



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Final Update**

1 message

---

**Mitch R** <tploedge@gmail.com>

Wed, Apr 8, 2020 at 7:52 PM

Reply-To: tploedge@gmail.com

To: Mike Reynolds &lt;mike.reynolds@knoxplanning.org&gt;, commission@knoxplanning.org

Dear Mike and MPC

ref: 4-B-20UR

I have worked diligently to reach out the people in this area and listen to their concerns. Once I relayed the correct information and our plans they were open and receptive to our project.

Though

the land is Zoned for the use I propose, I think it was very important that we understand their concerns and be good neighbors as part of this community. I made a genuine and aggressive effort to contact each individual that presented a letter. Once I presented my side, I asked them to think about it and I would call back. Jeff Stuart and Alta Floyd are wonderful people and will be great neighbors. I spoke to them after they had ample time to consider. They both assured me that they will, or are willing to write your Commission and retract their objections.

I have tried to contact Mr Crabtree by phone and have left messages. He owns a vacant lot near our site. Currently I believe he lives in south Knoxville.

The letters from the Millers and Staley's did not have contact numbers. I emailed 2 of them and called John Staley's work number. His partner answered and said he would relay the message. The Staley's and Miller's letter's in my opinion should not be considered. They have so much misinformation and information that has nothing to do with this project. Their claims that in some way this Veterinary Hospital will make Emory Road more dangerous or that these patients would pose a threat to the health of individuals living in this area is unsubstantiated.

The Staley's live next door to Alta and Jeff who both have pets. They do not appear to have any problem being surrounded by dogs close to their residence. The other letters from their children, the Millers and John Staley III, have no bearing. I am impressed how this great family jumped to protect their love ones. I am not impressed with the false misleading statements they have all made to do it.

Lastly, Mr Watson has launched a campaign to stop our project. He has filled his friends and neighbors with misleading information to serve his self interest. The property is zoned agricultural. A small Veterinary Hospital will not hurt him in any way either physically or financially. This talk about some verbal agreement with the previous owner has no bearing on my position. I have reached out to his lawyer and offered to discuss this. His only responses were that he forwarded my correspondence to his client.

The zoning permits our request and I would respectfully request that MPC approves our Veterinary Hospital. Thank you for your consideration and I look forward to answering any

questions you may have at the meeting tomorrow.

Mitch Rosenzweig DVM  
10808 Thornton Dr  
Knoxville, TN 37934

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
**[tploedge@gmail.com](mailto:tploedge@gmail.com)**

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Please help to keep my grandparents and others safe! (4/9/20 MPC File 4-B-20-UR)**

2 messages

---

**'Miller, Kendall' via Commission** <commission@knoxplanning.org> Wed, Apr 8, 2020 at 10:58 AM  
Reply-To: kmill110@vols.utk.edu  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>  
Cc: David Noel <dnoel@jnblawfirm.com>

I am writing to you in regard to File # 4-B-20-UR which is scheduled as item #26 on your Knox MPC agenda for April 9, 2020. My grandparents live very near the Emory Road parcel under consideration. They have lived there for almost 50 years now, and they love their pretty neighborhood! I am a student at the University of Tennessee and am fortunate to be able to visit them frequently. I am very concerned about the proposed development of a busy veterinary hospital at this location in the middle of a residential area. Putting a vet hospital/kennel there will pose a serious health & safety risk for my grandparents, their neighbors, and for me and my family as we travel this route frequently to visit my grandparents. Emory Road is already a really busy and dangerous roadway with numerous serious and deadly crashes throughout each year. We are all always extremely cautious and careful when we travel this road, and I know that my grandparents have safety concerns each time they drive on Emory Road.

I am writing to ask you to please protect my grandparents and their neighbors by ensuring that this property only be used for the construction of single family dwellings. This property is surrounded by residential homes and peaceful neighborhoods. There should not be a busy vet hospital/kennel or other business built at this location. Construction of this facility at this site will put my grandparents and many others at risk of injury or death with the increase in traffic and numerous cars that will be turning in and out continually and especially so close to their neighborhood entrance. A vet/kennel will also lower the value of their homes which is really hard on older people who are on a fixed income.

I really hope that you will decide to protect my grandparents & all who travel this road and that you will not create even more worries for them during this already scary time due to COVID-19.

Thank you,  
Kendall Miller  
University of Tennessee Sophomore & Concerned Granddaughter  
--

**Kendall Miller**  
Sophomore | Industrial & Systems Engineering  
(423) 288-8860 | [kmill110@vols.utk.edu](mailto:kmill110@vols.utk.edu)



--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

---

**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Apr 8, 2020 at 2:36 PM

FYI  
-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----  
From: **Mitch R** <[tploedge@gmail.com](mailto:tploedge@gmail.com)>

Date: Wed, Apr 8, 2020 at 1:49 PM

Subject: Re: [Planning Commission Comment] Please help to keep my grandparents and others safe! (4/9/20 MPC File 4-B-20-UR)

To: Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>

Mike & MPC

The Millers and the Staleys are all the same family. I believe I may even know John Staley III because he lives in Gettysvue located in west Knoxville.. I used to live in the subdivision next door woodland springs. John Staley III is the only one I have been able to find. I spoke to his business partner and asked that he call me, he has not. I have made an effort to contact everyone that has written a letter to MPC in opposition. Todays letters should be disregarded because, other then the parents that live near the proposed site, they have no bearing.

This property is Zoned agricultural. It has been zoned this for over 50 years. I am permitted by this zoning to construct a very Hospital at this location. Some of the individuals that wrote letters even changed their view once I spoke to them. These letters today have absolutely nothing to do with truth or reality. I respect their concerns but they are not justified or factual. In an attempt to create a picture of a larger opposition, one family has enlisted the aid of 3 generations that do not live near this site! They have not called me back to discuss it so I can have a chance to explain my side. They didn't put any contact information so I could talk with them. I have contacted Mr Noel and asked him to have them call me as well.

I dont even know if any of this will have any impact on the MPC decision. The property is Zoned for my project. I am not a criminal or breaking the law. We have kept it minimal and I have shown my concern for all by contacting everyone and talking about what we are really doing. It is going to increase their property values and compliment their area. Not this made up story by Mr Watson in his attempt to stop our project.

It is zoned agricultural, we are not re-zoning it, we re entitled to use it for the our project. I have taken every step to reach out and discuss this with all and have worked diligently on the design and placement to make it as pleasing and quiet as possible. Thank you.

Mitch

On Wed, Apr 8, 2020 at 11:39 AM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:

FYI

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

--

***Mitchell Rosenzweig, DVM***



***Chief Executive Officer***  
***(865) 310-2311***  
***[tploedge@gmail.com](mailto:tploedge@gmail.com)***

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

## [Planning Commission Comment] Use of review. 4-B-20-UR

1 message

---

**Mary Jane Watson** <mjwatson42343@gmail.com>

Wed, Apr 8, 2020 at 11:53 AM

Reply-To: mjwatson42343@gmail.com

To: David Noel <dnoel@jnblawfirm.com>, "commission@knoxplanning.org" <commission@knoxplanning.org>

From Jake Watson

865-922-9319

7416 Mayes Chapel Road  
Knoxville, TN. 37938

I am the developer of the Jake Watson Subdivision who sold the property on review to Mr. Mark Ridenour. The 10 acre subdivision was approved by the MPC and assured to me that it could and should be developed for single family homes. The property being discussed was sold for that purpose. Never was there any mention that it would be used otherwise.

On March 24, I was formed that it was being used to house a commercial enterprise. I object to this and will be represented at the meeting by my attorney.

I've never talked to anyone who wanted to buy property for their home that bordered commercial property. My remaining 4 parcels touch Dr. Rosenzweig's property. This will effect the value of the remaining lots that I plan to sell for Single family dwellings.

