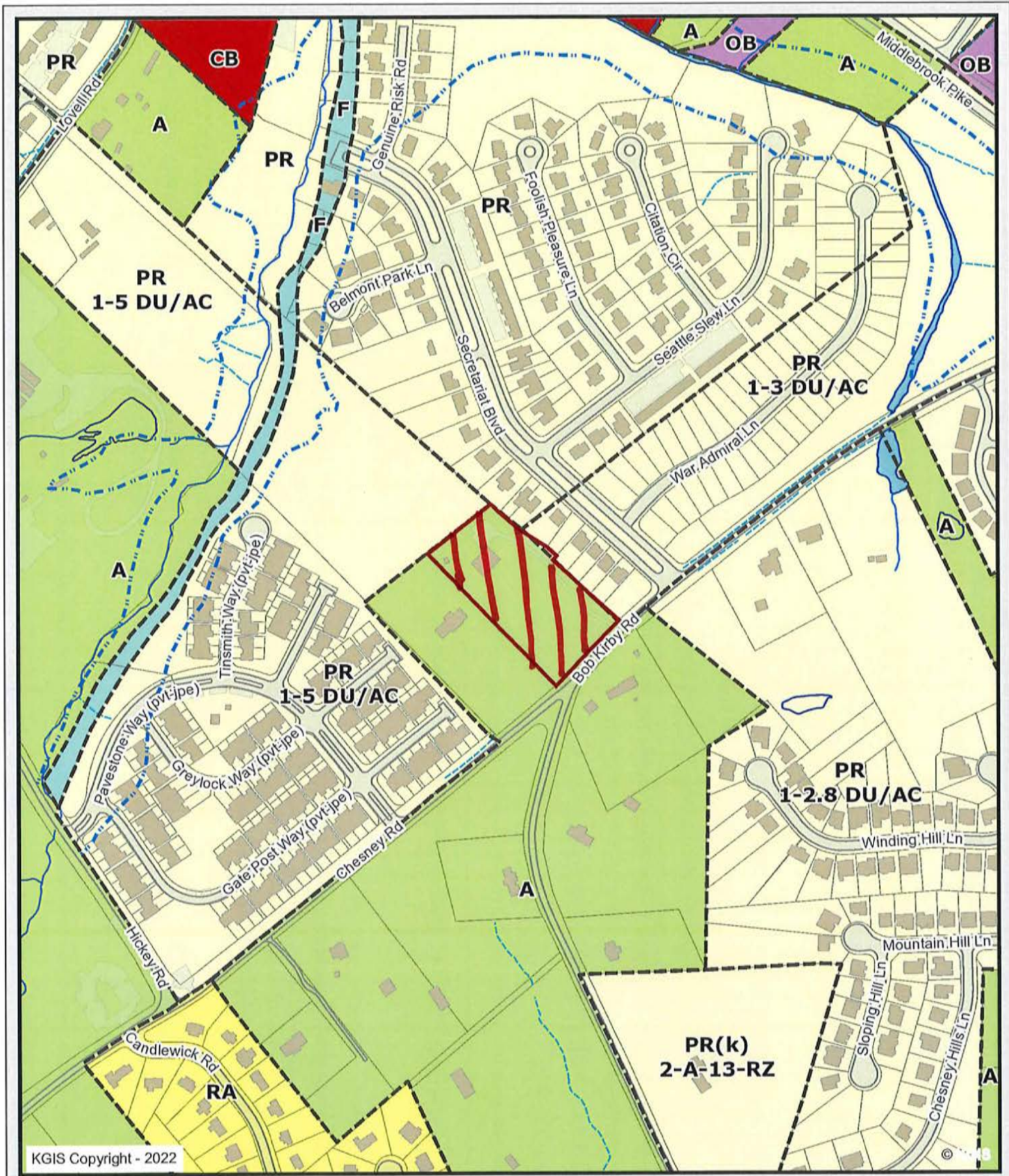
865-584-0999
Phone Number

kathrynf@mbicompanies.com
Email

[Signature]
Property Owner Signature

J. ZANE WINNERS
Please Print
Blackford Vet. Clinic, LLC

5/31/2022
Date
5/31/2022 *sum*

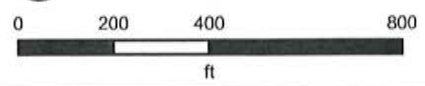


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Letter Portrait



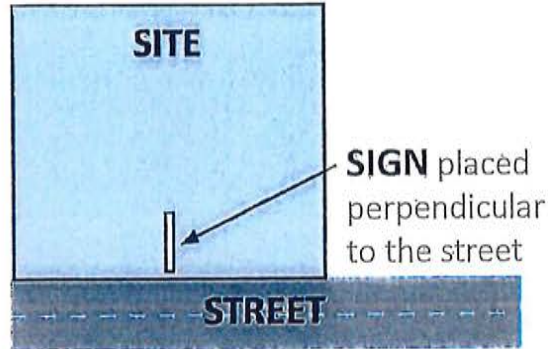
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days** prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kathryn Fuller
 Date: 5/31/22
 File Number: T-E-22-UR

Sign posted by Staff
 Sign posted by Applicant