



USE ON REVIEW REPORT

▶ **FILE #:** 3-B-22-UR

AGENDA ITEM #: 21

AGENDA DATE: 3/10/2022

▶ **APPLICANT:** MARK RIDENOUR (VETERINARY CENTER DEVELOPMENT GROUP)

OWNER(S): Smith Oliver A ETAL Trustees

TAX ID NUMBER: 144 O A 003

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Lake Heritage Way

▶ **LOCATION:** East side of Lake Heritage Way, due south of Westland Drive

▶ **APPX. SIZE OF TRACT:** 2.76 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a driveway to Westland Drive, a minor arterial with a 50-ft pavement width inside an 88-ft right-of-way. Access also exists via a driveway to Lake Heritage Way, a private local road with a 40-ft width.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** PC (Planned Commercial) (pending)

▶ **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/Vacant Land)

▶ **PROPOSED USE:** Veterinary Clinic

HISTORY OF ZONING: 6-S-06-RZ: PR and CA to OB

SURROUNDING LAND USE AND ZONING: North: Offices, gas station - CA (General Business)

South: Multifamily dwellings - PR (Planned Residential)

East: I-140 Right-of-Way - ROW (Right-of-Way)

West: Rural Metro Fire Department - OB (Office, Medical and Related Services)

NEIGHBORHOOD CONTEXT: This property is adjacent to the right-of-way of the Pellissippi Parkway and adjacent to multi-family residential that transitions to the commercial node at the intersection with Westland Drive.

STAFF RECOMMENDATION:

▶ **Approve the use on review for a veterinarian clinic that is approximately 10,600 square feet in the PC (Planned Commercial) zone, subject to the following conditions.**

1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

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

With the conditions noted, this plan meets the requirements for approval of a veterinary clinic within the PC district and the other criteria for approval of a use on review.

COMMENTS:

This request is for a new approximately 10,600 sq. ft. veterinary clinic in the PC (Planned Commercial) zone. The property is located at the commercial/office node at the intersection with Westland Drive and I-140, the Pellissippi Parkway. The surrounding uses include offices, a gas station, a fire department and multi-family residential dwellings. The southern perimeter of the property, adjacent to the multi-family dwelling units is an existing 50-ft wide vegetated stream buffer, which will remain undisturbed. The veterinary clinic is anticipated to have 4 doctors and 12 staff at its maximum service.

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 use is in conformity with the Southwest County Sector Plan which proposes O (Office) for the area.

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

A. The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.

C. With the stated conditions, the veterinary clinic is consistent with the Knox County Zoning Ordinance.

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 proposed 1-story building is compatible with the adjacent 1-story offices, gas station and fire department.

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

A. Existing trees and vegetation on the rear perimeter of the property and adjacent to the stream will remain, as noted on the site plan.

B. The development plan demonstrates a 50-ft perimeter setback for all proposed buildings.

C. Landscaping is shown on the development plan and should be installed within six months of issuance of an occupancy permit or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

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

A. This development has access via a private right-of-way within a commercial/office area with access to Westland Drive.

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: 404 (average daily vehicle trips)