Thank you, Sincerely, Jake Watson

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

## [Planning Commission Comment] 4-B-20-UR

1 message

---

**Rachael Thomas** <jnbattys@jnblawfirm.com>

Wed, Apr 8, 2020 at 11:40 AM

Reply-To: jnbattys@jnblawfirm.com

To: commission@knoxplanning.org, "David D. Noel" <dnoel@jnblawfirm.com>

One more to add to the above case matter on behalf of our client Jake Watson's opposition.

. ACHAEL M. THOMAS

Legal Assistant

**JUSTICE, NOEL . BURKS**

AN ASSOCIATION OF ATTORNEYS AND COUNSELORS AT LAW

1816 W. Clinch Avenue

Knoxville, Tennessee 37916

(865) 522-4964

(865) 546-8525 fax

... [.JUSTICENOELBURKS.COM](http://JUSTICENOELBURKS.COM)

**CONFIDENTIAL LEGAL NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify **Justice, Noel & Burks** by reply email and destroy all copies of the original message.

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



**Kendall Miller statement.docx**

15K

I am writing to you in regard to File # 4-B-20-UR which is scheduled as item #26 on your Knox MPC agenda for April 9, 2020. My grandparents live very near the Emory Road parcel under consideration. They have lived there for almost 50 years now, and they love their pretty neighborhood! I am a student at the University of Tennessee and am fortunate to be able to visit them frequently. I am very concerned about the proposed development of a busy veterinary hospital at this location in the middle of a residential area. Putting a vet hospital/kennel there will pose a serious health & safety risk for my grandparents, their neighbors, and for me and my family as we travel this route frequently to visit my grandparents. Emory Road is already a really busy and dangerous roadway with numerous serious and deadly crashes throughout each year. We are all always extremely cautious and careful when we travel this road, and I know that my grandparents have safety concerns each time they drive on Emory Road.

I am writing to ask you to please protect my grandparents and their neighbors by ensuring that this property only be used for the construction of single family dwellings. This property is surrounded by residential homes and peaceful neighborhoods. There should not be a busy vet hospital/kennel or other business built at this location. Construction of this facility at this site will put my grandparents and many others at risk of injury or death with the increase in traffic and numerous cars that will be turning in and out continually and especially so close to their neighborhood entrance. A vet/kennel will also lower the value of their homes which is really hard on older people who are on a fixed income.

I really hope that you will decide to protect my grandparents & all who travel this road and that you will not create even more worries for them during this already scary time due to COVID-19.

Thank you,  
Kendall Miller  
University of Tennessee Sophomore & Concerned Granddaughter

--

**Kendall Miller**  
Sophomore | Industrial & Systems Engineering  
(423) 288-8860 | [kmill110@vols.utk.edu](mailto:kmill110@vols.utk.edu)



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

## Fwd: Item # 26 Case # 4-B-29-UR

1 message

---

**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Wed, Apr 8, 2020 at 11:38 AM

To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, "Schoenborn, Nick" <nick.schoenborn@knoxplanning.org>, "Brooks, Amy" <amy.brooks@knoxplanning.org>

----- Forwarded message -----

From: **Joe Crabtree** <joeCrabtree93@gmail.com>

Date: Wed, Apr 8, 2020 at 11:22 AM

Subject: Item # 26 Case # 4-B-29-UR

To: <contact@knoxplanning.org>

Hello,

I am interested in speaking during the Planning Meeting for the Use On Review on Item # 26 Case # 4-B-20-UR.

Thank you,

Joseph Crabtree

[joeCrabtree93@gmail.com](mailto:joeCrabtree93@gmail.com)

(865)591-6354



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd:  
HPSCAN\_20200408142842765.pdf**

1 message

**Mitch R** <tploedge@gmail.com>

Wed, Apr 8, 2020 at 10:35 AM

Reply-To: tploedge@gmail.com

To: Mike Reynolds <mike.reynolds@knoxplanning.org>, commission@knoxplanning.org

Please find the attached in the above reference case matter to be added on behalf of Veterinary Center Dev Group to be heard Thursday, April 9<sup>th</sup>.

Date: Wed, Apr 8, 2020 at 10:32 AM  
Subject: HPSCAN\_20200408142842765.pdf  
To: Mitch Rosen <Tploedge@gmail.com>

Sent from my iPhone

--

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
**[tploedge@gmail.com](mailto:tploedge@gmail.com)**

--

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



**HPSCAN\_20200408142842765.pdf**

1404K



## CUSTOMER RECEIPT - RECORDING SERVICES

Receipt Number: T20200007688  
Date/Time: 2/20/2020 12:39:32 PM  
Method Received: WalkIn  
Clerk: JESSICA

Customer: MARK RIDENOUR # 388-8630

Mailing Label  
MARK RIDENOUR  
PO BOX 707  
ANDERSONVILLE TENNESSEE 37705

### Transaction Detail

Instrument Number	Instrument Type	Gen. Fee	Equip. Fee	Transfer Tax	Mortgage Tax	Copy	Cert. Copy	Total Copy Fee	#Pgs	Consideration	Subtotal
202002200055410	QCD	\$10.00	\$2.00	\$0.00	\$0.00	N	N	\$0.00	2	\$0.00	\$12.00
<b>First Party Name</b> RIDENOUR, ROBERT MARK		<b>Second Party Name</b> VETERINARY CENTER DEVELOPMENT GROUP LLC									

### PAYMENT INFORMATION

Method of Payment	Payment Control ID	Authorized Agent	Amount
Check Payment	127		\$12.00

AMOUNT PAID: \$12.00  
LESS AMOUNT DUE: \$12.00  
CHANGE RECEIVED: \$0.00

038-07509

This Instrument Prepared by:  
Magill, Crye & Cizek  
Attorneys at Law  
125 N. Main Street  
Clinton, Tennessee 37716

Nick McBride  
Register of Deeds  
Knox County

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

FEB 20 2020

BY JOHN R. WHITEHEAD  
*[Signature]*

**QUIT CLAIM DEED**

**THIS INDENTURE**, made this 19<sup>th</sup> day of February, 2020, between **ROBERT MARK RIDENOUR and wife, ANNETTE MARIE RIDENOUR**, Parties of the First Part, (Grantor) and **VETERINARY CENTER DEVELOPMENT GROUP, LLC**, a Tennessee limited liability company, Party of the Second Part (Grantees).

WITNESSETH: That said parties of the first part, for and in consideration of the sum of One Dollar to him in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quit claimed, and does hereby grant, bargain, sell, convey, remise, release and quit claim unto the said parties of the second part, the following described premises, to-wit:

Situate in the Sixth (6<sup>th</sup>) Civil District of Knox County, Tennessee and without the corporate limits of the City of Knoxville, and being known and designated as all of Lot 2R-R2-R, containing a total of 2.20 acres as shown by the plat entitled "Re-Subdivision of Lots 1-R-1 and 2R-R2, Jake S. Watson property," of record as Instrument # 201806260076950 in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

Being the same property conveyed to ROBERT MARK RIDENOUR and wife, ANNETTE MARIE RIDENOUR from Jake S. Watson, married, dated September 18, 2018 and recorded on September 26, 2018 as Instrument # 201809260020321, Knox County, Tennessee, Register of Deeds Office. For further reference see Instrument # 201805010064273, also in the Knox County, Tennessee, Register of Deeds Office.

This property is subject to all applicable restrictions and easements of record in the Knox County Register of Deeds Office.

And all of the estate, right, title and interest of the party of the first part herein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims whatsoever to the said parties of the second part, their heirs and assigns forever.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties; and the use of any pronoun herein shall include the masculine, the feminine and neuter.

This description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

  
Knox County, TN Page: 1 of 2  
REC'D FOR REC 2/20/2020 12:39 PM  
RECORD FEE: \$12.00 T20200007688  
M. TAX: \$0.00 T. TAX: \$0.00  
**202002200055410**

IN WITNESS WHEREOF, Grantors have hereunder set Grantors' hands and seals as of the date first recited above.

