



USE ON REVIEW REPORT

▶ **FILE #:** 9-E-20-UR

AGENDA ITEM #: 25

AGENDA DATE: 9/10/2020

▶ **APPLICANT:** VETERINARY CENTER DEVELOPMENT GROUP

OWNER(S): Hardin Valley Land Partners

TAX ID NUMBER: 117 02511

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11424 Hardin Valley Dr.

▶ **LOCATION:** South side of Hardin Valley Rd., southeast of Steele Rd.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via an access easement to the west connecting to 'Road A' in the approved concept plan/use on review (1-SC-20-C/1-E-20-UR) for Steele Landing at the intersection with Hardin Valley Road, a minor arterial with a pavement width of approximately 60 feet within a right-of-way width of 88 feet (per the Major Road Plan) and Steele Road, a minor collector with a pavement width of approximately 45 feet within a right-of-way width of 60 feet (per the Major Road Plan).

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Veterinarian

HISTORY OF ZONING: 2-K-08-RZ: PR, A to CA; 10-X-05-RZ: A to PR

SURROUNDING LAND USE AND ZONING: North: Public/quasi public - A (Agriculture)

South: Agriculture/forestry/vacant - I (Industrial)

East: Agriculture/forestry/vacant - A (Agriculture)

West: Agriculture/forestry/vacant - CA (General Business)

NEIGHBORHOOD CONTEXT: The area is across from Hardin Valley Schools and near the neighborhood commercial node at Steele Road.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a veterinary hospital that is approximately 6,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.

1. Obtaining an access easement across the adjacent undeveloped commercial parcels to the west to provide

access to the traffic signal, approved by Knox County Engineering and Public Works.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
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 clinic with kennel facility in the CA district and the other criteria for approval of a use on review.

COMMENTS:

This request is a for a new 6,000 sq. ft. veterinary clinic in the CA (General Business) zone. The property is located along Hardin Valley Road, approximately 0.13 miles east of the Steele Road intersection and immediately across from Hardin Valley Elementary School. The surrounding uses include the schools, single family residential, a neighborhood commercial node and large lot, rural residential areas with steep topography. The CA (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 clinic is anticipated to have 4 doctors and 6 staff at its maximum service. The kennel area is 918 sq. ft. 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 north 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 the bathroom. The outdoor area will be surrounded by an 8 foot 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.

Initially, a Transportation Impact Analysis (TIA) dated October 16, 2019 was provided for this area and an updated TIA was conducted to account for the proposed change in use provided as part of this application and is dated July 23, 2020. An eastbound right-turn lane at the signal of Hardin Valley Rd and Road "A" / Steele Rd will need to be installed prior to permits for the remainder buildout of the future commercial properties as per the recommendations of the 2019 TIA. The "Future Buildings" are designed for possible drive-throughs. If the land use for these parcels (Office Building or Land Use Code 710) changes from the Transportation Impact Analysis, then an updated TIA may be required.

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. An initial Transportation Impact Analysis (TIA) was conducted for this and the adjacent commercial and residential properties and was dated October 16, 2019. An updated TIA to address the change in use for this parcel was conducted and is dated July 23, 2020.
3. An eastbound right-turn lane at the signal of Hardin Valley Rd & Road "A" / Steele Rd will need to be installed prior to permits for the remainder buildout of the future commercial properties as per the recommendations from the Transportation Impact Analysis dated October 16, 2019.
4. The proposed access easement from the proposed Vet Clinic to Road "A" of the subdivision shall comply with Knox County Engineering & Public Works requirements, the profile of the access to Road "A" will be reviewed during permitting by Knox County.
5. A sidewalk connection will need to be provided either along the access easement back to the signal and tie in to existing facilities or tie directly into sidewalks along Hardin Valley Road, per Knox County Engineering & Public Works requirements.
6. The "Future Buildings" are designed for possible drive-throughs. If the land use for these parcels (Office Building or Land Use Code 710) changes from the Transportation Impact Analysis, then an updated TIA may be required.
7. The access easement out to Road "A" needs to maintain sight distance.
8. There will be no impact on utility requirements in the area.
9. To reduce the impact on adjacent properties, the applicant is proposing an 8'-0 tall privacy fence around the

outdoor area and a 'Type B' evergreen landscape screening with trees along the south side of the building and there will be shrubs along the east side of the parking lot and a 'Type C' landscape parking lot screen consisting of a combination of trees and shrubs along the north side of the parking lot adjacent to the Hardin Valley Road frontage.

