



USE ON REVIEW REPORT

▶ **FILE #:** 1-C-21-UR

AGENDA ITEM #: 30

AGENDA DATE: 1/14/2021

▶ **APPLICANT:** SEVAN MULTI-SITE SOLUTIONS OBO MY PETS WELLNESS

OWNER(S): Grassy Creek General Partnership

TAX ID NUMBER: 79 J E 014

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6734 Malone Creek Dr.

▶ **LOCATION:** Southwest side of Malone Creek Dr., northwest of Schaad Rd.

▶ **APPX. SIZE OF TRACT:** 2.26 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Malone Creek Dr (under construction), a local street with 39' of pavement within 60' of right-of-way; and Schaad Rd., a minor arterial street with 4 lanes and a center median within 102' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **ZONING:** CA(k) (General Business)

▶ **EXISTING LAND USE:** Under construction

▶ **PROPOSED USE:** Veterinary Clinic

HISTORY OF ZONING: The property was rezoned to CA(k) in 2017 (5-A-17-RZ). There are four conditions requiring conceptual master plan approval, landscape screening, access limitations, and administrative development plan approval by Planning staff.

SURROUNDING LAND USE AND ZONING: North: Commercial (under construction) -- CA (General Business)

South: Single family residential -- A (Agricultural)

East: Commercial (under construction) -- CA (General Business)

West: Commercial (under construction) -- CA (General Business)

NEIGHBORHOOD CONTEXT: The Grassy Creek Retail Center development is currently under construction and will include a grocery store, indoor self-storage facility, and various retail and office uses. The surrounding properties houses on large lots. Amherst Elementary School is approximately .7 miles to the southwest on Schaad Road.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a veterinary clinic with approximately 1,600 square feet of floor area, as shown on the development plan, subject to 2 conditions.

1. Meeting all applicable requirements of the Knox County Department Public Works and Engineering.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Section 3.90. - Signs, billboards, and other advertising structures).

With the conditions noted above, this request meets all requirements for approval in the CA(k) (General Business) zoning district, as well as the criteria for approval of a use on review, as identified below.

COMMENTS:

The proposed veterinary clinic is located in the Grassy Creek Retail Center and has approximately 1,600 sqft of floor area. A summary of the services proposed for this location are as follows; annual check-ups, vaccines, gastrointestinal, bloodwork, and euthanasia. There will be no outdoor activities, no pet grooming, no pet boarding, and no pet daycare. This business is designed for quick outpatient animal wellness services, in which 30 minutes to an hour is a typical wellness-check duration, while a few pre-scheduled procedures can take up 1 to 3 hours.

The 2017 rezoning to CA for this site includes a condition for a conceptual master plan approval by the Planning Commission, specific landscape screening standards, and an administrative development plan approval by Planning Commission staff. The building where the proposed veterinary clinic will be located, as well as the landscape screening, has already been reviewed and approved by staff. This review will not change the site plan, landscaping, or exterior of the structure.

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

- 1) The veterinary clinic will not modify the site or the exterior of the building in the shopping center (under construction).
- 2) The veterinary clinic will not board pets and will not have outdoor runs or other fenced areas for animals.

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

- 1) With the stated conditions, the proposal meets the standards for development within a CA (General Business) zoning district, and all other requirements of the Zoning Ordinance.
- 2) The proposed veterinary clinic 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

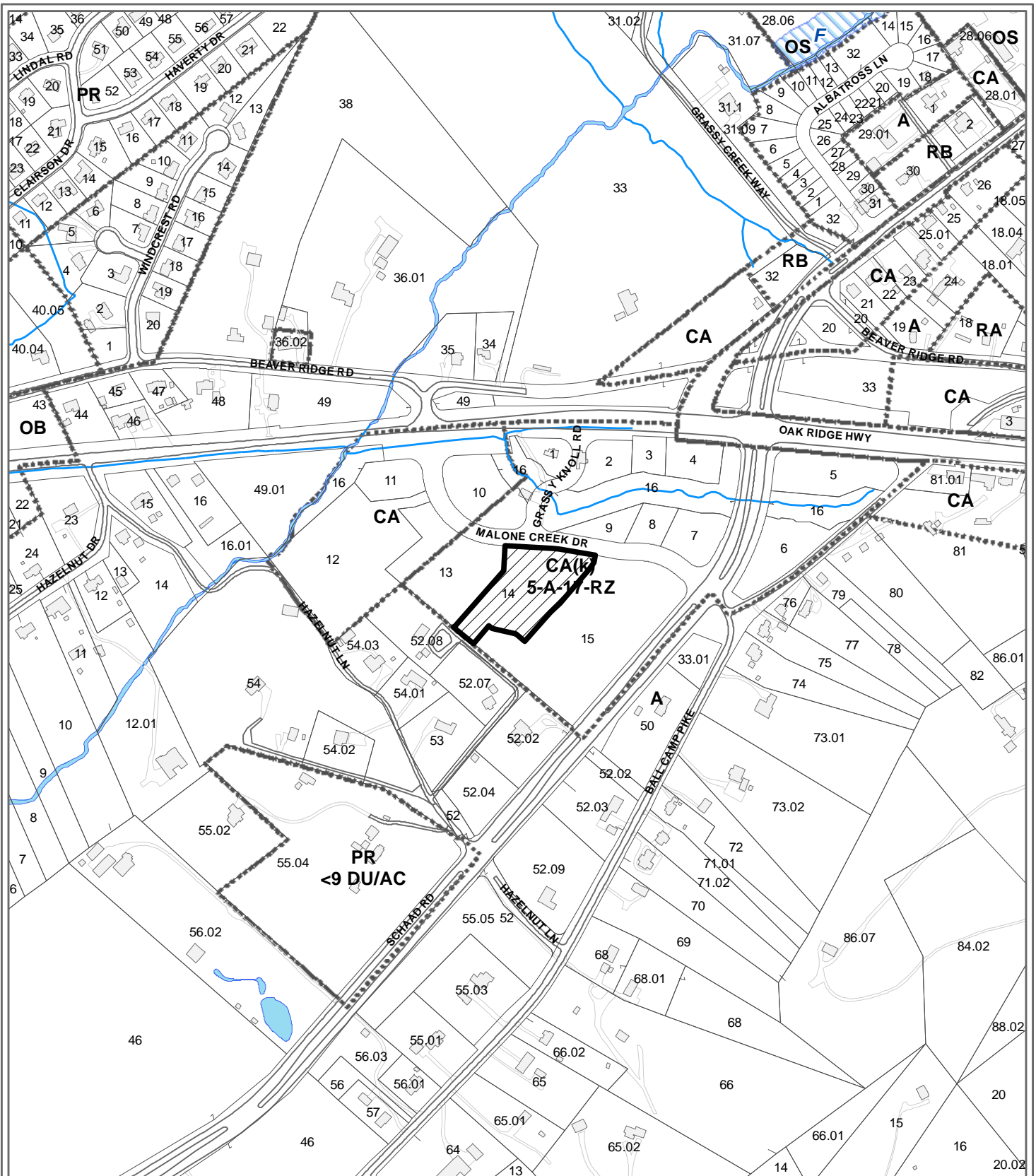
- 1) The Northwest County Sector Plan designates this property for general commercial uses. The proposed veterinary clinic is consistent with the Sector Plan and the zoning on the property.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 61 (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.