Robert Mark Ridenour  
ROBERT MARK RIDENOUR

Annette Marie Ridenour  
ANNETTE MARIE RIDENOUR

STATE OF TENNESSEE  
COUNTY OF ANDERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainers, Robert Mark Ridenour and Annette Marie Ridenour, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19<sup>th</sup> day of February, 2020.



Shannon York  
Notary Public  
My Comm. Expires: July 28, 2020

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Mark Ridenour  
Affiant

Sworn to and subscribed before me this 19<sup>th</sup> day of February, 2020.



Shannon York  
Notary Public  
My Comm. Expires: July 28, 2020

RESPONSIBLE TAXPAYER AND OWNER:  
Veterinary Center Development, LLC  
12039 Rivanna Ln  
Knoxville, TN 37922

MORTGAGE HOLDER:  
None



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Please help to keep my grandparents and others safe! (4/9/20 MPC File 4-B-20-UR)**

1 message

---

**'Miller, Kendall' via Commission** <commission@knoxplanning.org> Wed, Apr 8, 2020 at 10:58 AM  
Reply-To: kmill110@vols.utk.edu  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>  
Cc: David Noel <dnoel@jnblawfirm.com>

I am writing to you in regard to File # 4-B-20-UR which is scheduled as item #26 on your Knox MPC agenda for April 9, 2020. My grandparents live very near the Emory Road parcel under consideration. They have lived there for almost 50 years now, and they love their pretty neighborhood! I am a student at the University of Tennessee and am fortunate to be able to visit them frequently. I am very concerned about the proposed development of a busy veterinary hospital at this location in the middle of a residential area. Putting a vet hospital/kennel there will pose a serious health & safety risk for my grandparents, their neighbors, and for me and my family as we travel this route frequently to visit my grandparents. Emory Road is already a really busy and dangerous roadway with numerous serious and deadly crashes throughout each year. We are all always extremely cautious and careful when we travel this road, and I know that my grandparents have safety concerns each time they drive on Emory Road.

I am writing to ask you to please protect my grandparents and their neighbors by ensuring that this property only be used for the construction of single family dwellings. This property is surrounded by residential homes and peaceful neighborhoods. There should not be a busy vet hospital/kennel or other business built at this location. Construction of this facility at this site will put my grandparents and many others at risk of injury or death with the increase in traffic and numerous cars that will be turning in and out continually and especially so close to their neighborhood entrance. A vet/kennel will also lower the value of their homes which is really hard on older people who are on a fixed income.

I really hope that you will decide to protect my grandparents & all who travel this road and that you will not create even more worries for them during this already scary time due to COVID-19.

Thank you,  
Kendall Miller  
University of Tennessee Sophomore & Concerned Granddaughter  
--

**Kendall Miller**  
Sophomore | Industrial & Systems Engineering  
(423) 288-8860 | [kmill110@vols.utk.edu](mailto:kmill110@vols.utk.edu)



--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] File # 4-8-20-UR**

2 messages

---

**Staley, John D.** <StaleyJD@tocdocs.com>

Tue, Apr 7, 2020 at 11:07 PM

Reply-To: staleyjd@tocdocs.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I am writing in regard to File # 4-B-20-UR on your Knox MPC agenda for [April 9, 2020](#). I am a Knox County resident, business owner, and tax payer. My parents are elderly Knox County residents who live just across Emory Road from the above parcel under consideration. I am very concerned about the proposed development of a veterinary center at this location due to the safety risk it will pose for my parents, their neighbors, and for my family as we travel this route frequently to visit and assist my parents. Emory road is already a highly traveled and dangerous roadway with numerous serious and deadly crashes throughout each year. My parents have lived in their Splendor Acres neighborhood for almost 50 years and already have safety concerns each time they drive on Emory Road.

I am contacting you to request that the Knoxville MPC uphold the requirement that this property only be used for the construction of single family dwellings and not allow a veterinary center or other business to be constructed on this site. The entire surrounding area is comprised only of homes. Construction of a facility like this at this site will put both elderly Knox County residents as well as young families and their children at risk of injury or death with the increase in traffic and numerous cars that will be turning in and out of such a facility throughout every day of the week that it is operating. Additionally, this will reduce the value of their homes and damage the aesthetics of this peaceful, pastoral community. My elderly parents live on a fixed income, and their home is one of their most significant assets. I have serious concerns that construction of a facility like this on this site will greatly decrease the value of not only their home but of the homes of other elderly residents in the immediate vicinity. It is my hope that as a Planning Commission, you place a high priority on protecting both the safety of Knox County residents and the investments that they have made over a lifetime to build and maintain their family homes in Knox County.

I look forward to hearing that you decide to protect both young families and elderly Knox County residents like my parents who desire to continue to enjoy living in the beautiful Halls community.

I appreciate your time and consideration.

Sincerely,  
John D. Staley III  
President  
Tri-State East Tennessee LLC

Get [Outlook for iOS](#)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

---

**Mitch R** <tploedge@gmail.com>

Wed, Apr 8, 2020 at 9:37 AM

Reply-To: tploedge@gmail.com

To: Mike Reynolds <mike.reynolds@knoxplanning.org>, [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

File # 4-B-20-UR

Dear Mike and MPC

I have finished reviewing the last 4 letters you forwarded to me. I want to bring your attention to the fact they are all from the same family. Their daughter and grandson do not live in this area. I have made every attempt to find a phone number to call them and discuss their concerns but was unsuccessful. I will keep trying. Though I respect their right to have concerns, none of these claims are valid and again I believe it is an attempt on Mr Watson's part to make it appear that there is a large opposition. There is not. After talking to some of these people they have relaxed and realize not all they have been told by Mr. Watson is accurate.

I will continue to keep you updated. Thank you.

Mitch

On Wed, Apr 8, 2020 at 7:53 AM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:

FYI

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

--

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
**[tploedge@gmail.com](mailto:tploedge@gmail.com)**

[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] 4-B-20-UR**

1 message

---

**Rachael Thomas** <jnbattys@jnblawfirm.com>  
Reply-To: jnbattys@jnblawfirm.com  
To: commission@knoxplanning.org  
Cc: "David D. Noel" <dnoel@jnblawfirm.com>

Wed, Apr 8, 2020 at 9:30 AM

Please find the attached in the above reference case matter to be added on behalf of our client Jake Watson's opposition to be heard Thursday, April 9<sup>th</sup>.

. ACHAEL M. THOMAS—FOR ATTORNEY DAVID D. NOEL

Legal Assistant

**JUSTICE, NOEL . BURKS**

AN ASSOCIATION OF ATTORNEYS AND COUNSELORS AT LAW

1816 W. Clinch Avenue

Knoxville, Tennessee 37916

(865) 522-4964

(865) 546-8525 fax

... [.JUSTICENOELBURKS.COM](http://JUSTICENOELBURKS.COM)

**CONFIDENTIAL LEGAL NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify **Justice, Noel & Burks** by reply email and destroy all copies of the original message.

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

---

**3 attachments**



**TN Warranty Deed 3.pdf**  
146K



**TN Warranty Deed 2.pdf**  
146K



**TN Warranty Deed 1.pdf**  
160K

038 07509

This Instrument Prepared by:  
Philip R. Crye, Jr.  
Attorney at Law  
125 N. Main Street  
Clinton, Tennessee 37716

Nick McBride  
Register of Deeds  
Knox County

TAX PARCEL ID NO: 038-07509

### TENNESSEE WARRANTY DEED

THIS INDENTURE, made this 18th day of September, 2018, between JAKE S. WATSON, married, Grantor, and ROBERT MARK RIDENOUR and wife, ANNETTE MARIE RIDENOUR, Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of One (\$1.00) Dollar, and for other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantees, the following described premises:

SITUATE in District Six (6) of Knox County, Tennessee and without the corporate limits of the City of Knoxville, and being known and designated as all of Lot 2R-R2-R, containing a total of 2.20 Acres as shown by the plat entitled "Re-Subdivision of Lots 1-R-1 and 2R-R2, Jake S. Watson property," of record as Instrument No. 201806260076950 in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING part of the property conveyed from JAKE S. WATSON to JAKE S. WATSON and CAROL W. WATSON by Warranty Deed dated November 8, 2010 and recorded on November 8, 2010 as Instrument No. 201011080029160 in the Register of Deeds Office, Knox County, Tennessee. For further reference see the Personal Representative's Quit Claim Deed from Jake S. Watson as Personal Representative and Troy L. Watson, individually, to Jake S. Watson dated September 28, 2010 and recorded on October 1, 2010 as Instrument No. 201010010020389 in the Register of Deeds Office, Knox County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown of record.