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

1. The proposed veterinary hospital in the CA 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.

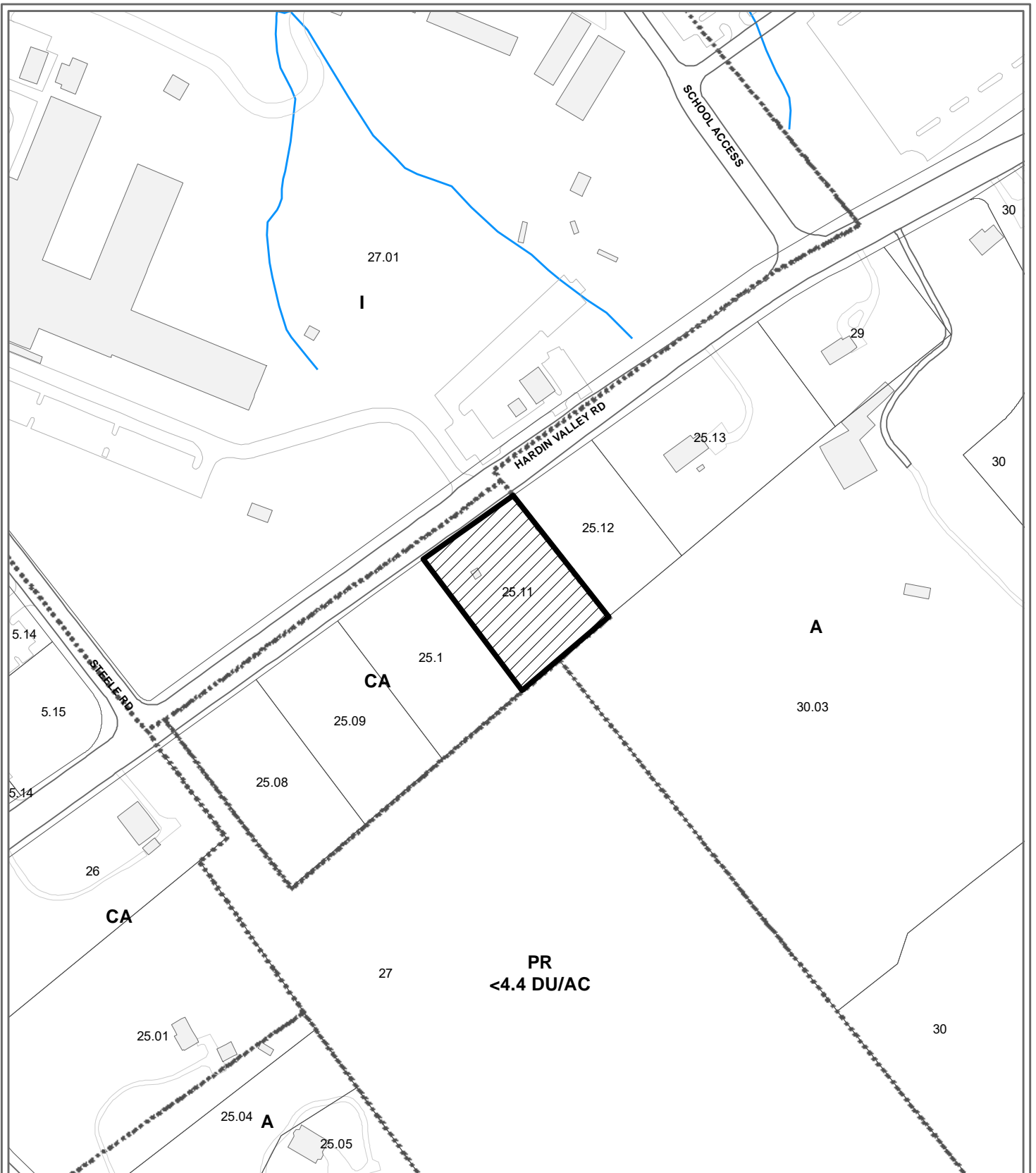
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for RC (Rural Commercial) uses. The veterinary hospital is a use permitted on review in the CA (General Business) zone.
2. The site is located within the Rural Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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 Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**9-E-20-UR
USE ON REVIEW**



Veterinarian in CA (General Business)

