

▶ **FILE #:** 2-E-14-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 2/13/2014

▶ **APPLICANT:** HALLS ANIMAL HOSPITAL

OWNER(S): J. Stephen Ridenour

TAX ID NUMBER: 38 110 & 11002

JURISDICTION: County Commission District 7

STREET ADDRESS: 7415 Maynardville Pike

▶ **LOCATION:** Northwest side of Maynardville Pk., northeast of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Hwy., which is a four lane median divided arterial street

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Office/retail

▶ **PROPOSED USE:** Veterinary clinic/hospital

HISTORY OF ZONING: none noted

SURROUNDING LAND USE AND ZONING: North: Halls High School / CA commercial & A agricultural

South: Bank & general retail / CA commercial

East: Auto parts store & general retail / CA commercial

West: Church / A agricultural

NEIGHBORHOOD CONTEXT: This site is located in close proximity to the intersection of E. Emory Rd. and Maynardville Hwy. The immediate area has been developed with general commercial uses such as a bank, drug store, auto parts store and convenience store.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a veterinary clinic as shown on the site plan subject to 5 conditions**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. The provision of no outdoor animal runs. All animals are to be maintained indoors unless being walked on a leash.
4. Obtaining a special pollution abatement permit from the Knox County Dept. of Engineering and Public Works
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

**COMMENTS:**

The applicant's animal clinic is currently located elsewhere in the Halls community and they wish to move to this site. The site is developed with a small strip commercial center that fronts onto Maynardville Hwy. 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. The site is surrounded by non-residential uses. As a result, the proposed clinic will not negatively impact the surrounding businesses.

**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 major arterial street.
- 3. All utilities are in place to serve this facility.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY 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 CA 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 North County Sector Plan which proposes GC (General Commercial) uses for this area.

**ESTIMATED TRAFFIC IMPACT:** 109 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**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.