Grantor makes oath or solemnly affirms that JAKE S. WATSON and CAROL DEANE WATSON were lawfully married at the time the property described herein was conveyed to them on or around November 13, 2010; that they remained married without any intervening divorce or legal separation until the death of CAROL DEANE WATSON on May 19, 2014 leaving JAKE S. WATSON as the surviving tenant by the entirety; and that JAKE S. WATSON has remarried, however, they have never resided on the subject because it is unimproved.

Part of the property was previously described in the conveyance from Jake S. Watson, married to Robert Mark Ridenour and wife, Annette Marie Ridenour as Instrument # 201805010064273, Knox County, Tennessee, Register of Deeds Office.

This property is subject to and has the benefit of the 15-foot sewer line easement as shown on the above-referenced plat.

This property is subject to all applicable restrictions and easements of record in the Knox County Register of Deeds Office.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the premises to the Grantees, Grantee's heirs and assigns forever.

  
Knox County Page: 1 of 2  
REC'D FOR REC 09/26/2018 2:43:36PM  
RECORD FEE: \$13.00  
M. TAX: \$0.00 T. TAX: \$18.50  
201809260020321

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR  
SEP 26 2018  
BY JOHN R. WHITEHEAD 

And the Grantors, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, do hereby covenant with said Grantees, Grantee's heirs, executors, administrators, representatives, successors and assigns, that Grantors are lawfully seized in fee simple of the premises herein conveyed and have full power, authority and right to convey the same, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the following: **Property taxes for the current year which shall be assumed and paid by the Grantees.**

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties; and the use of any pronoun herein shall include the masculine, the feminine and neuter.

This description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

This deed was prepared without the benefit of a title search.

The preparer of this deed is not responsible for the financial closing of the property herein contained in the legal description

**IN WITNESS WHEREOF**, Grantors have hereunder set Grantors' hands and seals as of the date first recited above.

Jake S. Watson  
JAKE S. WATSON

STATE OF TENNESSEE

COUNTY OF ANDERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, **JAKE S. WATSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of Sept, 2018.



Jane M. Holt  
Notary Public

My Commission Expires: 05/29/22

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Mark Ridenour  
Affiant

Sworn to and subscribed before me this the 17th day of Sept, 2018.



Jane M. Holt  
Notary Public

My Commission Expires: 05/29/22

RESPONSIBLE TAXPAYER AND OWNER:

Robert Mark Ridenour  
P.O. Box 707  
Andersonville, TN  
37705

MORTGAGE HOLDER:

None

038 07509

This Instrument Prepared by:  
Philip R. Crye, Jr.  
Attorney at Law  
125 N. Main Street  
Clinton, Tennessee 37716

*Sherry Witt*  
Register of Deeds  
Knox County

TAX PARCEL ID NO: 038-07509

**TENNESSEE WARRANTY DEED**

THIS INDENTURE, made this 26th day of April, 2018, between **JAKE S. WATSON, married**, Grantor, and **ROBERT MARK RIDENOUR and wife, ANNETTE MARIE RIDENOUR**, Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of One (\$1.00) Dollar, and for other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantees, the following described premises:

SITUATE in District Six (6) of Knox County, Tennessee and without the corporate limits of the City of Knoxville, and being known and designated as all of Lot 2RR2 of the plat entitled "A Division For: Jake S. Watson," of record as Instrument No. 201712120036102 in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING part of the property conveyed from JAKE S. WATSON to JAKE S. WATSON and CAROL W. WATSON by Warranty Deed dated November 8, 2010 and recorded on November 8, 2010 as Instrument No. 201011080029160 in the Register of Deeds Office, Knox County, Tennessee. For further reference see the Personal Representative's Quit Claim Deed from Jake S. Watson as Personal Representative and Troy L. Watson, individually, to Jake S. Watson dated September 28, 2010 and recorded on October 1, 2010 as Instrument No. 201010010020389 in the Register of Deeds Office, Knox County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown of record.

Grantor makes oath or solemnly affirms that JAKE S. WATSON and CAROL DEANE WATSON were lawfully married at the time the property described herein was conveyed to them on or around November 13, 2010; that they remained married without any intervening divorce or legal separation until the death of CAROL DEANE WATSON on May 19, 2014 leaving JAKE S. WATSON as the surviving tenant by the entirety; and that JAKE S. WATSON has remarried, however, they have never resided on the subject because it is unimproved.

This property is subject to all applicable restrictions and easements of record in the Knox County Register of Deeds Office.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the premises to the Grantees, Grantee's heirs and assigns forever.

And the Grantors, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, do hereby covenant with said Grantees, Grantee's heirs, executors, administrators, representatives, successors and assigns, that Grantors are lawfully seized in fee simple of the premises herein conveyed and have full power, authority and right to convey the same, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the following: **Property taxes for the current year, which were prorated between the parties as of the date of this deed, and shall be assumed and paid by the Grantees.**

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR  
MAY 10 2018  
JOHN R. WHITFIELD

  
Knox County Page: 1 of 2  
REC'D FOR REC 05/01/2018 9:37:10AM  
RECORD FEE: \$13.00  
M. TAX: \$2.00 I. TAX: \$351.50  
**201805010064273**

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties; and the use of any pronoun herein shall include the masculine, the feminine and neuter.

This description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

IN WITNESS WHEREOF, Grantors have hereunder set Grantors' hands and seals as of the date first recited above.

Jake S. Watson  
JAKE S. WATSON

STATE OF TENNESSEE

COUNTY OF ANDERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, JAKE S. WATSON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26<sup>th</sup> day of April, 2018.



Jane M. Holt  
Notary Public

My Commission Expires: 05/04/2018

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Mark Ridenour  
Affiant

Sworn to and subscribed before me this the 26<sup>th</sup> day of April, 2018.



Jane M. Holt  
Notary Public

My Commission Expires: 05/04/2018

RESPONSIBLE TAXPAYER AND OWNER:

Robert Mark Ridenour  
P.O. Box 707  
Andersonville, TN  
37705

MORTGAGE HOLDER:

None

038 07509

This Instrument Prepared by:  
Philip R. Crye, Jr.  
Attorney at Law  
125 N. Main Street  
Clinton, Tennessee 37716

*Sherry Witt*  
Register of Deeds  
Knox County

TAX PARCEL ID NO: 038-07509

**TENNESSEE WARRANTY DEED**

THIS INDENTURE, made this 26th day of April, 2018, between **JAKE S. WATSON, married**, Grantor, and **ROBERT MARK RIDENOUR and wife, ANNETTE MARIE RIDENOUR**, Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of One (\$1.00) Dollar, and for other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantees, the following described premises:

SITUATE in District Six (6) of Knox County, Tennessee and without the corporate limits of the City of Knoxville, and being known and designated as all of Lot 2RR2 of the plat entitled "A Division For: Jake S. Watson," of record as Instrument No. 201712120036102 in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING part of the property conveyed from JAKE S. WATSON to JAKE S. WATSON and CAROL W. WATSON by Warranty Deed dated November 8, 2010 and recorded on November 8, 2010 as Instrument No. 201011080029160 in the Register of Deeds Office, Knox County, Tennessee. For further reference see the Personal Representative's Quit Claim Deed from Jake S. Watson as Personal Representative and Troy L. Watson, individually, to Jake S. Watson dated September 28, 2010 and recorded on October 1, 2010 as Instrument No. 201010010020389 in the Register of Deeds Office, Knox County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown of record.