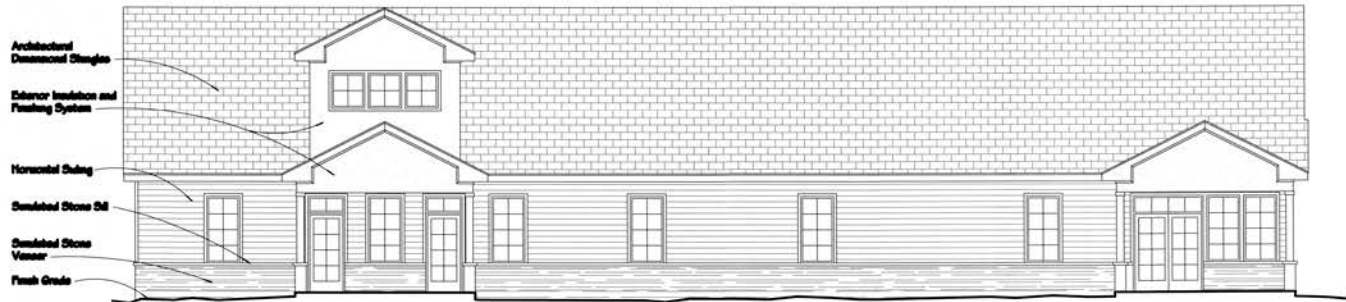
Petitioner: Veterinary Center Development Group

Map No: 117

Jurisdiction: County



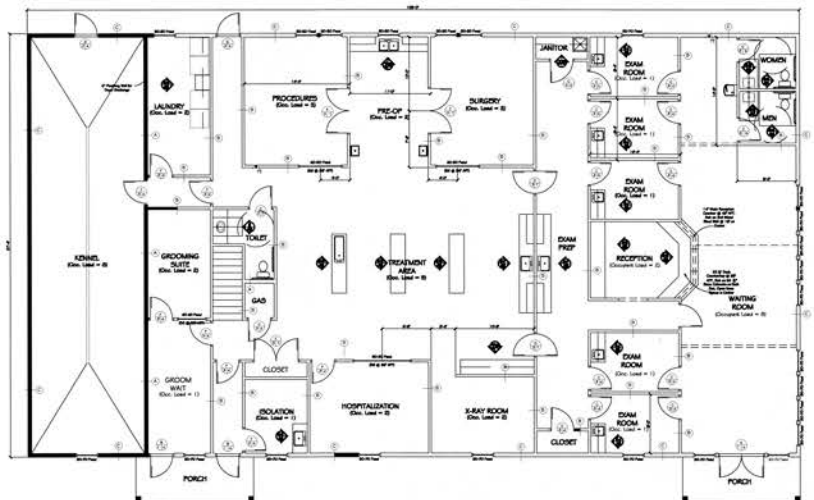
Original Print Date: 8/13/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



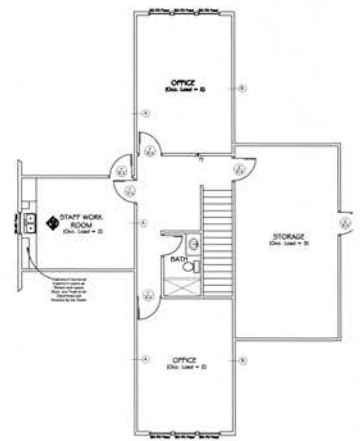
5 FRONT ELEVATION (Parking Lot Entry)
 MPC1 Scale: 1/4" = 1'-0"



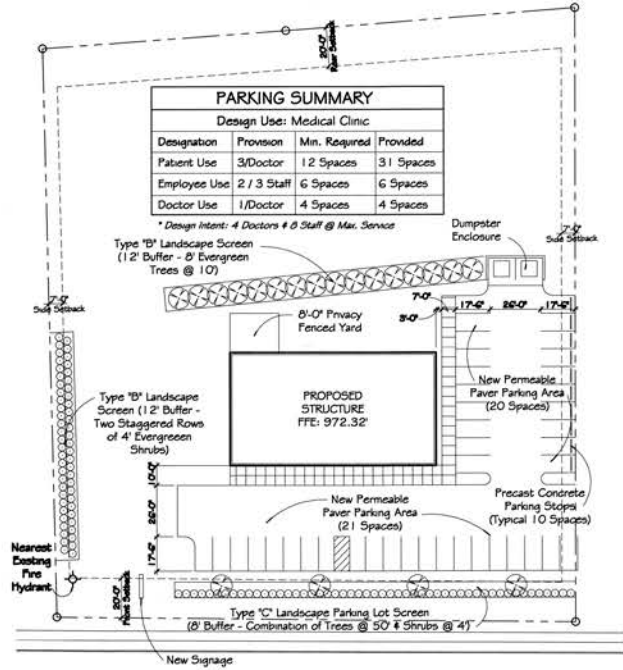
4 SIDE ELEVATION (Entry View)
 MPC1 Scale: 1/4" = 1'-0"