**1-C-21-UR
USE ON REVIEW**

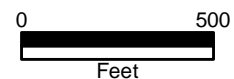


Veterinary Clinic in CA (k) (General Business)

Petitioner: Sevan Multi-Site Solutions obo
My Pets Wellness

Map No: 79

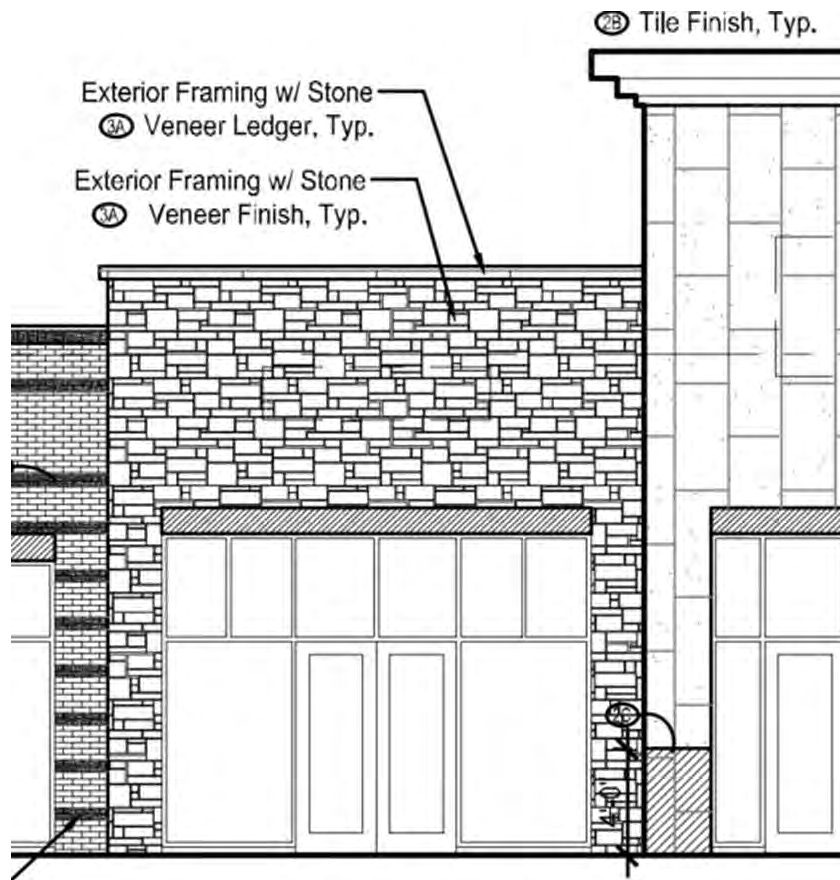
Jurisdiction: County



Original Print Date: 12/7/2020

Revised:

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



Original grassy creek elevations. NO EXTERIOR FACADE WORK. Exterior facade to remain as-is.

1-C-21-UR
11/30/2020

FRONT - EXTERIOR



FIELD SURVEY REQUIRED



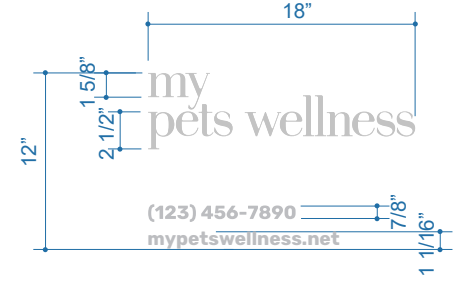
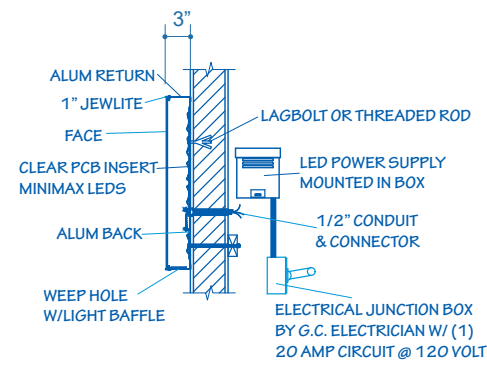
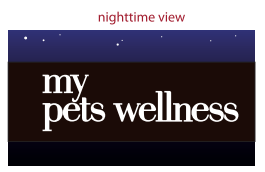
1-C-21-UR
11/30/2020



