



DEVELOPMENT PLAN REPORT

► **FILE #:** 8-F-25-DP

AGENDA ITEM #: 47

AGENDA DATE: 8/14/2025

► **APPLICANT:** ZAHEER AHMED

OWNER(S): VCDG Westland LLC

TAX ID NUMBER: 144 O A 003

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9708 WESTLAND DR

► **LOCATION:** South of Westland Dr, west side of Pellissippi Pkwy, east of Heritage Lake Blvd

► **APPX. SIZE OF TRACT:** 2.76 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a joint permanent easement with a 25-ft pavement width within a 40-ft wide right-of-way off of Westland Drive

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek

► **ZONING:** PC (Planned Commercial)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Medical offices

HISTORY OF ZONING: In August 1994, this property was part of larger request to rezone from A (Agricultural) to PC (Planned Commercial) and PR (Planned Residential) up to 3 du/ac; PC zoning was denied, but PR was approved (4-F-94-RZ). In September 1999, this property was part of a larger rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 5 du/ac. In October 2011, this property was rezoned from PR (Planned Residential) to OB (Office, Medical, and Related Services) (6-S-06-RZ). In February 2022, this property was rezoned from OB (Office, Medical, and Related Services) to PC (Planned Commercial) (1-G-22-RZ).

SURROUNDING LAND USE AND ZONING:

North: Commercial, multifamily - CA (General Business)

South: Multifamily - PR (Planned Residential), up to 14 du/ac

East: Right-of-way - (I140)

West: Commercial, multifamily - OB (Office, Medical, and Related Services), PR (Planned Residential), up to 14 du/ac

NEIGHBORHOOD CONTEXT: This area is comprised of multifamily residential developments, service and retail commercial uses, and office uses. A children's medical complex is to the north directly across Westland Drive.

STAFF RECOMMENDATION:

► Approve the development plan for an 8,292 sq ft medical office building, subject to 3 conditions.

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

COMMENTS:

This proposal is to create an approximately 8,546 sq ft medical office building on Westland Drive west of Pellissippi Parkway. The surrounding area includes veterinary 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, consists of an existing 50-ft wide vegetated stream buffer. The total site is 2.76 acres, and the total disturbed area is 1.3 acres.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

A. The PC (Planned Commercial) zone is not intended to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. With the stated conditions, the medical office is consistent with the PC zone.

B. The PC 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. A landscaping plan has been provided, which includes plantings around the building front and side elevations, including the entrance. The plan also preserves the vegetation on the rear portion of the property adjacent to the residential development.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is classified as the CMU (Corridor Mixed Use) place type. The primary uses listed under this place type are commercial and office. This proposal is consistent with these uses. This proposal does not contain a walkable, mixed use development. The misalignment between the current zoning ordinance and the Comprehensive Plan will be resolved once the Unified Development Ordinance takes effect, thereby replacing the current zoning ordinance,

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 3: Encourage infill and development of underutilized land. This property is a part of the Heritage Lake Office Park subdivision, which was approved in 1990 (9-SD-90-C) and has continued to be built out, though this parcel has remained only partially developed. This building is on the same lot as the vet office next door.

B. Policy 9.3: Focus growth in areas already served by adequate infrastructure. This property accesses the Westland Drive interchange with Pellissippi Parkway and is part of the Heritage Lake Office Park, which is served by sewer and water.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

