



# USE ON REVIEW REPORT

▶ **FILE #:** 4-B-20-UR

**AGENDA ITEM #:** 26

**AGENDA DATE:** 4/9/2020

▶ **APPLICANT:** VETERINARY CENTER DEVELOPMENT GROUP, LLC

OWNER(S): Mark Ridenour

TAX ID NUMBER: 38 07509

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3703 E. Emory Rd.

▶ **LOCATION:** North side of E. Emory Rd., east of Mayes Chapel Rd.

▶ **APPX. SIZE OF TRACT:** 2.2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Road, a major arterial street with a five lane street section within a 100' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Veterinary Hospital

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Emory Road, Residencies / A (Agricultural) & RA (Low Density Residential)

East: Residences, Vacant land / A (Agricultural)

West: Residence, Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area that has developed under A (Agricultural) and RA (Low Density Residential) zoning with rural residential lots and low density residential subdivisions. The subject site is approximately .4 miles from commercial area at the Norris Freeway intersection.

## STAFF RECOMMENDATION:

▶ **APPROVE the request for a veterinary hospital that is approximately 5,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to

signage.

4. Meeting all applicable requirements of the Tennessee Department of Transportation.
5. Installation of all landscaping as shown on development plan within six months of the issuance of occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval of a veterinary hospital with kennel facility in the A district and the other criteria for approval of a use on review.

#### **COMMENTS:**

This request is for a new, 5,000 sqft veterinary hospital in the Agricultural zone. The property is located on E. Emory Road, approximately .4 miles west of the Norris Freeway intersection and immediately across from Elegant Drive. The surrounding uses include residential houses and vacant lots. The A (Agricultural) zone allows "Veterinary clinics and animal hospitals" as a use permitted on review, and requires that no animals be kept outdoors within 100 feet of any residence and the applicant must demonstrate that the property will not create a nuisance for adjoining properties due to noise, odor, or lack of adequate sanitation.

The veterinary hospital is anticipated to have 3 doctors and 6 staff at its maximum service. The kennel area is 1,500 sqft and will be used to house hospitalized patients and some boarding for clients only. All boarding will be inside the building only. There are no outdoor runs proposed and all pets will be individually walked on a leash. There is an outdoor area on the west (rear) side of the building that will be over 100 feet to the nearest residence. This area is only meant to be used by dogs for short time so they can go to the bathroom. The outdoor area will be surrounded by an 8'-0" tall privacy fence and there will be a Type 'B' landscape screen along this property line (see the development plan). The east side of the parking lot will have a continuous row of evergreen shrubs to screen the parking area from the adjacent properties.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from E. Emory Road, a major arterial street.
3. There will be no impact on utility requirements in the area.
4. To reduce the impact on adjacent properties, the applicant is proposing an 8'-0" tall privacy fence around the outdoor area and evergreen landscape screening with trees along the west property boundary and there will be shrubs along the east side of the parking lot.

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

1. The proposed veterinary hospital in the A zone district is consistent with the general standards for uses permitted on review. The proposed development 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 additional traffic through residential areas since the site has access to a major arterial street.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