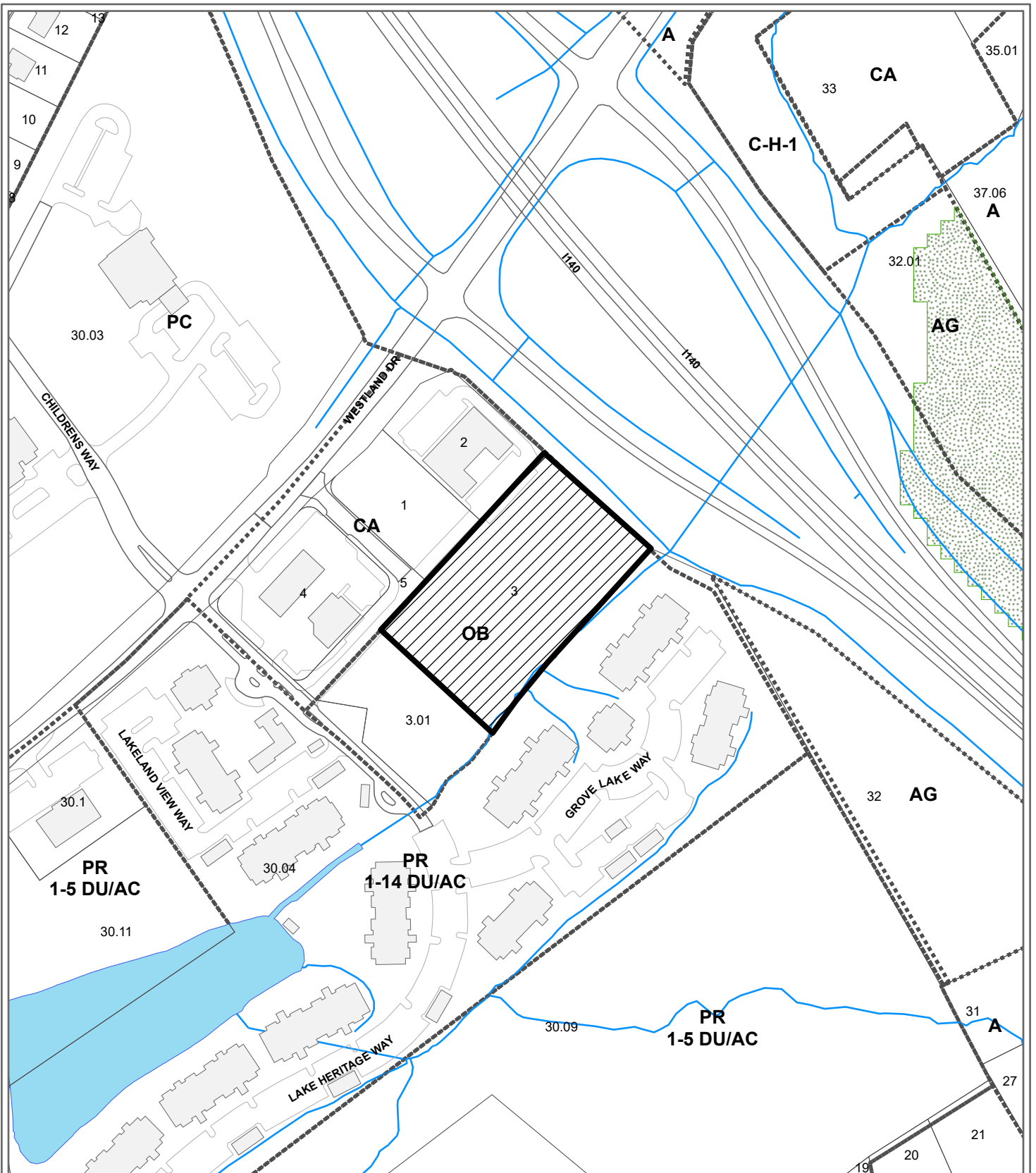
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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.



**3-B-22-UR
USE ON REVIEW**

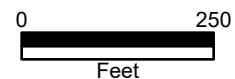


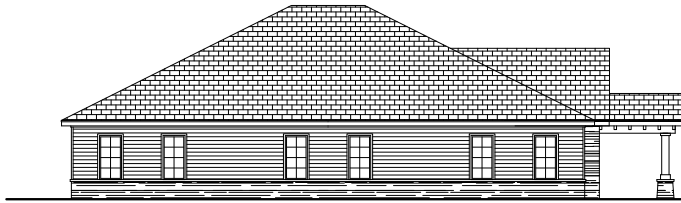
Veterinary Clinic (VCDG) in PC (Planned Commercial) (pending)

Petitioner: Ridenour, Mark

Map No: 144

Jurisdiction: County





5 SIDE ELEVATION (Parkway View)
 Scale: 1/2" = 1'-0"



4 SIDE ELEVATION (Entry View)
 Scale: 1/2" = 1'-0"



2 REAR ELEVATION (Creekside)
 Scale: 1/2" = 1'-0"



1 FRONT ELEVATION (Parking Lot Entry)
 Scale: 1/2" = 1'-0"

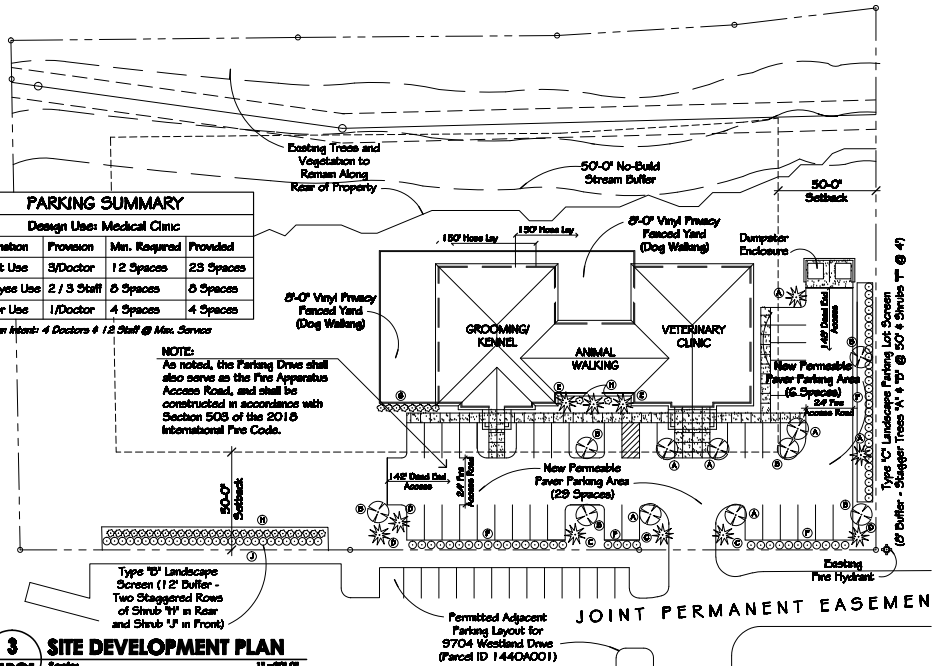
PARKING SUMMARY
 Design Use: Medical Clinic