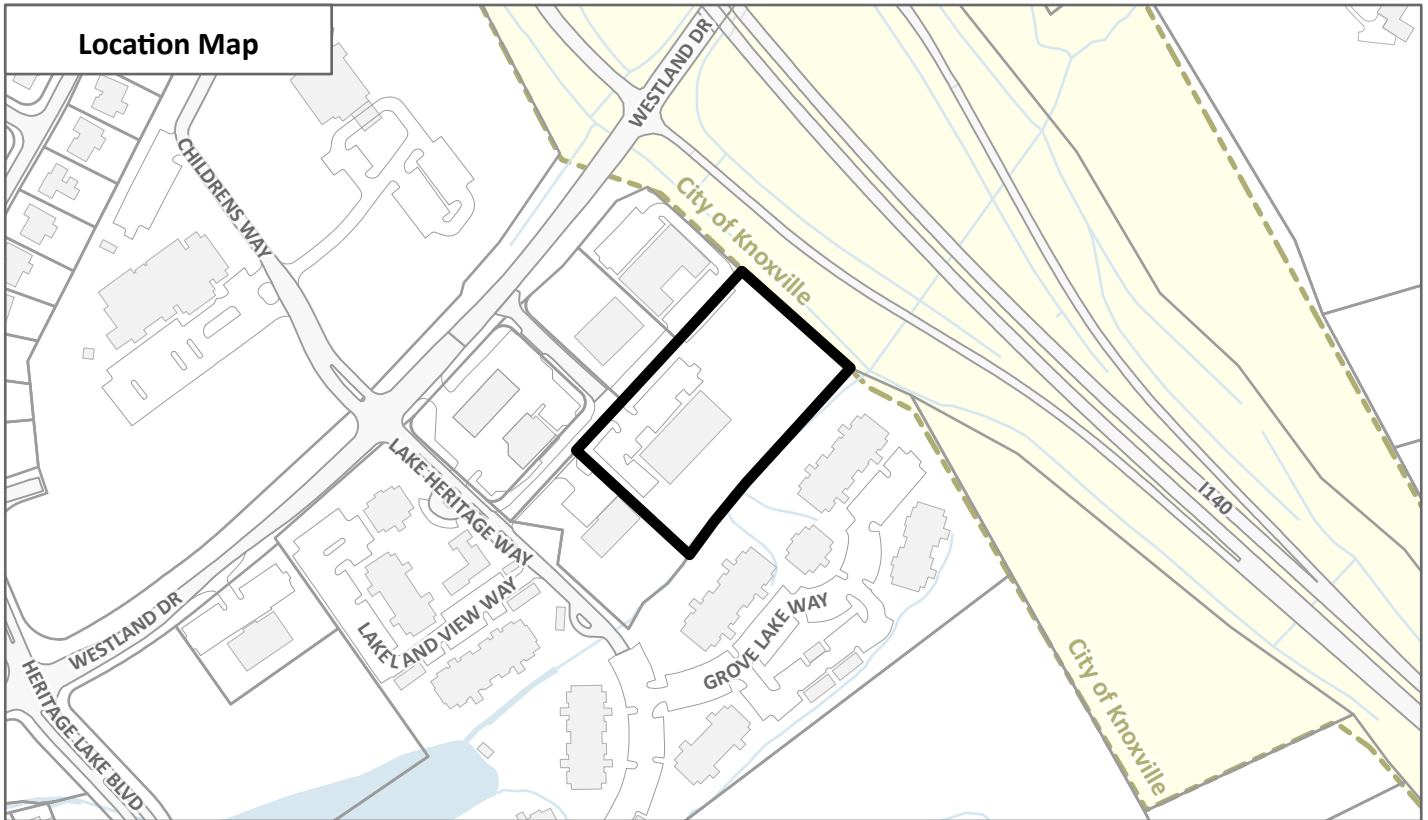
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.