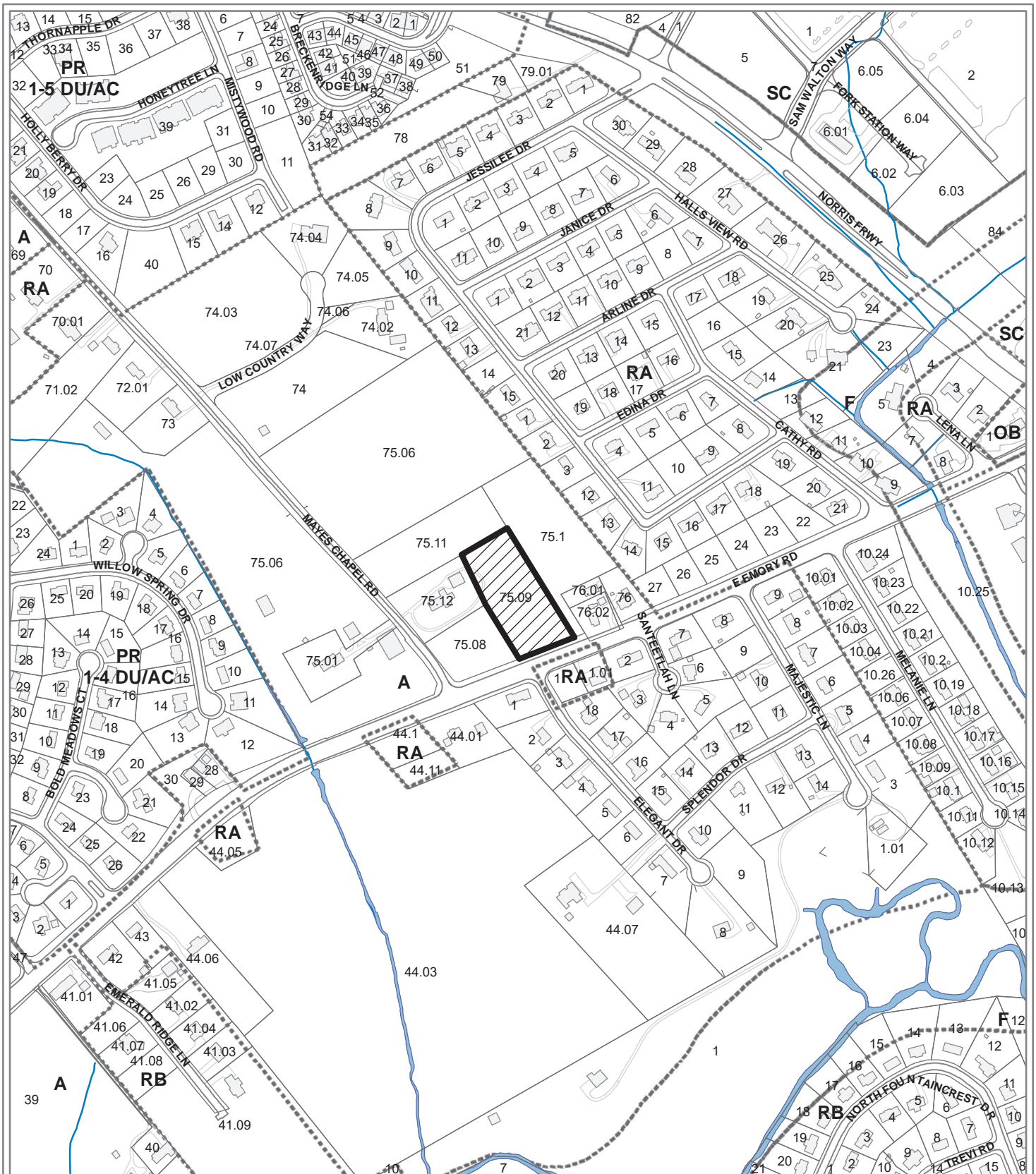
1. The North County Sector Plan designates this property for Low Density Residential (LDR) uses. The veterinary hospital is a use permitted on review in the Agricultural zone.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 191 (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.

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.



**4-B-20-UR  
USE ON REVIEW**



Veterinary Hospital in A (Agricultural)

Petitioner: Veterinary Center Development Group, LLC

Map No: 38

Jurisdiction: County



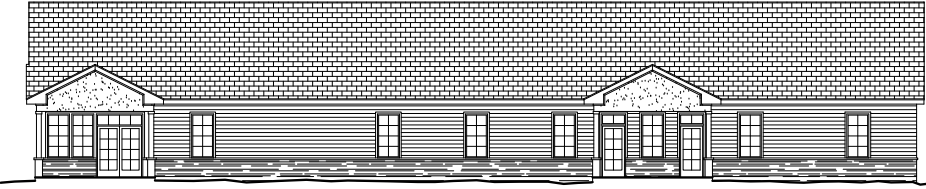
Original Print Date: 3/16/2020

Revised:

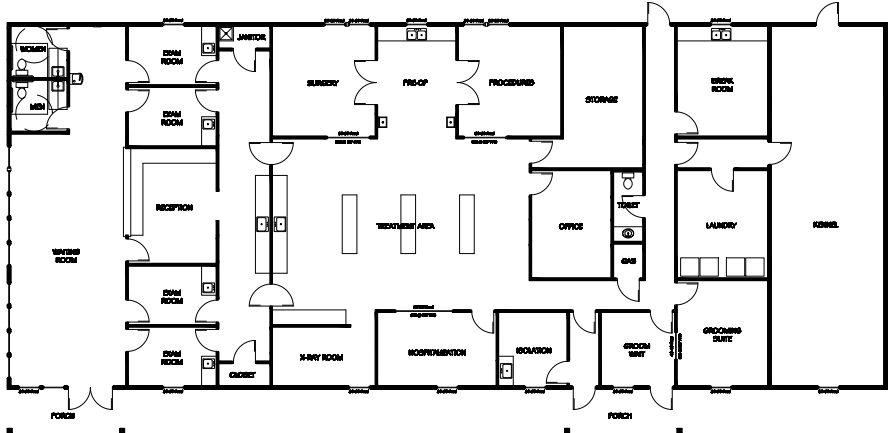
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