Grantor makes oath or solemnly affirms that JAKE S. WATSON and CAROL DEANE WATSON were lawfully married at the time the property described herein was conveyed to them on or around November 13, 2010; that they remained married without any intervening divorce or legal separation until the death of CAROL DEANE WATSON on May 19, 2014 leaving JAKE S. WATSON as the surviving tenant by the entirety; and that JAKE S. WATSON has remarried, however, they have never resided on the subject because it is unimproved.

This property is subject to all applicable restrictions and easements of record in the Knox County Register of Deeds Office.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the premises to the Grantees, Grantee's heirs and assigns forever.

And the Grantors, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, do hereby covenant with said Grantees, Grantee's heirs, executors, administrators, representatives, successors and assigns, that Grantors are lawfully seized in fee simple of the premises herein conveyed and have full power, authority and right to convey the same, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the following: **Property taxes for the current year, which were prorated between the parties as of the date of this deed, and shall be assumed and paid by the Grantees.**

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR  
MAY 10 2018  
JOHN R. WHITFIELD

  
Knox County Page: 1 of 2  
REC'D FOR REC 05/01/2018 9:37:10AM  
RECORD FEE: \$13.00  
M. TAX: \$2.00 I. TAX: \$351.50  
**201805010064273**

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties; and the use of any pronoun herein shall include the masculine, the feminine and neuter.

This description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

IN WITNESS WHEREOF, Grantors have hereunder set Grantors' hands and seals as of the date first recited above.

Jake S. Watson  
JAKE S. WATSON

STATE OF TENNESSEE

COUNTY OF ANDERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, JAKE S. WATSON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26<sup>th</sup> day of April, 2018.



Jane M. Holt  
Notary Public

My Commission Expires: 05/04/2018

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Mark Ridenour  
Affiant

Sworn to and subscribed before me this the 26<sup>th</sup> day of April, 2018.



Jane M. Holt  
Notary Public

My Commission Expires: 05/04/2018

RESPONSIBLE TAXPAYER AND OWNER:

Robert Mark Ridenour  
P.O. Box 707  
Andersonville, TN  
37705

MORTGAGE HOLDER:

None



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

## [Planning Commission Comment] CASE 34-B-20-UR, VETRINARY CLINIC

3 messages

---

**'Coral Gillham' via Commission** <commission@knoxplanning.org> Wed, Apr 8, 2020 at 7:53 AM  
Reply-To: cegillham@yahoo.com  
To: commission@knoxplanning.org  
Cc: dnoel@jnblawfirm.com

Ref: (a) Owner - Coral E Gillham III, 7312 Elegant Drive, Knoxville, TN 37918, 404-445-9217, [cegillham@yahoo.com](mailto:cegillham@yahoo.com)

Dear Sir or Madame:

IRT subject case before the commission and IAW ref (a), as the legal owner of referenced property, and its close proximity to the planned veterinary clinic, I oppose this and any business at this location.

Any such construction would drastically effect the property values of the neighborhood, while also increasing traffic thereby also the noise, and severely decreasing the aesthetics of the area.

Again, I strongly oppose construction of ANY business at this location!

Thank you.  
CE Gillham

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

---

**David Noel** <dnoel@jnblawfirm.com>  
Reply-To: dnoel@jnblawfirm.com  
To: cegillham@yahoo.com  
Cc: commission@knoxplanning.org

Wed, Apr 8, 2020 at 7:58 AM

Received, thank you.

On Wed, Apr 8, 2020 at 7:53 AM Coral Gillham <[cegillham@yahoo.com](mailto:cegillham@yahoo.com)> wrote:  
Ref: (a) Owner - Coral E Gillham III, 7312 Elegant Drive, Knoxville, TN 37918, 404-445-9217, [cegillham@yahoo.com](mailto:cegillham@yahoo.com)

Dear Sir or Madame:

IRT subject case before the commission and IAW ref (a), as the legal owner of referenced property, and its close proximity to the planned veterinary clinic, I oppose this and any business at this location.

Any such construction would drastically effect the property values of the neighborhood, while also increasing traffic thereby also the noise, and severely decreasing the aesthetics of the area.

Again, I strongly oppose construction of ANY business at this location!

Thank you.  
CE Gillham

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

---

**Mitch R** <[tploedge@gmail.com](mailto:tploedge@gmail.com)>

Wed, Apr 8, 2020 at 9:02 AM

Reply-To: [tploedge@gmail.com](mailto:tploedge@gmail.com)

To: Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>, [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Dear Mike & MPC

I have read all these letters in opposition. I have called all the people that are accessible to discuss. The simple fact is they are just saying things that are not true. A veterinary Clinic posing health risks to the elderly ? I don't know how to even respond! Not one case, never in this country has a person ever documented a neighbor getting sick from a veterinary clinic nearby.

Covid 19 risk? I'm at a total loss on that. This is a small Veterinary Hospital. Minimal traffic in and out. No noise or smells. I truly believe this is a campaign by Jake Watson to stop our project. Once I talk and give the true facts to these people they realize this Veterinary Hospital is not a bad thing at this location.

I strongly urge the MPC to please see through these false and unsubstantiated claims. This building will compliment this area. It will be low traffic impact. No noise, no smells.

I am forwarding the email I sent to Mr Watson's lawyer yesterday. I will continue to contact these people and discuss their concerns. The fact is non of these concerns have merit.

Thank you

Mitch

On Wed, Apr 8, 2020 at 8:04 AM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:

FYI

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **'Coral Gillham' via Commission** <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>  
Date: Wed, Apr 8, 2020 at 7:59 AM  
Subject: [Planning Commission Comment] CASE 34-B-20-UR, VETRINARY CLINIC  
To: <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>  
Cc: <[dnoel@jnblawfirm.com](mailto:dnoel@jnblawfirm.com)>

Ref: (a) Owner - Coral E Gillham III, 7312 Elegant Drive, Knoxville, TN 37918, 404-445-9217, [cegillham@yahoo.com](mailto:cegillham@yahoo.com)

Dear Sir or Madame:

IRT subject case before the commission and IAW ref (a), as the legal owner of referenced property, and its close proximity to the planned veterinary clinic, I oppose this and any business at this location.

Any such construction would drastically effect the property values of the neighborhood, while also increasing traffic thereby also the noise, and severely decreasing the aesthetics of the area.

Again, I strongly oppose construction of ANY business at this location!

Thank you.  
CE Gillham

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

--

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
**[tploedge@gmail.com](mailto:tploedge@gmail.com)**

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Emory Veterinary Hospital**

1 message

**Mitch R** <tploedge@gmail.com>

Wed, Apr 8, 2020 at 9:03 AM

Reply-To: tploedge@gmail.com

To: Mike Reynolds &lt;mike.reynolds@knoxplanning.org&gt;, commission@knoxplanning.org

----- Forwarded message -----

From: **Mitch R** <tploedge@gmail.com>

Date: Tue, Apr 7, 2020 at 5:23 PM

Subject: Emory Veterinary Hospital

To: &lt;dnoel@jnblawfirm.com&gt;, Ron Barczak &lt;Ron.barczak200@gmail.com&gt;, Mark Ridenour &lt;ridenourconstruction@gmail.com&gt;

Dear Mr Noel

I understand you are representing Mr Watson in opposition to our Veterinary Hospital. I made an attempt to call you to discuss but thought I would send this letter.