INTERNALLY ILLUMINATED CHANNEL LETTERS
73.33 SQUARE FEET BOXED
43.9 SQUARE FEET TIGHT RECTANGLE

FACES
Digital print Pantone 2104 C onto 3M Dual Color 3635-210 White Perforated vinyl film, double layer liquid lacquering

JEWELITE RETURNS



DOOR/WINDOW VINYL
WHITE VINYL
**ACTUAL PHONE# TO BE DETERMINED



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:
DATE: _____

Rev. #1	DATE	BY	Rev. #4	DATE	BY
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

MY PETS WELLNESS
6734 MALONE CREEK DR
KNOXVILLE, TN 37931

DRAWING NO:
DO 104843.01

ARTIST: AAAJ DATE: 11/23/20
SHEET: 1 OF 2

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

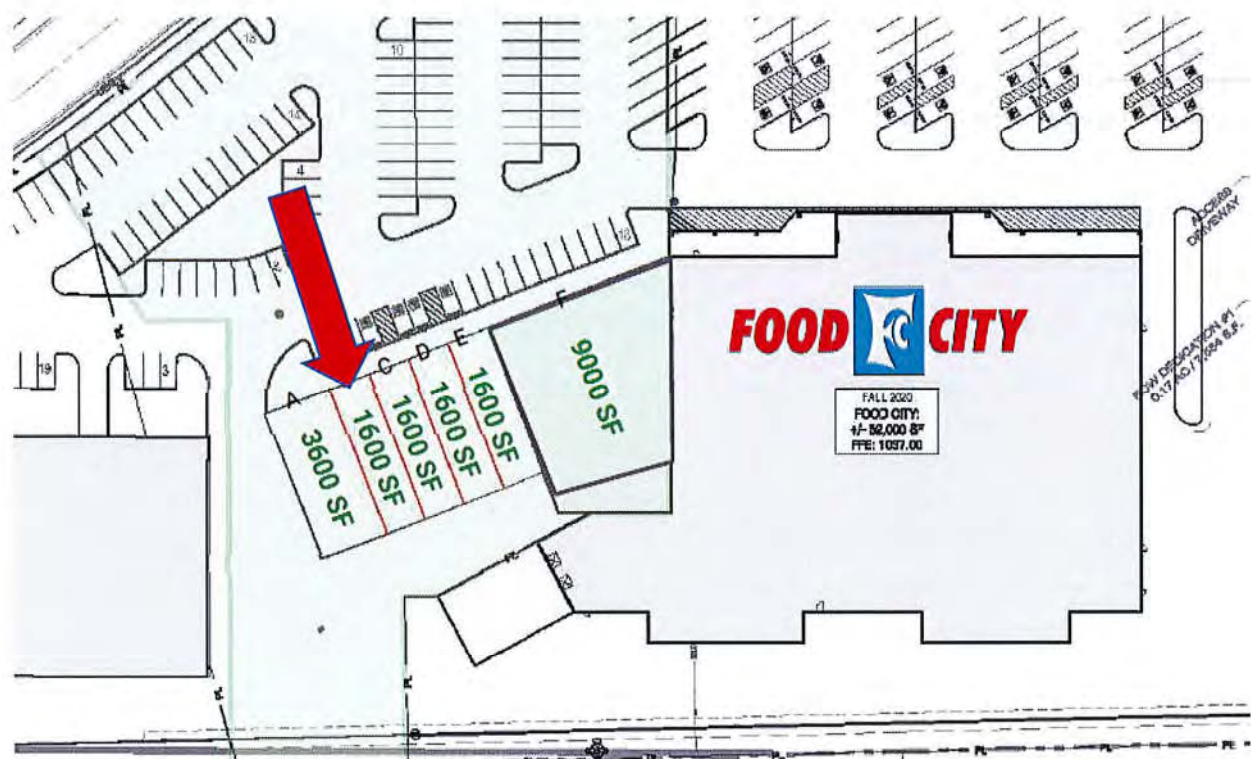
1-C-21-UR
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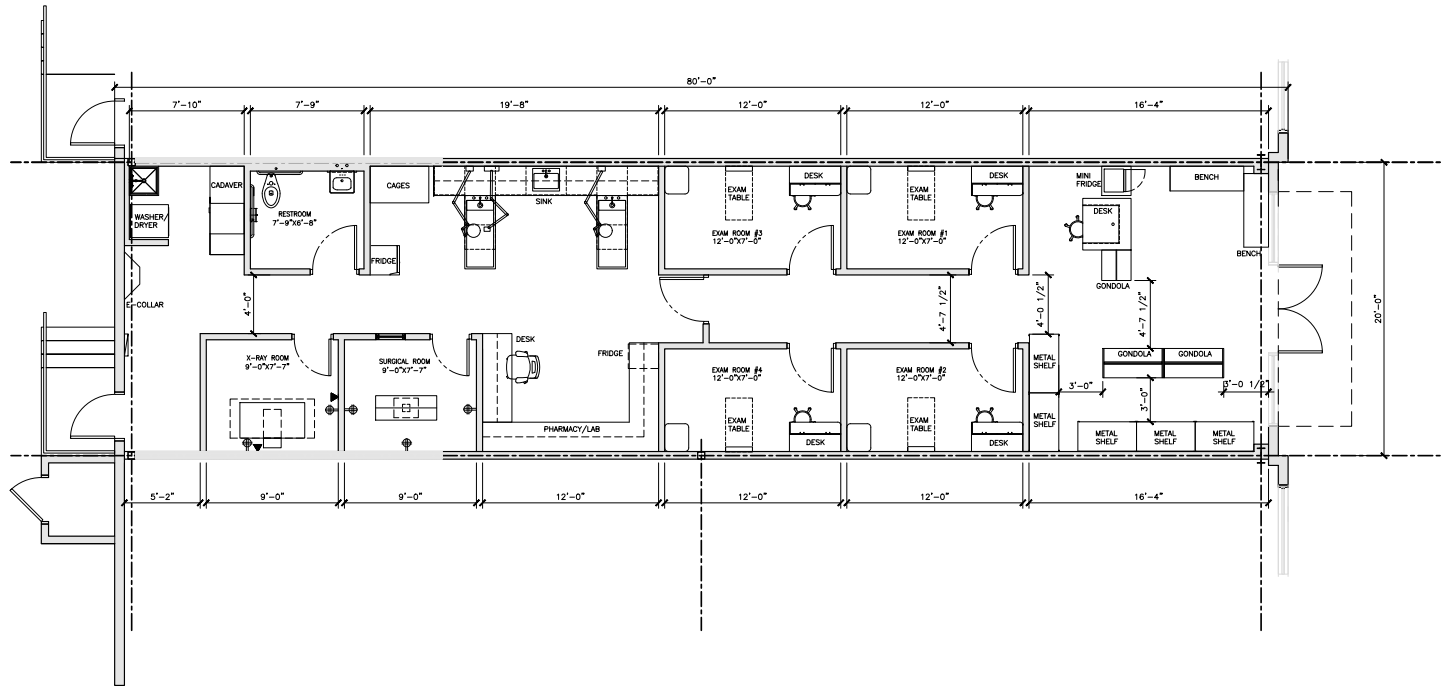
Proposed My Pets
Wellness Veterinary Clinic