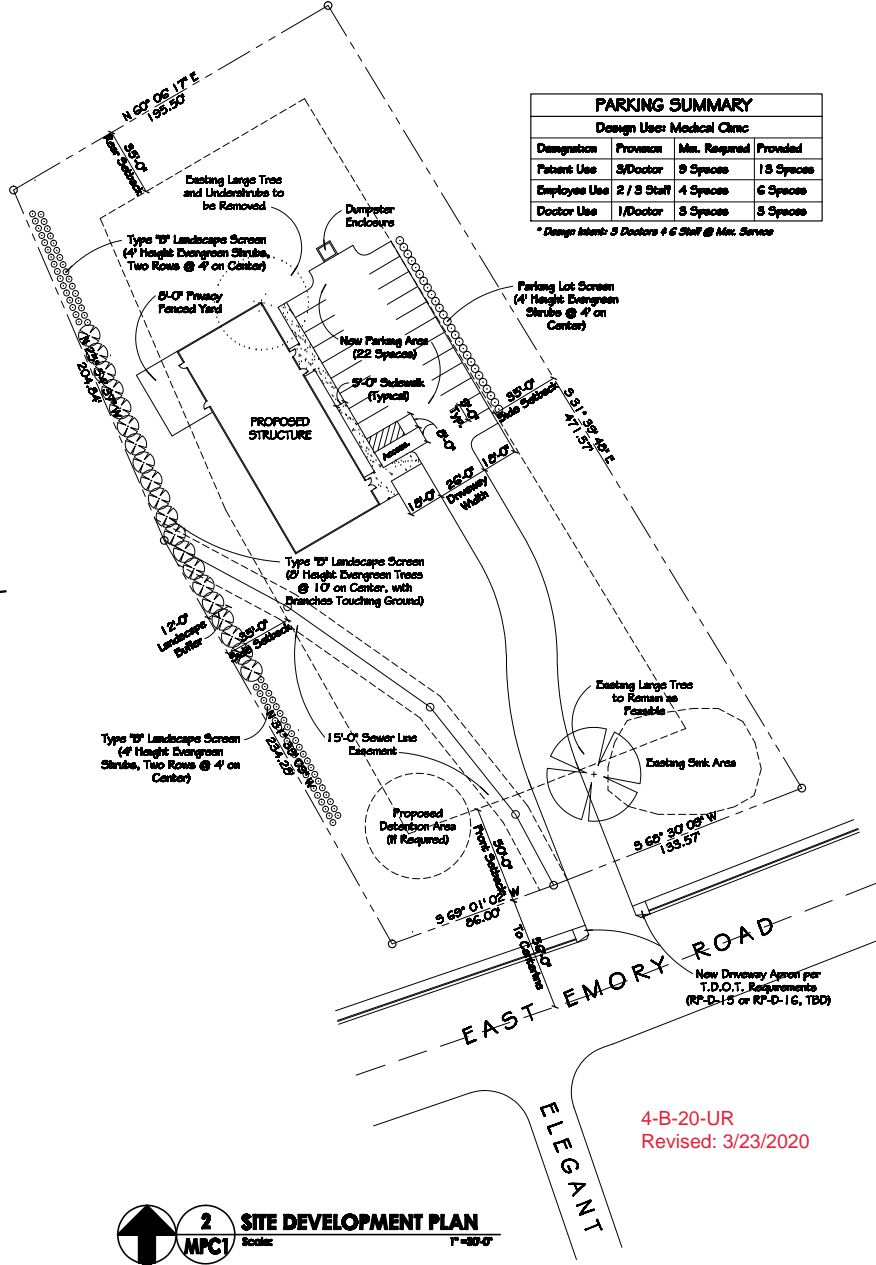
**4 FRONT ELEVATION (Street View)**  
 Scale: 1/8" = 1'-0"