1 GROUND FLOOR PLAN
 MPC1 Scale: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
 MPC1 Scale: 1/8" = 1'-0"



3 SITE DEVELOPMENT PLAN
 MPC1 Scale: 1" = 30'-0"

9-E-20-UR

REVISED
1:29 pm, Aug 27, 2020

MALONE ARCHITECTURE
 STRATEGIC PLANNING
 ARCHITECTURE
 INTERIOR DESIGN
 102 CHLAND ROAD
 KNOXVILLE, TN 37934
 PHONE: 865.777.1720
 FAX: 865.777.1724

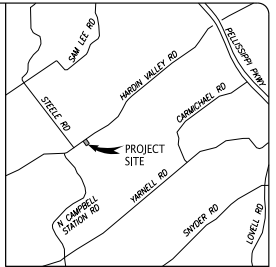
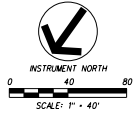
A New Veterinary Hospital for for Veterinary Center Development Group, LLC Knoxville, Tennessee

Date of Drawing: May 25, 2020
 Drawn by: Chris Malone
 Checked by: Chris Malone
 Issued by: Chris Malone
 Job Number: MA-202002
 Revision:
 Review & Comment
 Bidding or Pricing
 Code Review Only
 Construction

This Drawing and its Design is owned by the Property of the Architect and is Protected by Copyright Laws that in Use, Copy, or Alter in Any Manner without the Permission of the Architect.

MPC1
 Conceptual Site Layout
 Main Floor Plan
 Street Elevation
 Side Elevation

REVISED
5:40 pm, Aug 24, 2020



**PRELIMINARY
NOT FOR
CONSTRUCTION**

STEELE LANDING VET CLINIC
HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

HARDIN VALLEY LAND PARTNERS
10784 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
CONTACT: RUSTY BITTLE
TELEPHONE NO.: 865.650.7015
EMAIL: RUSTY@HARDINVALLEYLANDS.COM

**USE ON REVIEW
SITE PLAN**

PROJECT NO.	548.001	SHEET	C1
DATE	07/27/20	SCALE	1"=40'
ISSUED BY	JCM	REVISION/ISSUE	
DESIGNED BY	MCF	REVISION/ISSUE	
PROJ. MGR.	MCF	REVISION/ISSUE	
DATE	08/24/20	REVISION/ISSUE	
ISSUED FOR USE ON REVIEW	07/27/20	REVISION/ISSUE	

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM BENCHMARK & ASSOCIATES, INC. DATED AUGUST 12, 2015.
2. UNLESS NOTED OTHERWISE DIMENSIONS ARE TAKEN FROM THE PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT, OR OUTSIDE FACE OF BUILDING.
3. PROPERTY CONCERNED REFLECTS PARCEL 117 02510 & 117 02511 AS SHOWN IN KNOX COUNTY CLT MAP 117. ZONING FOR THE PROPERTY IS CA, GENERAL BUSINESS ZONE. TOTAL AREA = 2.814 AC.
4. OWNER: HARDIN VALLEY LAND PARTNERS
10784 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
5. BUILDING SETBACKS ARE 20'-FT IN FRONT, 0'-FT ON SIDE, AND 16'-FT IN REAR.
6. THE PROPOSED AREA OF PARCEL 117 02510 IS 1.02 AC. & THE PROPOSED AREA OF PARCEL 117 02511 IS 1.79 AC.

PARKING SUMMARY

REQUIRED PARKING FOR MEDICAL CLINIC:

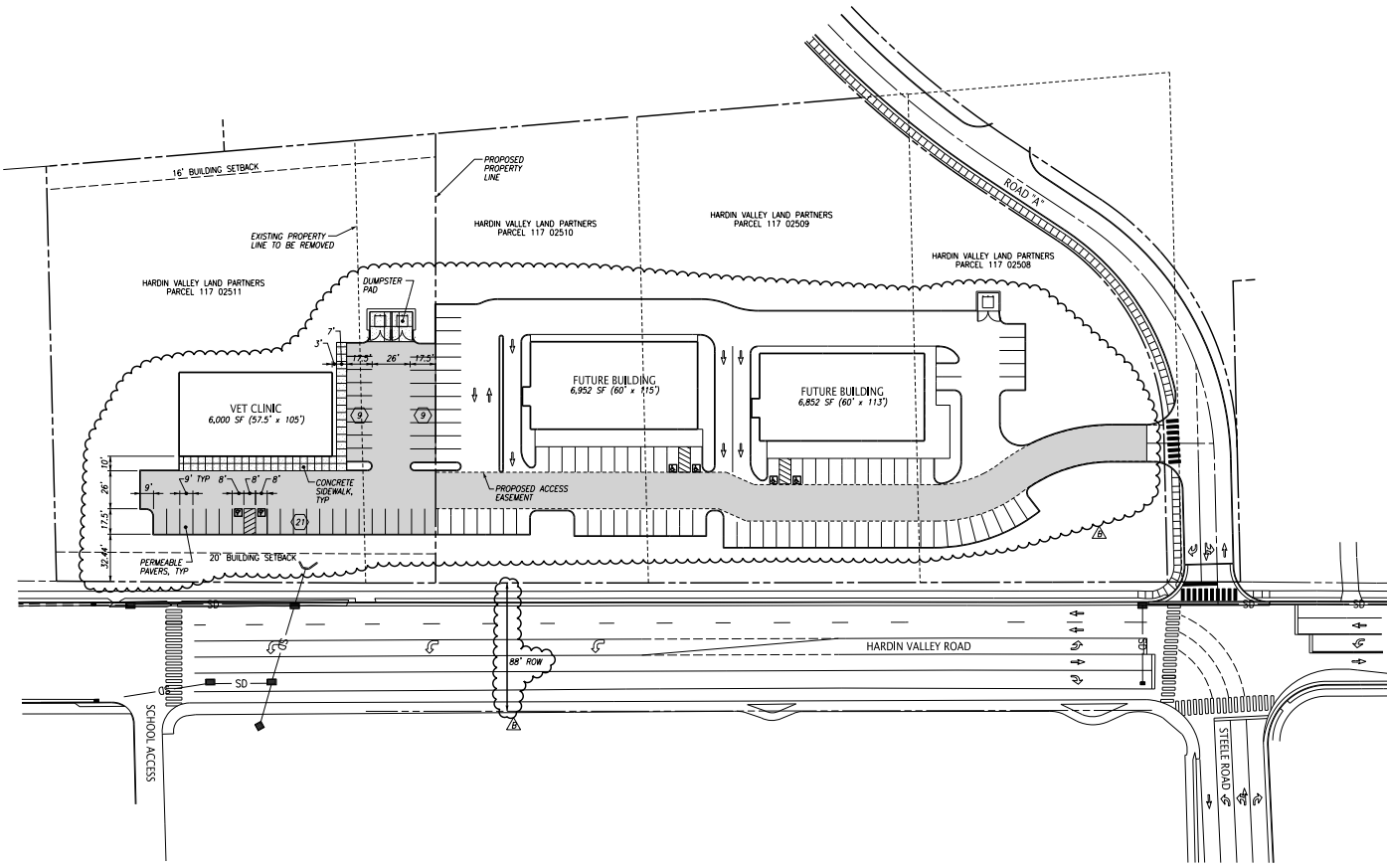
2 STAFF DOCTORS @ 3 PATIENT'S PARKING SPACES PER STAFF DOCTOR	6
6 EMPLOYEES @ 2 SPACES PER 3 EMPLOYEES	4
2 STAFF DOCTORS @ 1 SPACE PER STAFF DOCTOR	2
TOTAL	12 SPACES

TOTAL PARKING PROVIDED	37
STANDARD SPACES (9'x17.5')	2
HANDICAP (2 VAN ACCESSIBLE)	2
TOTAL	39 SPACES

9-E-20-UR

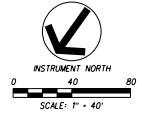
LEGEND:

- PROPOSED PERMEABLE PAVERS
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- BUILDING SETBACK
- NUMBER OF PARKING SPACES
- TYPICAL



File Name: I:\2019\548.001\1002\Site on Review - 117 02510\100201.rvt
 Plot Date: 8/24/2020

REVISED
5:43 pm, Aug 24, 2020



FULGHUM
MACINDOE
ASSOCIATES, INC.