Your client is persisting in spreading misinformation to his neighbors about our project. I have spoken to a few of the neighbors he has convinced to write letters using this false and misleading information. Once I presented the real facts, and the benefit to our presence in the community, they were acceptable to our project. One even admitted he has no objection to a Veterinary Hospital at this location. Another one we showed the plans and they thought the building and placement was great. What is evident is that your client is trying to stir the neighbors with false information. Your client has called some up to 3 x daily telling them that this is a big commercial development and all the zoning is going to change. This is false! This is a small beautiful 6000 sq ft facility that will compliment the neighborhood and increase property values. It will provide the highest level of Veterinary care and provide jobs and tax revenue for their community. It is zoned Agricultural and there are worse businesses that could have been placed. Small Clinic, no out door runs, low traffic, great and protective landscaping.

I respect the fact that your client has a right to protest this, though I am perplexed as to the reason? He doesn't want it! That's OK, but telling lies to others to get them to help stop it, Not OK.

If he persists by spreading false information and using this misleading information to halt our project, I will hold him liable. Whether we get approval or not. Fight with facts, not lies and misleading information. Stop telling people we are re-zoning and a large commercial development is being proposed.

I am currently pro se and you may contact me directly. Hopefully we can resolve this in a reasonable manor. A response would be appreciated.

Sincerely,

Mitch

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
[tploedge@gmail.com](mailto:tploedge@gmail.com)

--

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
[tploedge@gmail.com](mailto:tploedge@gmail.com)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

## [Planning Commission Comment] Please DENY Vet Hospital on Emory Rd. in Halls residential community! (File 4-B-20-UR)

1 message

'John Staley' via Commission <commission@knoxplanning.org> Wed, Apr 8, 2020 at 2:18 AM  
Reply-To: jdstaleyjr@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>  
Cc: "dnoel@jnblawfirm.com" <dnoel@jnblawfirm.com>

I am writing regarding File # 4-B-20-UR on your Knox MPC agenda for April 9, 2020. I am an elderly Knox County resident living near the Emory Road parcel identified in the file # above. My wife and I have lived in the lovely Halls Crossroads community for almost 50 years now and hope to be here for many more. We raised our family in this peaceful, safe area surrounded by rolling hills and meadows. With the expansion of Emory Road some years ago, traffic is much heavier along this roadway now with numerous serious crashes occurring frequently — a number of which result in deaths. There have been numerous tragic crashes in recent memory including a crash in Dec. 2019 in which 3 people were hospitalized, a 4 vehicle crash with 2 fatalities in August 2019, a crash with 2 fatalities in May 2019, a crash with 2 fatalities & 2 people injured in Aug 2018, and another crash with 3 fatalities in June 2018. It can already be frightening to drive this roadway on a daily basis given the increased traffic.

Given the social distancing requirements of the current COVID-19 crisis, we have just been informed that a vet hospital may be built directly across from the entrance to Splendor Acres subdivision. It is our understanding that the parcel in question was sold by a neighbor, Mr. Jake Watson, with the express intent that it must be utilized **only** for construction of a single family dwelling. Given that all of the surrounding area and neighborhoods are residential in nature and primarily single family dwellings, I request that you please **deny** this request to allow a veterinary hospital and kennel facility to be developed on this site.

My utmost concern is that development of such a facility will add significantly to this already busy roadway with much more traffic from early morning throughout the entire day as patrons come and go from such a facility. Based on the data shown in the file available on your website, estimated traffic impact is 191 average daily vehicle trips. Given that vet hospitals are typically

open for about 10 or so hours daily, this would equate to approximately a vehicle entering/exiting this property to/from this already crowded stretch of Emory Road about every 3 minutes, or approximately 20 times per hour during operating hours, (which would include morning and evening rush hours). This is an extreme level of vehicular traffic to inject into an intersection directly across from a quiet residential neighborhood. This will greatly increase the safety risk for all in our community who travel this road frequently and especially for nearby residents. Additionally, there are children and families who live throughout the surrounding residential areas, and there are many houses that sit directly on Emory Road in the immediate vicinity of this property. Given this, construction of such a business at this location will not only put drivers and passengers at an increased safety risk due to vehicles constantly turning in and out of the facility onto an already very busy five lane highway but will also put children at risk who live, play, and walk to and from school buses from nearby homes and neighborhoods.

Secondly, my concern is that when this parcel was sold by Mr. Jake Watson, it was sold with the stipulation and understanding that **only** single family dwellings could be constructed on the property. As a long term Knox County resident, voter, retired Knox County employee, and tax payer, I am asking you to please uphold and enforce this requirement on behalf of all those who live in this community of residential single family homes. This area is not a business district. It is a residential area with subdivisions and neighborhoods. Construction of a facility such as this would not only diminish the value of our homes, it will create unwanted noise pollution from increased vehicular traffic and animals being housed there. Additionally, the facility plans include a 1500 square foot kennel and outdoor "bathroom" area for animals which also lead to concerns regarding odor and sanitation issues given that this is a **residential** area.

I strongly urge you to please give serious consideration to this request from me and on behalf of other neighbors to ensure that only single family residences be allowed to be constructed on this property as per the original stipulations and agreements. A number of our neighbors are very concerned about this potential construction; however, many are elderly and do not have technical skills that enable them to send emails expressing their concerns and objections regarding this potential development especially given the additional stresses of the current COVID-19 crisis. Please be assured that I speak on behalf of **many** in our surrounding community who strongly urge you to ensure that this property is utilized only for single family residences.

I certainly hope that, like us, you also desire to work to ensure the safety of Knox County families and elderly members of the community who must travel

Emory Road on a daily basis. If this is the case, I sincerely hope you will decide that this parcel should NOT be utilized for a veterinary hospital or other business purposes. I look forward to hearing of your decision to protect the safety of Knox County residents like us and our neighbors. Thank you for your time and consideration in this matter.

Sincerely,  
John D. Staley, Jr.  
Knox County resident

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 4-B-20-UR**

2 messages

**Rachael Thomas** <jnbattys@jnblawfirm.com>

Tue, Apr 7, 2020 at 2:12 PM

Reply-To: jnbattys@jnblawfirm.com

To: commission@knoxplanning.org

Cc: "David D. Noel" <dnoel@jnblawfirm.com>, "Patrick G. Noel" <pgnoel@jnblawfirm.com>

Please find the attached letter to add to the above case matter.

Thank you,

**. ACHAEL M. THOMAS**

Legal Assistant

**JUSTICE, NOEL . BURKS**

AN ASSOCIATION OF ATTORNEYS AND COUNSELORS AT LAW

[1816 W. Clinch Avenue](#)

[Knoxville, Tennessee 37916](#)

(865) 522-4964

(865) 546-8525 fax

... [.JUSTICENOELBURKS.COM](#)

**CONFIDENTIAL LEGAL NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify **Justice, Noel & Burks** by reply email and destroy all copies of the original message.

File #4-B-20 UR

Jeff Stewart  
3504 E Emory Road  
Knoxville, TN 37918

Home 865-922-2741  
Cell 865-809-7112

I wanted to list my concerns regarding this case and let it be known I am opposed to the approval for commercial use.

It has been my understanding that from Norris Freeway to Dry Gap Pike, Emory Road has been zoned residential and I've lived here 61 years. It seems to me that by allowing this commercial development to take place Pandora's box will be opened. Where does it stop? If approved anyone wanting a business on Emory will have a argument to point at and also be approved.

I am concerned about property values not only mine, but especially for Mr. Watson. He split his mini farm into five lots. This vet clinic will be in the middle of the remaining lots. Who would want to build an upscale home next to a vet clinic? There is plenty of office space available in Halls. Why build in a residential area? The five lots were part of the Watson family farm from the early 50's. The property was sold with the understanding that it was residential. He was shown architectural renderings of the house that was going to be built and was very excited. Somewhere somehow a shell game took place. It's breaking Mr. Watson's heart and he would have never sold the lot In the first place had he had any idea it could be rezoned commercial.

I apologize for my rambling, but I feel approval of this case would be wrong in so many ways.