**3 SIDE ELEVATION (Parking Lot Entry)**  
 Scale: 1/8" = 1'-0"



**1 GROUND FLOOR PLAN**  
 Scale: 1/8" = 1'-0"



PARKING SUMMARY			
Design User: Medical Clinic			
Designation	Provision	Min. Required	Provided
Patient Use	3/Doctor	9 Spaces	18 Spaces
Employee Use	2 / 3 Staff	4 Spaces	6 Spaces
Doctor Use	1/Doctor	3 Spaces	3 Spaces

*\* Design Intend: 3 Doctors + 6 Staff @ Min. Service*

**2 SITE DEVELOPMENT PLAN**  
 Scale: 1" = 30'-0"



**A New Veterinary Hospital  
 for  
 Veterinary Center Development Group, LLC**  
 Knoxville, Tennessee

Date of Drawing: Feb. 17, 2020  
 Drawn by: Chris Middle  
 Checked by: Chris Middle  
 Traced by: Chris Middle  
 Job Number: MC-20200

Drawing Issued For:  Review & Comment  \$ 25.00  
 Bidding or Pricing   
 Create Permit Only   
 Construction

This Drawing and its Design & Inset is the Property of the Architect and is Protected by Copyright Laws in all its Form, Content, or Material Only with the Permission of the Architect.

**MPCI**  
 Conceptual Site Layout  
 Main Floor Plan  
 Screen Elevation  
 Side Elevation

4-B-20-UR  
 Revised: 3/23/2020





# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning



Veterinary Center Development Group, LLC  
 Applicant Name Affiliation

2-20-2020 4-9-20 4-B-20-UR  
 Date Filed Meeting Date (if applicable) File Number(s)

## CORRESPONDENCE

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

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



Mitchell Rosenzweig Veterinary Center Development Group, LLC  
 Name Company

12039 Rivanna Lane Knoxville TN 37922  
 Address City State Zip

865-310-2311 ~~tplo@comcast.net~~  
 Phone Email

*\* Please call Mike Ridenour for questions 865-388-8630*  
*(property owner)* tploedge@gmail.com

## CURRENT PROPERTY INFO

Robert Mark Ridenour P.O. Box 707 865-388-8630  
 Owner Name (if different) Owner Address Owner Phone

3703 East Emory 37938 038 07509  
 Property Address Parcel ID

N/SE Emory Rd, E of Mayes Chapel 2.2 Acres  
 General Location Tract Size

North County A  
 Jurisdiction (specify district above)  City  County Zoning District

7 LDR Planned Growth  
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Vacant Halls Dale Halls Dale  
 Existing Land Use Septic (Y/N) Sewer Provider Water Provider

# REQUEST

DEVELOPMENT

Development Plan  Use on Review / Special Use

Residential  Non-Residential

Home Occupation (specify): \_\_\_\_\_

Other (specify): Veterinary Clinic

SUBDIVISION

Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

Parcel Change

Combine Parcels  Divide Parcel Total Number of Lots Created: \_\_\_\_\_

Other (specify): \_\_\_\_\_

Attachments / Additional Requirements

ZONING

Zoning Change: \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_

Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_

Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify): \_\_\_\_\_

STAFF USE ONLY

**PLAT TYPE**

Staff Review  Planning Commission

**ATTACHMENTS**

Property Owners / Option Holders  Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:

0401900.00

FEE 2:

FEE 3:

**TOTAL:**

900.00

**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Mark Ridenor  
Applicant Signature

Mark Ridenor  
Please Print

2-20-20  
Date

865-388-8630  
Phone Number

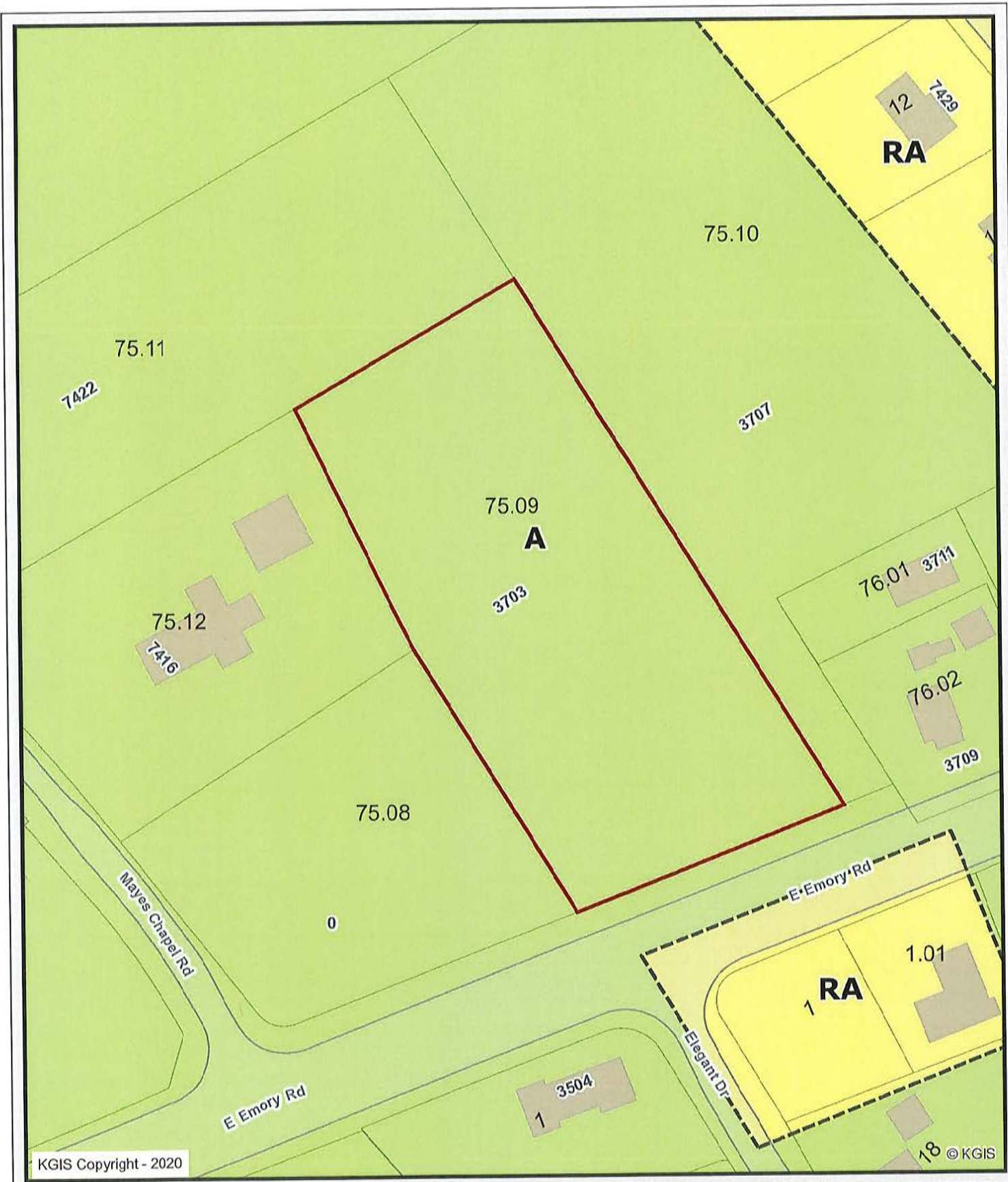
RMR9561@gmail.com  
Email

Sherry Mechenzi  
Staff Signature

SHERRY MECHENZI  
Please Print

2-20-2020  
Date



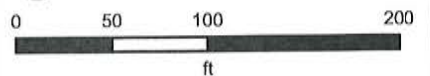


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/20/2020 at 12:35:55 PM



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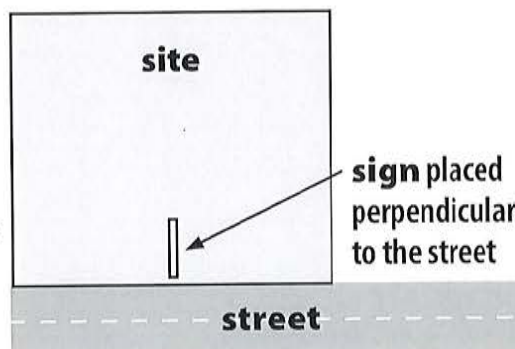
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

March 25 (Wed) and April 10 (Fri)  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Mark Richman

Printed Name: Mark Richman

Phone: 865-388-8630 Email: RMR9561@gmail.com

Date: 2-20-2020

File Number: 4-B-20-UR