Exhibit A. Contextual Images

Location Map



Aerial Map

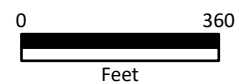


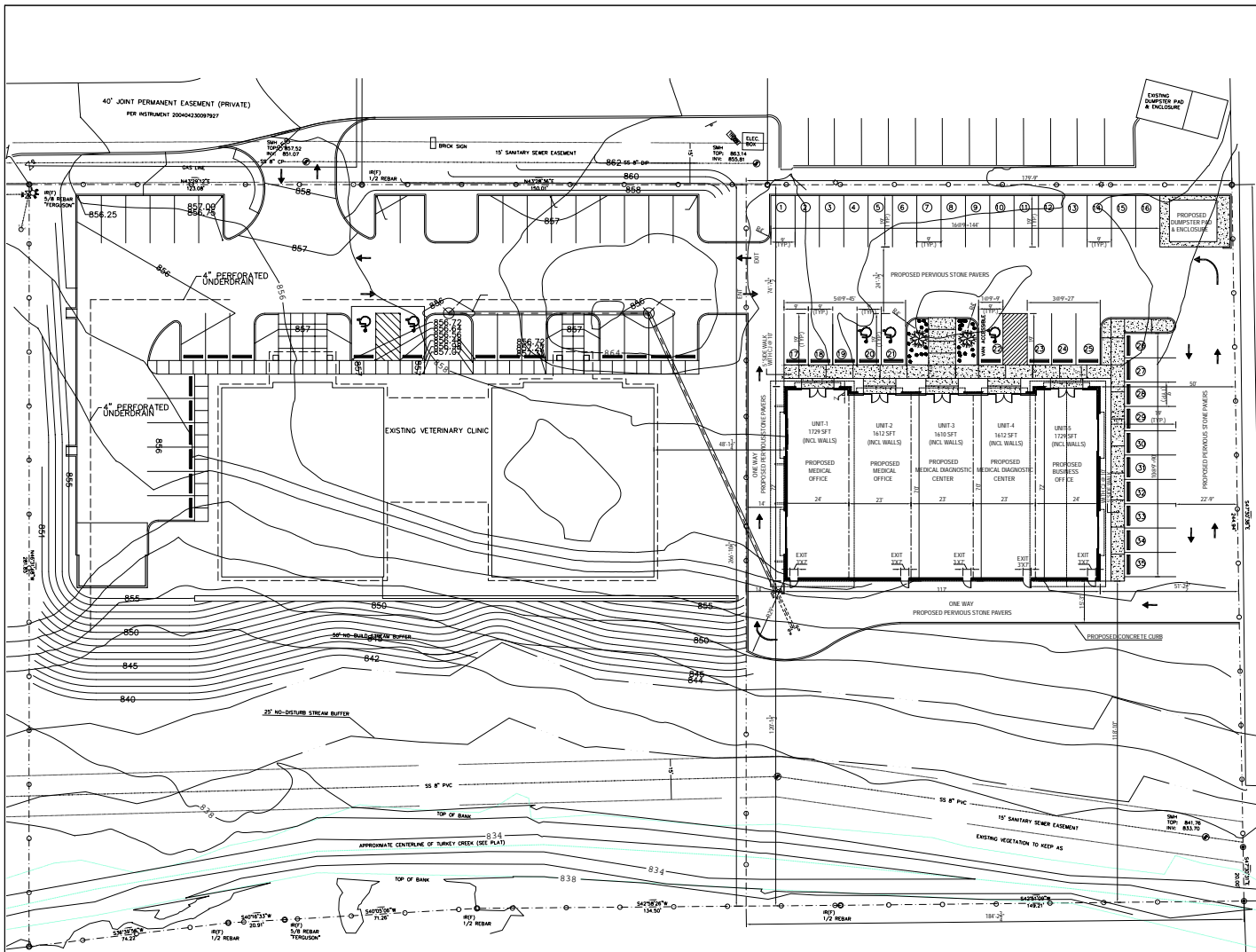
CONTEXTUAL MAPS 1

8-F-25-DP



Case boundary





LEGEND:		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
535.25'	535.25'	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
NA	NA	FIRE HYDRANT
NA	NA	SURFACE FLOW
NA	NA	SILT FENCING
NA	NA	CURB
NA	NA	CATCH BASIN
NA	NA	CONCRETE PAVEMENT
NA	NA	ASPHALT PAVEMENT
NA	NA	RIP RAP