Jeff Stewart

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

---

 **Jeff Stewart ltr 200407.docx**  
39K

---

**Mitch R** <tploedge@gmail.com>

Tue, Apr 7, 2020 at 4:31 PM

Reply-To: tploedge@gmail.com

To: Mike Reynolds <mike.reynolds@knoxplanning.org>, [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Hey Mike and MPC,

File #4-B-20 UR

In response to the letters you have sent, I have called Alta Floyd and Jeff Phillips to discuss their concerns. Mr Watson has been calling people and guiding them with mis information. He even calls them 2-3 times a day. After I spoke to Alta and discussed the real facts, she seems more acceptable. She did ask that we show her the plans so she can see what the building would look like. I am having a set delivered to her today. In addition she has 2 golden retrievers that she adores.

I spoke to Jeff Stewart also a pet owner. Once I told him what we were doing he admitted that he would **not** object to a Veterinary Hospital at this location. They are worried we are going to start a large commercial development. I assured him that our little Veterinary Hospital is not a catalyst for large commercial development.

My concern is the Mr Watson is guiding his neighbors with false and misleading information. It would appear that they are being persuaded to believe that there is large commercial development resulting from this. That everyone needs to fight this or there will be large commercial development all around them. That in some way we are going to destroy their property values. I am aware that Mr. Watson does not want a Veterinary Hospital next to him. Though I am very perplexed as to the reason other then he doesn't! We will be great neighbors for him and all surrounding neighbors.

I have made an attempt to contact his attorney to discuss his clients actions and see if we can guide him to stick to the facts.

Thank you

Mitch

On Tue, Apr 7, 2020 at 3:35 PM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:

FYI

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

--

***Mitchell Rosenzweig, DVM***



***Chief Executive Officer***  
***(865) 310-2311***  
***[tploedge@gmail.com](mailto:tploedge@gmail.com)***

[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

## [Planning Commission Comment] Concerns Re: file #4-B-20-UR on 4/9/20 MPC agenda

1 message

---

**'Spencer Miller' via Commission** <commission@knoxplanning.org> Wed, Apr 8, 2020 at 7:18 AM  
Reply-To: spencerdavidmiller@yahoo.com  
To: commission@knoxplanning.org  
Cc: dnoel@jnblawfirm.com

I am contacting you about concerns I have regarding File # 4-B-20-UR which you will be discussing during your Knox MPC meeting on April 9, 2020. My grandparents live very near the Emory Road parcel under consideration. They have lived there for almost 50 years now and have loved living in this pretty rural setting in the Halls community. I am a University of Tennessee graduate and have enjoyed many fun visits to my grandparents' home there. I am very concerned about the proposed development of a busy veterinary hospital in the middle of a residential area due to the health & safety risk it will pose for my grandparents, their neighbors, and for me and my family as we travel this route frequently to visit my grandparents. Emory Road is already a really busy and dangerous roadway with multiple tragic, deadly crashes throughout each year. I am always extremely cautious and when traveling this road to go see my grandparents, and I know that they have safety concerns already every time they drive on Emory Road.

You have the opportunity to make a decision to help protect the health & safety of my grandparents and others who live all around them. The property under consideration is surrounded by residential homes and quiet neighborhoods. There should not be a busy vet hospital/kennel or other business built in the midst of this residential community. Construction of this facility at this site will put elderly Knox County residents as well as others at risk of injury or death with the increase in traffic and numerous cars that will be turning in and out continually and especially so close to a neighborhood entrance. Building this facility in the midst of all these residential homes will also lower the value of their homes which is worrisome for older people especially.

I look forward to hearing that you decide to protect all who travel this route and especially my elderly grandparents who desire to continue to enjoy living in the beautiful Halls community.

Thank you,  
Spencer Miller

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Please PROTECT my parents & their neighbors in the Halls community! (File #4-B-20-UR - On 4/9/20 MPC Agenda)**

1 message

**'David & Kellie Miller' via Commission**

Wed, Apr 8, 2020 at 3:19

&lt;commission@knoxplanning.org&gt;

AM

Reply-To: davidandkellie@yahoo.com

To: commission@knoxplanning.org

Cc: dnoel@jnblawfirm.com

I am writing to you as a very concerned daughter. Your MPC will be considering a matter on April 9, 2020 (File # 4-B-20-UR) which I am writing to respectfully request you DENY on the basis of promoting safety for all Knox County residents. My parents are elderly Knox County residents who live near the Emory Road parcel under consideration. I am gravely concerned about the proposed development of a busy veterinary hospital/kennel at this location due to the safety risk it will pose for my parents, their neighbors, and for my family as we travel this route frequently to visit and assist my parents.

While my parents have enjoyed living in the pastoral setting of the Splendor Acres neighborhood for almost 50 years now, with the expansion of Emory Road and the high volume of traffic, they already have serious safety concerns each time they exit their neighborhood. Emory Road is a highly traveled and dangerous roadway with numerous serious and deadly crashes throughout each year. It is extremely difficult to turn into and out of their neighborhood due to current Emory Road traffic levels adjoining the proposed site for this facility. It is apparent from the records available on your website regarding this proposed vet hospital/kennel development that with the entrance located directly across from Elegant Drive, and expected "average daily vehicle trips" of 191 daily, this intersection will become an incredibly dangerous area to navigate and will likely result in additional crashes and fatalities.

I am contacting you to strongly urge the Planning Commission to promote the safety of Knox County residents by ensuring that this property be utilized ONLY for single family dwellings as is consistent with surrounding homes that local residents have enjoyed for many decades. Construction of the proposed facility at this site will put both elderly Knox County residents as well as young families and their children at risk of injury or death with the significant increase in traffic and numerous cars that will be turning in and out of such a facility throughout every day of the week that it is operating. This will create an intersection between this business and a previously quiet, serene neighborhood for which these roadways were not designed to handle this level of traffic. Addition of a car turning into or out of this new business about every 3 minutes during business hours will create a disastrous traffic situation at the intersection of Emory Rd. and Elegant Dr. (Based on the documented 191 "average daily vehicle trips", if the business is open

approximately 10 hours/day, this would result in an increase of approximately 19 - 20 cars/hour at this intersection!) Constant turns in and out of this business with animals in tow that can create unexpected and abrupt distractions for drivers can definitely lead to disastrous consequences for all those traveling this already busy, dangerous roadway.

In addition, development of a facility that has outdoor animal “restroom” areas, (as specified in the documents on your website), in a residential community presents serious concerns regarding odors, sanitation, and health concerns for nearby residents not to mention noise and nuisance issues. All of these issues ultimately lead to a reduction in the value of all area homes and damage the aesthetics of this peaceful, rural community. My parents and many others living in this area are on a fixed income, and their homes are one of their most significant assets. If you make the choice to allow construction of this facility in the midst of this residential community, you are choosing to have a blatant disregard for not only the health and safety of area residents like my parents but are also inflicting serious financial concerns on families and elderly residents who have worked lifelong to become home owners and create home equity that they can depend on as they face the uncertainties of aging.

I sincerely hope that the Planning Commission will seriously weigh these concerns and that you will decide in the best interests of Knox County residents - that you decide to PROTECT all families and elderly Knox County residents like my parents and that you will DENY the proposal to construct a vet hospital and kennel business in a well-loved, well-established residential community.

I look forward to hearing of your decision to care for Knox County residents and especially for the elderly who are currently already very stressed right now given their increased vulnerability to the COVID-19 virus. I hope your decision will provide them with the relief that will come with the knowledge that they will not soon face additional health & safety concerns when they drive from their homes or that their homes will soon be decreasing in value due to the MPC allowing this proposed construction that should not occur in a residential area. Thank you for your time and effort in this matter.