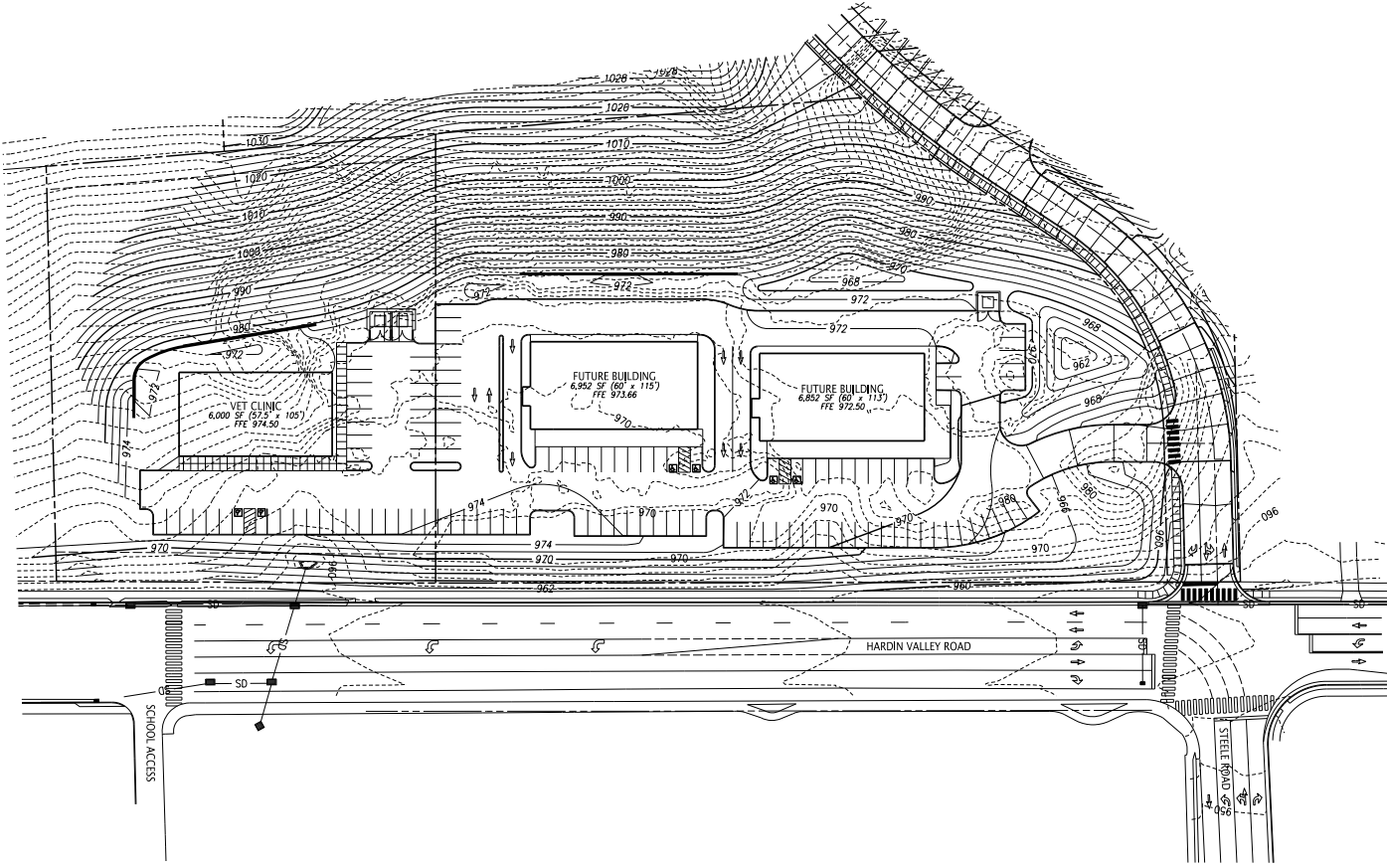
10330 HARDEN VALLEY ROAD
SUITE 200
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6449
www.fulghummacindoe.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

STEELE LANDING VET CLINIC
HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

**HARDIN VALLEY LAND
PARTNERS**
10784 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
CONTACT: RUSTY BITTLE
TELEPHONE NO.: 865.650.7455
EMAIL: RUSTY@HARDINVALEYPARTNERS.COM

**USE ON REVIEW
GRADING PLAN**



9-E-20-UR

LEGEND:

— 880 —	PROPOSED CONTOUR
- - - 880 - - -	EXISTING CONTOUR
— · — · — ·	PROPERTY LINE

PROJECT NO.	ISSUED FOR	DESIGNED BY	DRAWN BY	DATE
548.001	USE ON REVIEW	JCM	HNU	08/24/20
DATE	ISSUED FOR	DESIGNED BY	DRAWN BY	DATE
08/24/20	USE ON REVIEW	JCM	HNU	08/24/20
SCALE	REVISION/ISSUE			
1"=40'				

File Name: 151616-001-10001-10001-10001-10001.dwg
Plot Date: 07/27/2020

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July 23, 2020

Ms. Tarren Barrett
 Knoxville-Knox County Planning
 400 Main Street, Suite 403
 Knoxville, TN 379202

Re: Updated Trip Generation for Steele Landing Vet Clinic

Dear Ms. Barrett:

Hardin Valley Land Partners proposes the Steele Landing Vet Clinic located south of the intersection of Hardin Valley Road at Steele Road in Knox County. The development will consist of a 6,000 SF Vet Clinic and an access easement to Road "A" of the proposed Steele Landing Subdivision.

The Steele Landing Vet Clinic concept plan shows a 6,000 SF building. Animal Hospital / Veterinary Clinic or Land Use 640 was used to calculate site trips using the fitted curve equations from the *Trip Generation, 10th Edition*, published by the Institute of Transportation Engineers. The total trips generated by the Steele Landing Vet Clinic was estimated to be 129 daily trips. A trip generation summary is shown in Table 1-1.

**Table 1 - Trip Generation Summary
 Steele Landing Vet Clinic**

Land Use	Density GFA	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Vet Clinic (LUC 640)	6,000 SF	129	15	7	9	13

Fulghum, MacIndoe & Associates submitted a traffic impact study for the Steele Landing Subdivision revised on October 16, 2019. As a part of the traffic study for the Steele Landing Subdivision FMA assumed land uses for the future commercial development including a 28,500 SF Office Building or Land Use 710 and a 7,000 SF Dentist Office or Land Use 720. Table 2 – Trip Generation Summary shows the assumptions made by FMA regarding the development.

Table 1 - Trip Generation Summary
“Steele Landing Subdivision Traffic Impact Study” FMA Revised October 16, 2019

Land Use	Density GFA	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Dentist Office (LUC 720)	7,000 SF	181	16	5	7	19

Therefore; the total number of trips generated by the Steele Landing Vet Clinic is less than the proposed trips for the approved FMA Steele Landing Subdivision traffic impact study dated October 2019.

I hope that this is helpful. Please contact me if you have any questions.

Thank you,



Addie Kirkham



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

Applicant Name	Affiliation	
7/27/20	9/10/2020	9-E-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

Mitch Rosenzweig	Veterinary Center Development Group		
Name	Company		
12039 Rivanna Lane	Knoxville	TN	37922
Address	City	State	Zip
865-310-2311	tploedge@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Hardin Valley Land Partners	10784 Hardin Valley Rd	865-670-7424
Owner Name (if different)	Owner Address	Owner Phone
11424 Hardin Valley Rd	117 02511	
Property Address	Parcel ID	
South side of Hardin Valley Rd, south east of Steele Rd	1.4 acres	
General Location	Tract Size	
County Commission District 6	CA	
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District	
Northwest County Sector	RC (Rural Commercial)	Rural Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Ag/Forestry/Vacant	N	West Knox
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider


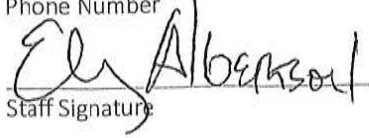
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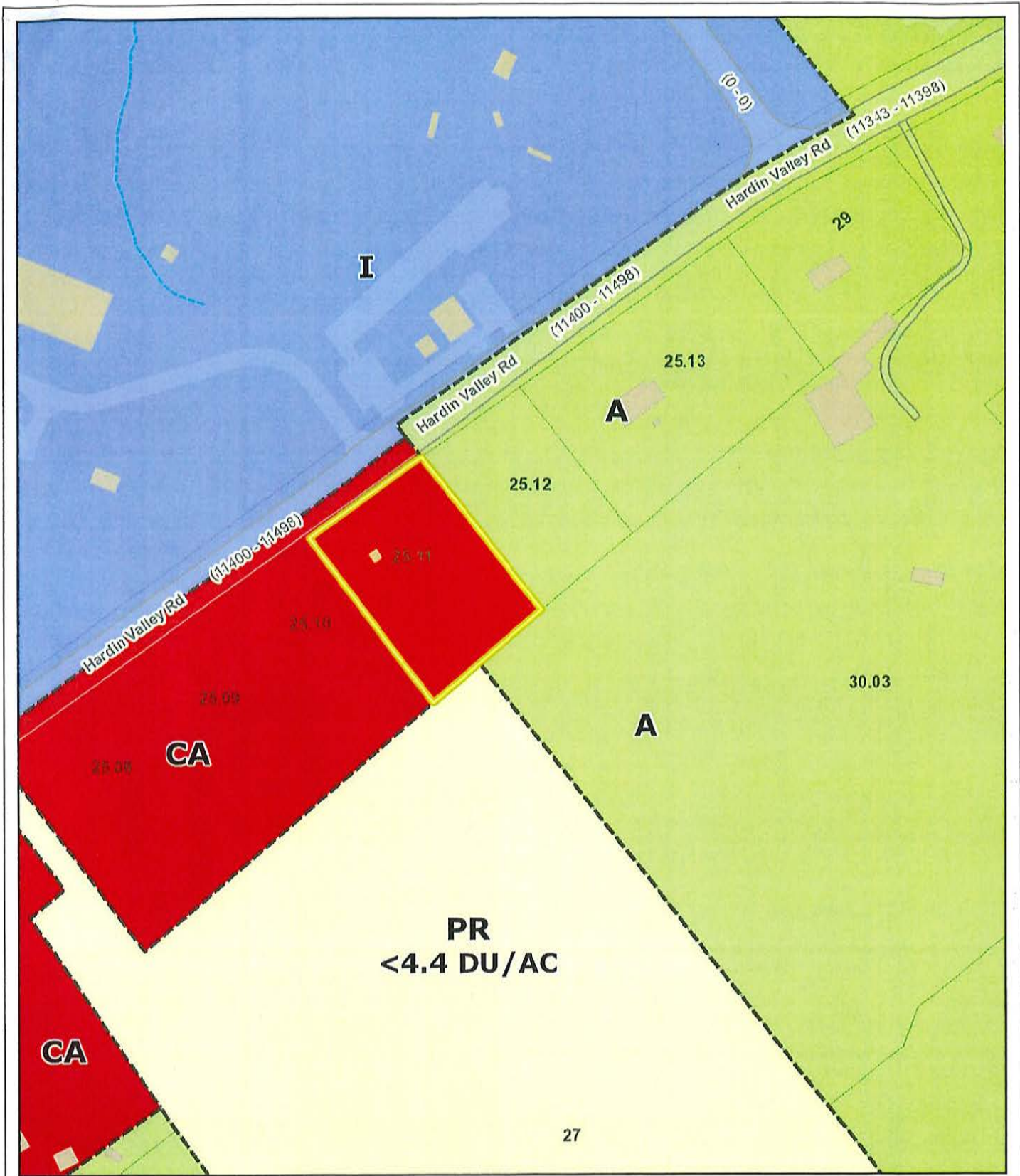
REQUEST


DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ <hr/> Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

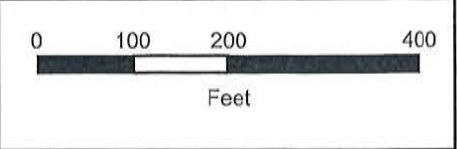
STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: 0401 \$1,500	TOTAL: \$1,500
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

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

 Applicant Signature	Mark Ridenour Please Print	7/27/2020 Date
865-388-8630 Phone Number	ridenourconstruction@gmail.com Email	
 Staff Signature	Elizabeth Albertson Please Print	7/27/2020 Date



 **9-E-20-UR**



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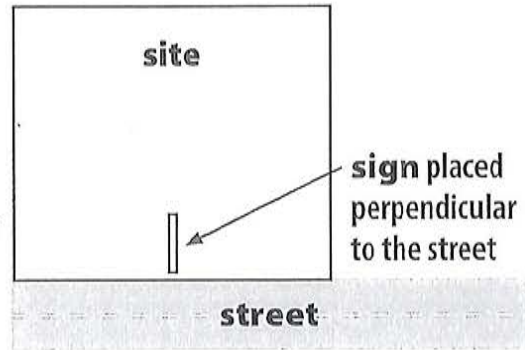
REQUIRED SIGN POSTING AGREEMENT

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:

8/26/20 and 9/11/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Mark Ridenour

Printed Name: Mark Ridenour

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

Date: 7-27-20

File Number: 9-F-20-UR