1,600 Square Ft

Exhibit A



\\Egryfisher\sevan\Shared\Clients\My Pets Wellness\Design\KNOX013_Knoxville, TN\03_Prelim Design\Sheet\1\1\1_01.dwg November 24, 2020 - 8:51 am Nashville



1 FLOOR PLAN
A1.0 1/4" = 1'-0"

1-C-21-UR
11/30/2020

REV.	DATE	DESCRIPTION

SEAL

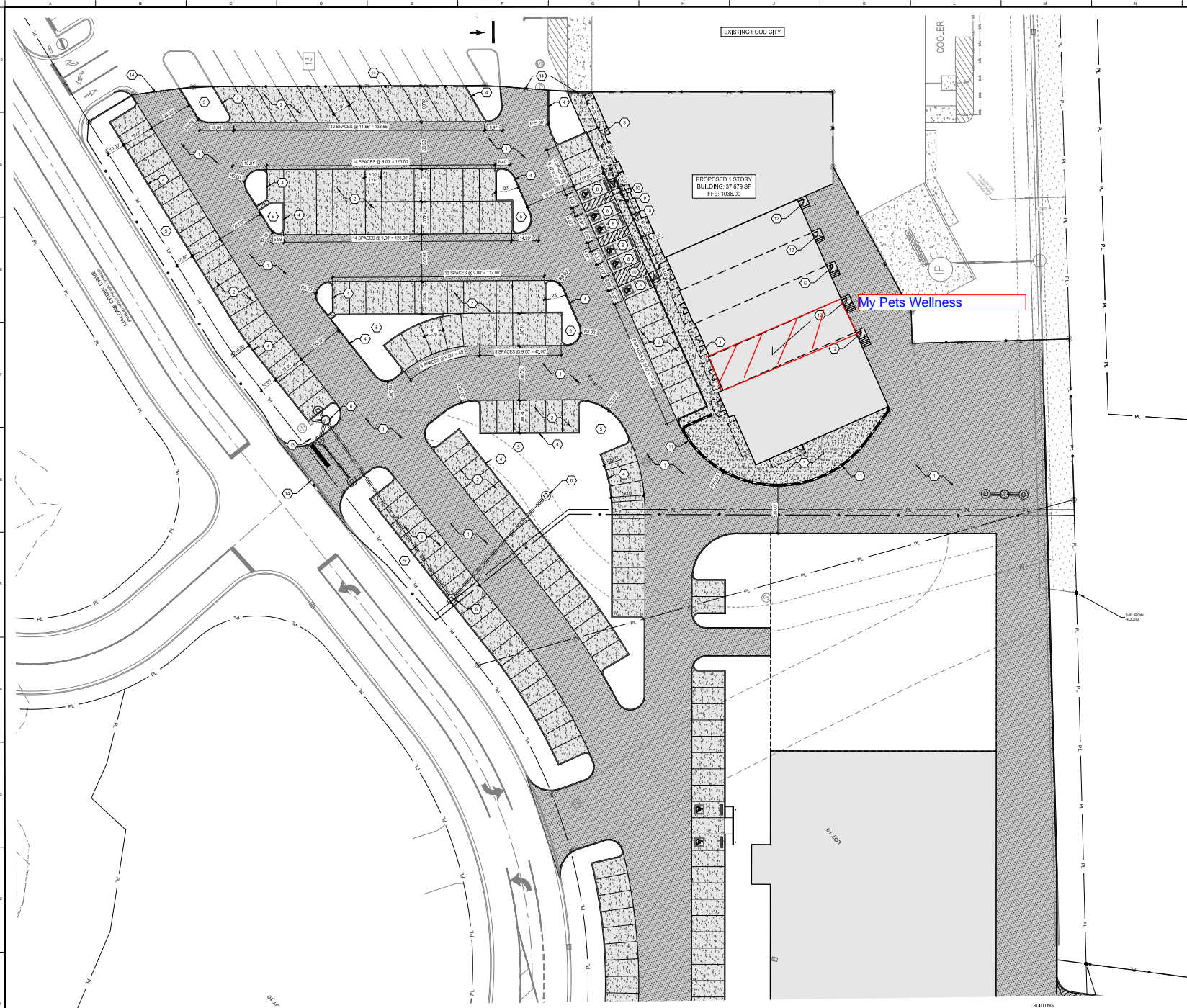
CERTIFICATION

sevan
DESIGN SOLUTIONS, P.C.
1208 WALTON CREEK DRIVE
KNOXVILLE, TN 37918
TEL: 615.511.1100
WWW.SEVANARCHITECTURE.COM

PROJECT INFORMATION
MY PETS WELLNESS
6734 WALTON CREEK DRIVE
KNOXVILLE, TN

SHEET MANAGER
PROJECT NO.:
DATE ISSUED:
ISSUED BY:
REVISIONS:
NATIONAL STORE NUMBER
KNO13

SHEET NUMBER
A1.0
Architecture



GENERAL SHEET NOTES:

1. SEE SHEET 0001 FOR C.A. NOTES AND LEGENDS
2. FOR TYPICAL PARKING SPACE LAYOUT SEE 31C001
3. ALL FINISHES NOT LABELED ARE TO BE #307

SITE LEGEND

- ↓ ↑ PAINTED CIRCULAR APPROVE, COLOR TO BE WHITE. SEE DETAIL 31C001
- PAINTED STOP BAR, COLOR TO BE WHITE. SEE DETAIL 31C001
- DO NOT ENTER PAINTED DO NOT ENTER LETTERS, COLOR TO BE WHITE. SEE DETAIL 31C001

SITE KEYED NOTES

1. HEAVY DUTY ASPHALT PAVING. SEE DETAIL 31C001
2. LIGHT DUTY ASPHALT PAVING. SEE DETAIL 31C001
3. CONCRETE CURB/NOSE. SEE DETAIL 31C001
4. CONCRETE CURB. SEE DETAIL 31C001
5. AREAS DISTURBED BY CONSTRUCTION OR PAVING TO BE SEEDS, SOCS OR LANDSCAPE
6. STORM DRAINAGE STRUCTURE. SEE SHEET 0300 FOR DETAILS
7. SANITARY SEWER STRUCTURE. SEE SHEET 0400 FOR DETAILS
8. ADA COMPLIANT PARKING SPACE. SEE DETAIL 31C002
9. ADA COMPLIANT DOUBLE CONCRETE RAMP. SEE DETAIL 31C001
10. PAINTED NO PARKING AREA, COLOR TO BE WHITE. SEE DETAIL 31C002