SITE LAYOUT NOTES

- USE: VET CLINIC, ZONING: P-C, PARCEL 1440A003
- KNOX COUNTY PLANNING COMMISSION FILE NO. 8-17-25-0P
- TOTAL BUILDING AREA: PROPOSED 8,292 SF (1 STORY)
- TOTAL SITE: 2.76 AC, TOTAL DIST AREA: 1.30 AC, TOTAL NEW IMPRV: 0.61 AC.
- DEED REFERENCE: 2130-429
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAPS 0380F.
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK. DATUM NAVD 88.
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LYNCH SURVEYS DATED 02/2022. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY:
TOTAL REQUIRED: 35 SPACES
TOTAL PROVIDED: 35 SPACES
BASIS: 3/DOCTOR + 2/3 STAFF + 1/DOCTOR
- SETBACKS:
FRONT: 50'
SIDE: 50'
REAR: 50'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDINGS UNLESS NOTED OTHERWISE.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP, ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.



PROJECT LOCATION MAP - NOT TO SCALE

OWNER:
Veterinary Center
Development Center, LLC
12039 Rivanna LN
Knoxville, TN 37922
Phone: 865-388-8630
Contact: Mark Ridenour

UTILITY OWNERS:
Water: FUD
Sewer: FUD
Electric: LCUB
Gas: KUB

ENGINEER:
One Source Construction and Engineering
900 Spinnaker Road
Knoxville, TN 37934
PHONE: 865-660-4959
CONTACT: Zaher Ahmed

CONTRACTOR:
HawksB LLC
904 Westmoreland Blvd
Knoxville, TN 37919
Phone: 716-948-6754