Designation	Provision	Min. Required	Provided
Patient Use	3/Doctor	12 Spaces	23 Spaces
Employee Use	2 / 3 Staff	8 Spaces	8 Spaces
Doctor Use	1/Doctor	4 Spaces	4 Spaces

* Design Intent: 4 Doctors & 12 Staff @ Max. Service

NOTE:

As noted, this Parking Drive shall also serve as the Fire Apparatus Access Road, and shall be constructed in accordance with Section 506 of the 2018 International Fire Code.



3 SITE DEVELOPMENT PLAN
 Scale: 1" = 40'-0"

LANDSCAPE SCHEDULE

Mark	Plant	Description	Type	Spacing	Qty.
A	Road Maple	Large Tree	Deciduous/Canopy	Single-As Screen	7
B	River Birch	Large Tree	Deciduous/Canopy	Single-As Screen	6
C	Loblolly Pine	Large Tree	Evergreen	Single-As Screen	3
D	American Holly	Med. Tree	Evergreen	Single-As Screen	5
E	Flowering Dogwood	Small Tree	Deciduous/Flowering	Single-As Screen	5
F	Rotunda Holly	Low Shrub	Evergreen	4' On Center	63
G	Otto Layton Laurel	Low Shrub	Evergreen	6' On Center	8
H	Dwarf English Broomwood	Low Shrub	Evergreen	4' On Center	30
J	Japanese Yew	Screen	Evergreen	4' On Center	22

* NOTE: Minimum Tree Size at Planting: Single/Canopy-2' Caliper, Flowering Ornamental-1.5' Caliper, and Evergreen-6' foot height



STRATEGIC PLANNING
 ARCHITECTURE
 INTERIOR DESIGN
 102 CHAHAM ROAD
 KNOXVILLE, TN 37934
 PHONE: 866.777.1720
 FAX: 866.777.1724

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

Date of Drawing: Jan. 15, 2022
 Drawn by: Chris Middle
 Checked by: Chris Middle
 Issued by: Chris Middle
 Job Number: 3-B-22-1102

3-B-22-UR
 2/22/2022

Drawing Issued For: Review
 Review & Comment
 Billing or Pricing
 Create Bidder Only
 Construction

This Drawing and/or Design is issued to the Property of the Architect and is intended by Copyright Law to be used, Copied, or Altered Only with the Permission of the Architect.

MPC1
 Conceptual Site Layout
 Street Elevation
 Side Elevations



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

Mark Ridenour
Applicant Name

VCOG
Affiliation

1-19-22
Date Filed

March 10, 2022
Meeting Date (if applicable)

File Number(s)

3-B-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

Mark Ridenour Veterinary Center Development Group VCOG
Name Company

12039 Rivanna Ln Knoxville TN 37922
Address City State ZIP

865-388-8630 Ridenour.construction@gmail.com
Phone Email

CURRENT PROPERTY INFO

Smith Oliver A ETAL Trustees 865-584-2000
Property Owner Name (if different) Property Owner Address Property Owner Phone

0 Lake Heritage Way 1440A003
Property Address Parcel ID

First Utility District of Knoxville No
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

East side of Lake Heritage Way due 2.76 ac
General Location South of Westland Dr. Tract Size

City County 54B PC (pending) Ag For Vac
District Zoning District Existing Land Use

Southwest County NC (pending) Planned
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

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 (VCDG)

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) 6S-06-RZ, 4F-94-RZ, 1G-22-RZ / 1-B-22-SP

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 1500.00	
Fee 2	
Fee 3	
	\$1500.00

AUTHORIZATION

Max Ridenour
Applicant Signature

Mark Ridenour
Please Print

01-19-22
Date

865-388-8630
Phone Number

Ridenour.construction@gmail.com
Email

**see sales agreement*
Property Owner Signature

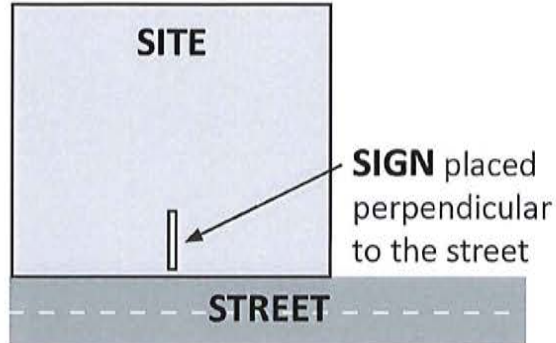
Please Print

Date

sum 1/19/2022

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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:

Feb 23, 2022 and March 11, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mark Fidenow

Date: 1/19/2022

File Number: 3-B-22-UR

- Sign posted by Staff
- Sign posted by Applicant