11. REMAINING WALL W/ HANDRAIL. SEE DETAIL 31C002
12. EXTERIOR STAIRS. SEE DETAIL 71C001
13. POLE MOUNTED STOP SIGN. SEE DETAIL 71C002
14. PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE



ENGINEER:
 MBI COMPANIES INC.
 200 N. WILSON ROAD
 INDIANVILLE, TN 37033
 PHONE: (615) 594-2000
 FAX: (615) 594-2121
 WEB: WWW.MBI-CORP.COM
 CONSULTANT

PROJECT INFORMATION
 PROJECT: GRASSY CREEK LOT 14 RETAIL BUILDING
 PROJECT ADDRESS: 200 N. WILSON ROAD INDIANVILLE, TN 37033

NOT FOR CONSTRUCTION

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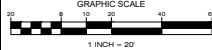
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SITE LAYOUT PLAN

1-C-21-UR
 11/30/2020



SITE LAYOUT PLAN
 SHEET NO.: C300

New Tenants Addition Grassy Creek Retail Center

6728-36 MALONE CREEK DRIVE, KNOXVILLE, TN 37921

OWNER

Maddox Companies
101 Dalton Place Way
Knoxville, TN 37912
CONTACT: Steve Maddox
PHONE: 865-522-9210
FAX:
CELLULAR: 865-805-5501

ARCHITECT

oysk3 architects
1545 Western Ave
Knoxville, TN 37921
CONTACT: Jim Ode
PHONE: 865-523-8200
FAX: 865-523-8266
CELLULAR: 865-803-4237

STRUCTURAL ENGINEER

SDG, LCC
306 W Main St, Ste 410
Frankfort, KY 40601
CONTACT: Jim Ode
PHONE: 859-351-9169
FAX:
CELLULAR:

ELECTRICAL ENGINEER

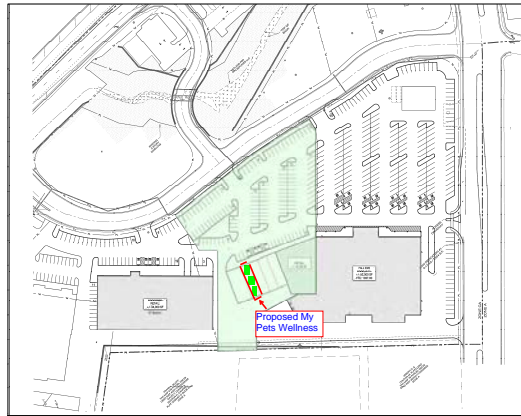
Vreeland Engineers, Inc.
3107 Sutherland Ave
Knoxville, TN 37919
CONTACT: Charles Luttrell
PHONE: 865-637-4451
FAX:
CELLULAR:

MECHANICAL/PLUMBING ENGINEER

Albert F.G. Bedinger Consulting Engineers
500 Clyde St
Knoxville, TN 37921
CONTACT: Bernie McGraw
PHONE: 865-637-8339
FAX:
CELLULAR:

ABBREVIATIONS

AC	ACCUPTICAL CEILING TILE ABOVE FINISHED FLOOR	BEAM	NOISTURE RESISTANT GYP BD
BM	BEAM	CONSTRUCTION JOINT	CONCRETE MASONRY UNIT
C	CONCRETE	CONSTR	CONSTR
CT	CONCRETE	DET	DET
DF	DRINKING FOUNTAIN	DS	DOWN SPOUT
DWG	DRAWING	EA	EACH
EL	ELEVATION	EQ	EQUIPMENT
EW	ELECTRIC WATER HEATER	EXP	EXPANSION OR EXPANDED
EXT	EXTERIOR OR EXISTING	EXT	EXTERIOR OR EXISTING
EXT	EXISTING	FB	FIBER FLOOR/FINISH FACE
FE	FIRE EXTINGUISHER	FE	FIRE EXTINGUISHER
FE	FIRE EXTINGUISHER CABINET	FG	FIBERGLASS
FK	FIRE HOSE CABINET	FL	FLOORING
FR	FIBER REINFORCED PLASTIC	GA	GRAB BAR
GB	GRAB BAR	GP	GYP BOARD
GP	GYP BOARD	HW	HARDWOOD
HT	HIGH OR HEIGHT	HT	HIGH OR HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
RET	RETAINING	SHT	SHEET
SH	SHED	STL	STEEL
TEMP	TEMPERATURE	T&G	TONGUE AND GROOVE
TOC	TOP OF CONCRETE	TOF	TOP OF FOOTING
TOS	TOP OF STEEL	TOW	TOP OF WALL
TPH	TOILET PAPER HOLDER	TRP	TYPICAL
VCT	VINYL COMPOSITE TILE FLOORING	WB	WALL BASE
W	WATER	WTR	WATER
WC	WATER CLOSET	WV	WATER VALVE
WOOD	WOOD	XPS	EXTRUDED POLYSTYRENE INSULATION
YD	YARD	Z	ZONING
AT	ANGLE	AND	AND
CL	CENTERLINE		



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



2 Vicinity Map
SCALE: N/A

FACILITY & CODE COMPLIANCE INFORMATION

PARCEL ID: 079JE014
PROPERTY ZONING: BUSINESS
PROPERTY SIZE: 2.26 acres

OCCUPANCY:
Occupancy Group Residential - Group R IBC 310.3
Incidental Uses Office area IBC 509
Accessory Occupancy None
Non-Separated Occupancy None
Separated Occupancy Lower Level - Storage-Group S-1IBC 311.2

OCCUPANCY SEPARATION:
Occupancies - R/S-1 Separation -14hour IBC T508.4
Residential occupancy is used 4 pm to 8 am and Storage occupancy activity is 8 am to 4 pm.

OCCUPANT LOAD:
Function 200 S.F./Occ. 12,573 s.f. actual 63 occupants

CONSTRUCTION TYPE: Type II B, Sprinkled

ALLOWABLE AREA:
Allowable - 16,000 s.f. per floor
Area Increases - Not required
Allowable Stories/Height: 4 stories, 55 feet
Actual Area: 12,573 s.f., 2-stories, 30' maximum

FIRE RESISTANCE RATING: (IBC T601)
Primary Structural Frame 0 hours
Bearing Walls
Interior 0 hours
Exterior 0 hours
Non-bearing
Interior (IBC T602) 0 hours (over 30' fire separation distance)
Exterior 0 hours
Floor and Secondary Members 0 hours
Roof and Secondary Members 0 hours

INTERIOR FINISHES:
SponHer - Exit Class B; Corridors Class B; Rooms Class C IBC T803.9

AUTOMATIC SPRINKLER SYSTEM:
Required IBC 420.4

FIRE ALARM:
Fire Alarm and Smoke Detectors required IBC 420.5

PORTABLE FIRE EXTINGUISHERS:
(5) 5lb 2A:10B:C

CONTENT CLASSIFICATION: Ordinary Hazard

EMERGENCY SYSTEMS:
Emergency Lighting required IBC 1006.1

EGRESS WIDTH:
Stairs - 0.3 x 63 = 18.9' minimum width IBC 1005.3.1
Other - 0.2 x 63 = 12.6' minimum width IBC 1005.3.2

STAIRWAYS:
7' risers Max, 11' tread min. IBC 1009.7.2
44' minimum width IBC 1009.4

RAMPS:
1:12 ADA
maximum, 1/4"per12' cross-slope, 30' maximum rise before landing, 44' minimum clear width, 60x60 landing, handrails for over 6' rise on both sides, edge protection 4' minimum height, IBC 1010

NUMBER OF EXITS:
2 exits minimum required IBC 1015.1

TRAVEL DISTANCE:
Dead End Corridor 50 feet IBC 1020.4
Common Path of Travel 75 feet IBC T1014.3
Travel Distance 250 feet IBC T1016.2

EXTERIOR STAIRS:
10 feet fire separation distance from property line

GENERAL NOTES

- G1 SCOPE OF WORK: .
AMENDMENTS, & COVENANTS:
• 2009 ICC / ANSI A117.1
• 2018 International Energy Conservation Code
• 2018 International Building Code
• 2017 edition of the National Electrical Code
• 2018 edition of the International Fuel Gas Code
• 2018 edition of the International Mechanical Code
• 2018 edition of the International Plumbing Code
• 2018 edition of the International Property Maintenance Code
• WPA 101
• 2018 International Fire Code with Local Amendments
- G3 READ OR CALCULATE DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS. DO NOT "SCALE" FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.
- G4 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO oysk3 architects FOR JUSTIFICATION AND/OR CORRECTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.
- G5 CONTRACTOR SHALL FIELD-VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS i.e., GRADES, ELEVATIONS, UTILITY LOCATIONS & INVERTS, OTHER EXISTING CONDITIONS, ETC.
- G6 ALL FOOTINGS MUST REST ON UNDISTURBED OR SUITABLE, COMPACTED SUBSOIL.
- G7 MANUFACTURED TRUSSES, BEAMS, & OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE. STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.
- 1-C-21-UR
11/30/2020