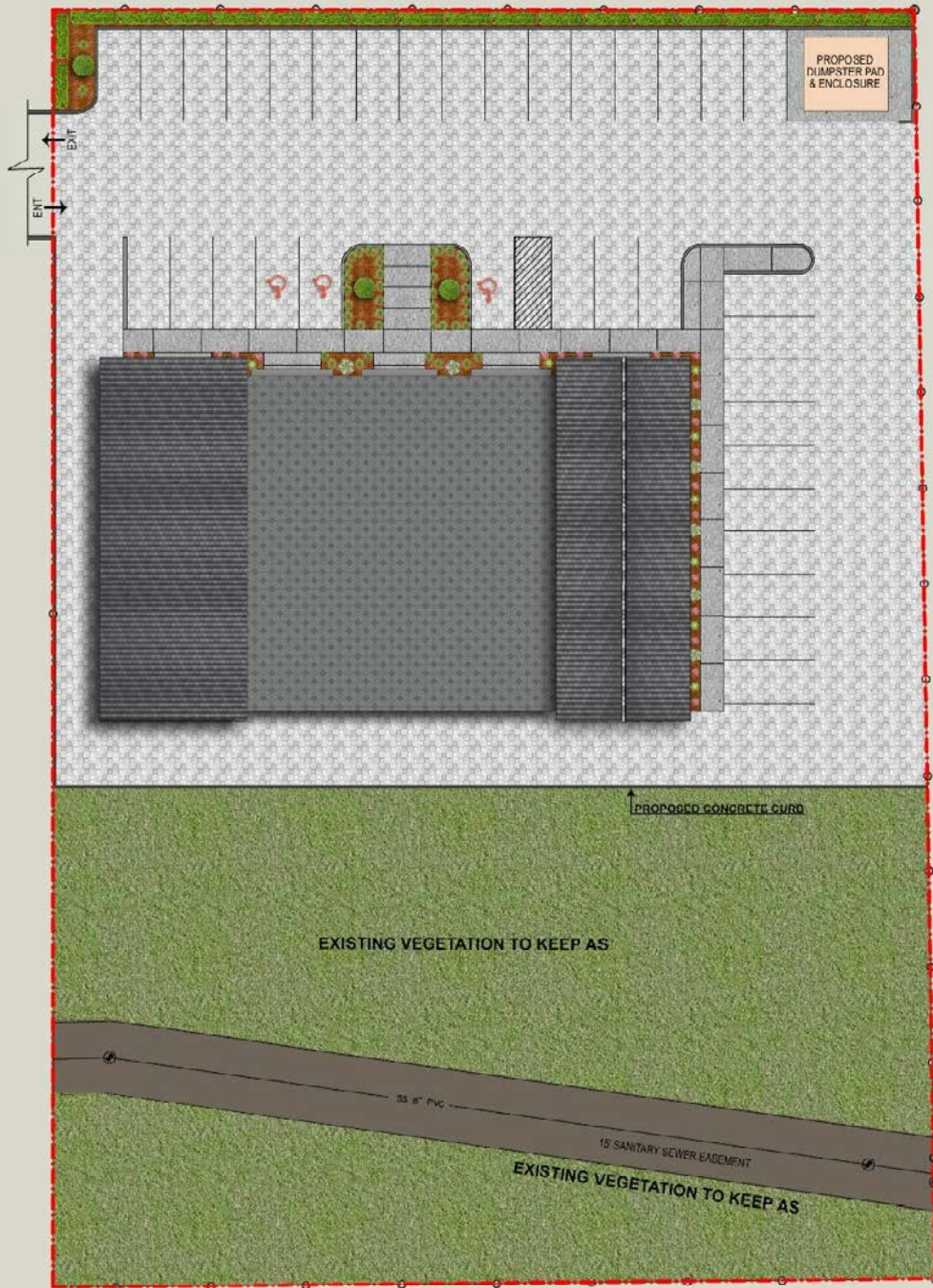


A Site Plan for:
Health 360 Building
Westland Drive
Knox County, TN

REVISIONS:
07-14-25
07-15-25

DRAWN: WNR
CHECKED: WNR
DATE: 07-15-2025
FILE NAME:
PROJECT NO:

C1.1
SITE LAYOUT PLAN
DRAWING



MATERIAL LEGEND	
CONCRETE	
SIDEWALK	
PAVERS	
MULCH	
ROOF	
ROOF	
GRASS	

PLANTING LEGEND	
	LIRIOPE EMERALD 20" TALL
	BUXUS SEMPERVIRENS 3' - 30' TALL
	BUXUS SEMPERVIRENS 3' - 30' TALL
	PINK ROSES
	2' - 7' TALL 20" WIDTH
	PEONY CORAL SUNSET
	2' - 3' TALL 2' - 3' WIDTH

LANDSCAPE PLAN
DRAWING

PROJECT NO.:
FILE NAME:
DATE: 07-14-2025
CHECKED: WNR
DRAWN: WNR

REVISIONS:

A Site Plan for:
Health 360 Building
Westland Drive
Knox County, TN

HawksB
Building Innovation
9234 Kingston Pike # 574
Knoxville, TN 37922
United States
info@hawksb.com



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

Development ☒ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

Zaheer Ahmed

Applicant Name

Affiliation

06/21/2025

08/14/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

8-F-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Zaheer Ahmed

HawksB, LLC

Name

Company

904 Westmoreland Blvd

Knoxville

TN

37922

Address

City

State

ZIP

865-660-4959

Phone

Email

Current Property Info

VCDG WESTLAND LLC

150 FOURTH AVE N STE 1850

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9708 Westland Drive, Knoxville, TN 37922

144OA003

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Planned Commercial; Mixed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request



		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) medical offices		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change		
Proposed Zoning	Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify)		

Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent

		Zaheer Ahmed	06/21/2025
Applicant Signature		Print Name / Affiliation	Date
865-660-4959			
Phone Number		Email	
		Ron Barczak	06/23/2025, SG
Property Owner Signature		Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405	\$1,600.00		\$1,600.00

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

08/01/2025

~~06/23/2025~~

08/15/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Zaheer Ahmed

Applicant Name

06/21/2025

Date