DRAWING INDEX

- G001 COVER
- S001 GENERAL NOTES
S002 GENERAL NOTES & STEEL JOIST DIAGRAMS
S003 FOUNDATION & SLAB TYPICAL DETAILS
S004 STEEL FRAMING TYPICAL DETAILS
S005 COLD-FORMED STEEL WALL FRAMING TYPICAL DETAILS
S101 FOUNDATION PLAN
S102 ROOF FRAMING PLAN
S501 FOUNDATION DETAILS
S502 FOUNDATION DETAILS
S503 ROOF FRAMING DETAILS
S504 FOUNDATION DETAILS
- A101 FLOOR PLAN
A102 PARTIAL FLOOR PLAN
A201 ROOF PLAN
A201 ELEVATIONS
A301 WALL SECTIONS
A302 WALL SECTIONS
A303 WALL SECTIONS
A304 DETAILS
A401 DOOR AND WINDOW SCHEDULE
- MP101 FLOOR PLAN - HVAC, WATER, GAS & WASTE SCHEDULE
MP201 SCHEDULE
- E001 SITE PLAN ELECTRICAL
E002 SITE PLAN ILLUMINATION
E101 FLOOR PLAN ELECTRICAL
E201 PANELBOARD SCHEDULES & FEEDER DIAGRAM
E202 LAYOUT, SCHEDULES & DETAILS

SITE PLAN NOTES

- SP1 BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM KNOX COUNTY G.I.S. MAPS, BOUNDARY SURVEY BY _JMBL_ & OTHER DOCUMENTS PROVIDED BY THE OWNER.
- SP2 LANDSCAPING DESIGN INDICATED IS CONCEPTUAL.
- SP3 ALL GROUND DISTURBED BY CONSTRUCTION SHALL BE REPAIRED/REPLACED WITH TOPSOIL. THIS SHALL BE GRADED, RAKED, SEEDED, MULCHED, & WATERED PER SPECIFICATIONS, UNLESS OTHER LANDSCAPING IS INDICATED.
- SP4 EXISTING SANITARY SEWER MAIN IS INDICATED IN DRAWINGS.
- SP5 PARKING LOT PAVEMENT SHALL BE BITUMINOUS PAVING, THICKNESS AS NOTED ON CIVIL DRAWINGS, SUBMITTED SEPARATELY, WITH 8" MACHINE-FORMED CONCRETE CURBS, SIDEWALKS & DUMPSTER PAD TO BE CONCRETE. THICKNESS AS NOTED ON DRAWINGS.
- SP6 IN ALL AREAS, PROVIDE POSITIVE DRAINAGE; SLOPE GRADE AWAY FROM BUILDINGS; MAINTAIN & EXTEND EXISTING SWALES; PROVIDE FRENCH DRAIN TO GRADE WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE DRAINAGE.
- SP7 SIDEWALK CONCRETE SHALL HAVE:
- 3500 P.S.I., MINIMUM AT 28 DAYS
- 5% AIR ENTRAINMENT
- JOINTS IN SIDEWALK AT 5 FEET INTERVALS
- WOOD FLOAT AND LIGHT BROOM FINISH FOR SLIP RESISTANCE
- SP8 PUBLIC WALKS CONNECTING PRIMARY ENTRANCES SHALL BE HANDICAP ACCESSIBLE, WITH A MINIMUM CLEAR WIDTH OF 48 INCHES; SLOPE OF ACCESSIBLE WALKS SHALL NOT EXCEED 1:20 (1" RISE OVER 20' RUN); WHERE HANDRAILS ARE PROVIDED, SLOPE SHALL NOT EXCEED 1:12; CURB CUTS & CURB RAMPS SHALL NOT EXCEED 1:12.
- SP9 BUILDING ENTRANCE, ACCESSIBLE PARKING SPACE, & ADJACENT LOADING ZONE SLOPE SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.



Grassy Creek
Retail Center
6728-36 MALONE CREEK DRIVE, KNOXVILLE, TN 37921

MARK	DATE	ISSUE FOR
-	11/30/20	Final

DRAWN: JF
COVER

G001
PROJECT: 19188

1-C-21-UR
12/18/2020

To: Mike Reynolds
City of Knoxville Planning Department
400 Main Street, Suite 547
Knoxville, TN 37902

From: Brian Odzer - Director of Growth
My Pets Wellness
340B Main Street
Franklin, TN 37064

RE: 6734 Malone Creek Drive Knoxville TN 37931
File #1-C-21-UR - My Pets Wellness Operations Statement

Dear Mr. Reynolds,

The proposed veterinary services proposed for the My Pet Wellness located in the Grassy Creek Development located at 6734 Malone Creek Drive Knoxville TN 37931 will include the following animal wellness services; Annual Check-ups; Vaccines; Gastrointestinal; Bloodwork; and Euthanasia.

There will be no outdoor activities; no pet grooming; no pet boarding and no pet daycare.

Our facilities are designed for quick outpatient animal wellness services, in which 30 minutes to an hour is a typical wellness-check duration. The pet owners will always be with their pets at this location.

Animal wellness visits are short in duration and staff does not take animals out to relieve themselves. . This responsibility falls on owners before or after they arrive. If any waste would occur on site, it will be dealt with immediately by staff that will meet the local health code and all veterinary licensing requirements. Additionally, our staff is directed to complete periodic cleaning inspections, including outside of the facility's front door, also per local health code and veterinary licensing requirements.

We hope this statement adequately addresses your concerns and we can provide any additional information upon further request.

Cordially,



Brian Odzer

My Pets Wellness



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

Sevan Multi- Site Solutions on behalf of My Pets Wellness

Applicant Name	11/30/2020	1/14/2021	Affiliation
Date Filed	Meeting Date (if applicable)		File Number(s) 1-C-21-UR

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

Brady Carlucci		Sevan Multi-Site Solutions	
Name	Company		
3025 Highland Pkwy., #850	Downers Grove	IL	60515
Address	City	State	ZIP
603.236.6332	brady.carlucci@sevansolutions.com		
Phone	Email		

CURRENT PROPERTY INFO

Grassy Creek LLC	101 Dalton Place, Knoxville, TN 37912	
Owner Name (if different)	Owner Address	Owner Phone
6734 Malone Creek Drive, Knoxville, TN	079JE014	
Property Address	Parcel ID	

STAFF USE ONLY

Southwest side of Malone Creek Dr, northwest of Schaad Rd.		2.26 acres
General Location	Tract Size	
6th district	CA(k)	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
Northwest County	GC	Urban growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Commercial (under construction)	N	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify) Veterinary clinic

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

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

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0401	
Fee 2	\$1,500
Fee 3	

AUTHORIZATION

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


Applicant Signature

Brady Carlucci

11/30/2020

Please Print


Date

603.236.6332

brady.carlucci@sevansolutions.com

Phone Number

Email

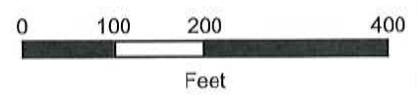
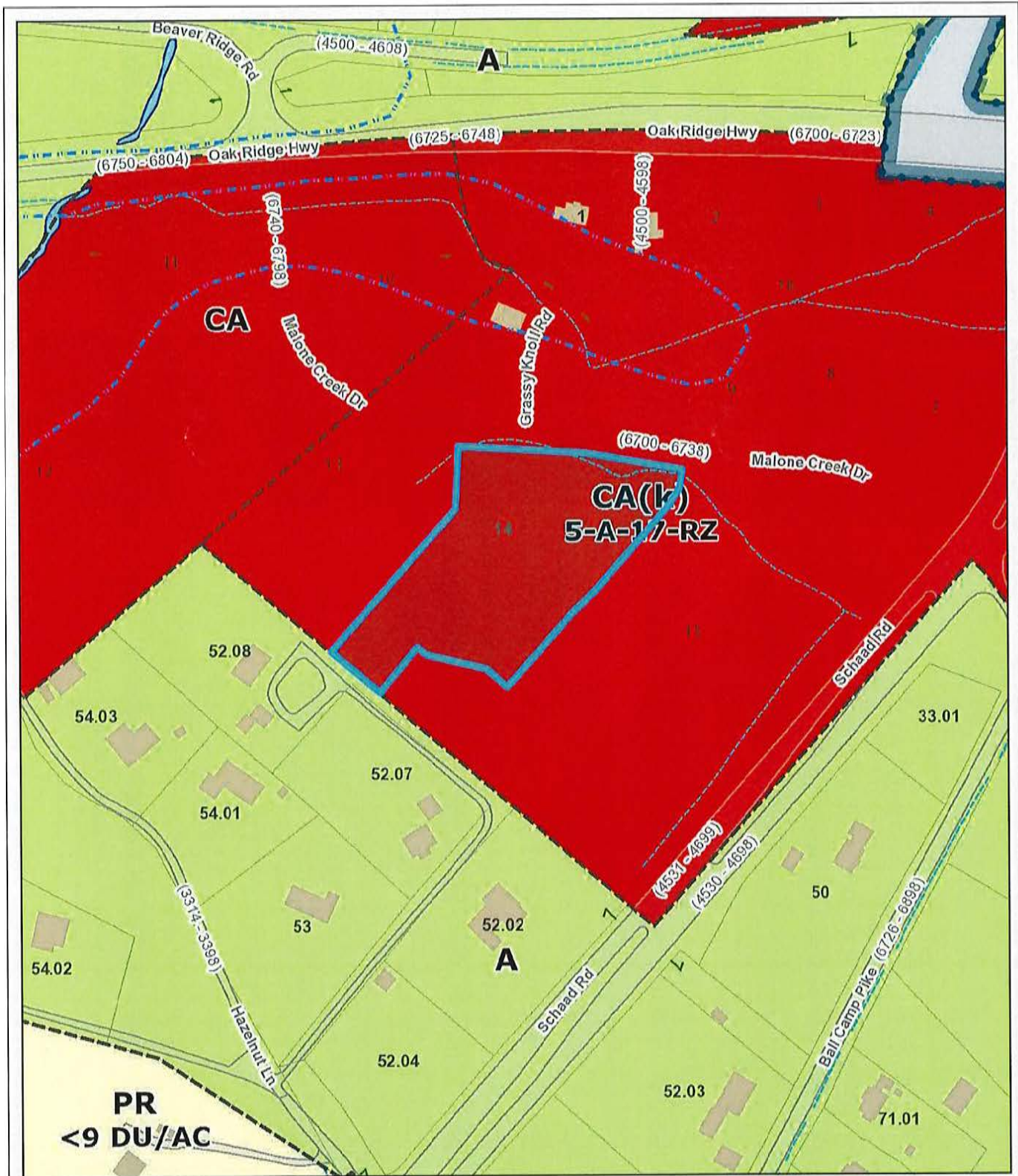

Staff Signature

Michael Reynolds

11/30/2020

Please Print

Date



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