Best regards,  
*Kellie Staley Miller*  
Concerned Daughter

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Request re: File # 4-B-20-UR  
(4/9/20 MPC agenda item #26)**

1 message

---

**'John Staley' via Commission** <commission@knoxplanning.org> Wed, Apr 8, 2020 at 2:08 AM  
Reply-To: jdstaleyjr@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>  
Cc: "dnoel@jnblawfirm.com" <dnoel@jnblawfirm.com>

I am writing in regard to File # 4-B-20-UR on your Knox MPC agenda for April 9, 2020. I am an elderly Knox County resident living near the Emory Road parcel identified in the file # above. My husband and I have lived in the lovely Halls Crossroads community for almost 50 years now and hope to be here for many more. We raised our family in this peaceful, safe area surrounded by rolling hills and meadows. With the expansion of Emory Road some years ago, traffic is much heavier along this roadway now with numerous serious crashes occurring frequently — a number of which result in deaths. There have been numerous tragic crashes in recent memory including a crash in Dec. 2019 in which 3 people were hospitalized, a 4 vehicle crash with 2 fatalities in August 2019, a crash with 2 fatalities in May 2019, a crash with 2 fatalities & 2 people injured in Aug 2018, and another crash with 3 fatalities in June 2018. It can already be frightening to drive this roadway on a daily basis given the increased traffic.

Given the social distancing requirements of the current COVID-19 crisis, we have just been informed that a vet hospital may be built directly across from the entrance to Splendor Acres subdivision. It is our understanding that the parcel in question was sold by a neighbor, Mr. Jake Watson, with the express intent that it must be utilized ONLY for construction of a single family dwelling. Given that all of the surrounding area and neighborhoods are residential in nature and primarily single family dwellings, I request that you please DENY this request to allow a veterinary hospital and kennel facility to be developed on this site.

My utmost concern is that development of such a facility will add significantly to this already busy roadway with much more traffic from early morning throughout the entire day as patrons come and go from such a facility. Based on the data shown in the file available on your website, estimated traffic impact is 191 average daily vehicle trips. Given that vet hospitals are typically

open for about 10 or so hours daily, this would equate to approximately a vehicle entering/exiting this property to/from this already crowded stretch of Emory Road about every 3 minutes, or approximately 20 times per hour during operating hours, (which would include morning and evening rush hours). This is an extreme level of vehicular traffic to inject into an intersection directly across from a quiet residential neighborhood. This will greatly increase the safety risk for all in our community who travel this road frequently and especially for nearby residents. Additionally, there are children and families who live throughout the surrounding residential areas, and there are many houses that sit directly on Emory Road in the immediate vicinity of this property. Given this, construction of such a business at this location will not only put drivers and passengers at an increased safety risk due to vehicles constantly turning in and out of the facility onto an already very busy five lane highway but will also put children at risk who live, play, and walk to and from school buses from nearby homes and neighborhoods.

Secondly, my concern is that when this parcel was sold by Mr. Jake Watson, it was sold with the stipulation and understanding that ONLY single family dwellings could be constructed on the property. As a long term Knox County resident, voter, retired Knox County employee, and tax payer, I am asking you to please uphold and enforce this requirement on behalf of all those who live in this community of residential single family homes. This area is not a business district. It is a residential area with subdivisions and neighborhoods. Construction of a facility such as this would not only diminish the value of our homes, it will create unwanted noise pollution from increased vehicular traffic and animals being housed there. Additionally, the facility plans include a 1500 square foot kennel and outdoor "bathroom" area for animals which also lead to concerns regarding odor and sanitation issues given that this is a RESIDENTIAL area.

I strongly urge you to please give serious consideration to this request from me and on behalf of other neighbors to ensure that only single family residences be allowed to be constructed on this property as per the original stipulations and agreements. A number of our neighbors are very concerned about this potential construction; however, many are elderly and do not have technical skills that enable them to send emails expressing their concerns and objections regarding this potential development especially given the additional stresses of the current COVID-19 crisis. Please be assured that I speak on behalf of MANY in our surrounding community who strongly urge you to ensure that this property is utilized only for single family residences.

I certainly hope that, like us, you also desire to work to ensure the safety of Knox County families and elderly members of the community who must travel

Emory Road on a daily basis. If this is the case, I sincerely hope you will decide that this parcel should NOT be utilized for a veterinary hospital or other business purposes. I look forward to hearing of your decision to protect the safety of Knox County residents like us and our neighbors. Thank you for your time and consideration in this matter.

Sincerely,  
Rita J. Staley  
Knox County resident

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] File # 4-8-20-UR**

1 message

---

**Staley, John D.** <StaleyJD@tocdocs.com>

Tue, Apr 7, 2020 at 11:07 PM

Reply-To: staleyjd@tocdocs.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I am writing in regard to File # 4-B-20-UR on your Knox MPC agenda for [April 9, 2020](#). I am a Knox County resident, business owner, and tax payer. My parents are elderly Knox County residents who live just across Emory Road from the above parcel under consideration. I am very concerned about the proposed development of a veterinary center at this location due to the safety risk it will pose for my parents, their neighbors, and for my family as we travel this route frequently to visit and assist my parents. Emory road is already a highly traveled and dangerous roadway with numerous serious and deadly crashes throughout each year. My parents have lived in their Splendor Acres neighborhood for almost 50 years and already have safety concerns each time they drive on Emory Road.

I am contacting you to request that the Knoxville MPC uphold the requirement that this property only be used for the construction of single family dwellings and not allow a veterinary center or other business to be constructed on this site. The entire surrounding area is comprised only of homes. Construction of a facility like this at this site will put both elderly Knox County residents as well as young families and their children at risk of injury or death with the increase in traffic and numerous cars that will be turning in and out of such a facility throughout every day of the week that it is operating. Additionally, this will reduce the value of their homes and damage the aesthetics of this peaceful, pastoral community. My elderly parents live on a fixed income, and their home is one of their most significant assets. I have serious concerns that construction of a facility like this on this site will greatly decrease the value of not only their home but of the homes of other elderly residents in the immediate vicinity. It is my hope that as a Planning Commission, you place a high priority on protecting both the safety of Knox County residents and the investments that they have made over a lifetime to build and maintain their family homes in Knox County.

I look forward to hearing that you decide to protect both young families and elderly Knox County residents like my parents who desire to continue to enjoy living in the beautiful Halls community.

I appreciate your time and consideration.

Sincerely,  
John D. Staley III  
President  
Tri-State East Tennessee LLC

Get [Outlook for iOS](#)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: 4-B-20-UR Veterinary clinic

Mike Reynolds <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Tue, Apr 7, 2020 at 4:21 PM

FYI

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Mitch R** <[tploedge@gmail.com](mailto:tploedge@gmail.com)>  
Date: Mon, Apr 6, 2020 at 5:31 PM  
Subject: Re: 4-B-20-UR Veterinary clinic  
To: Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>

Hey Mike,

Once the MPC sign was placed, I reached out to the next-door neighbor Jake Watson. For now, I will assume he is the one who has voiced concerns. I explained that this Veterinary Hospital will compliment the area and would most likely increase his property value. I explained that there will not be any outside runs and we will not impose any undesirable noise or smells from our facility.

To the extent that this is an agriculturally zoned property and to respond to your question: I have a 25 year success record in the state of Tennessee. None, not one, of my clinics have failed or gone out of business. I have created hundreds of jobs for Tennesseans and have never had one complaint about one of our clinics by any surrounding neighbors. This hospital will create more jobs and increased tax revenue for Knox County. To his question: Though less than 1% of Veterinary Hospitals fail nationwide, and the fact that that Veterinary Medicine is recession resistant, what if? If this Veterinary Hospital went out of business, a new agriculturally and MPC approved business could move in. They would have the right to voice their objection to MPC once the new business had applied for approval. However, the building is being built for a Veterinary Hospital. It would be difficult for many businesses to use the existing building as is. They would need renovations and MPC approval to move forward.

We have offset the building 45' away from his property line. We have proposed the landscape barrier as required and we have pushed the building away from his house. What if he moves and decides to sell to a commercial builder? The question is appropriate, but if MPC used the "What if Scenario", we wouldn't have any development in Knox county.

I will be on the meeting live feed as you directed.

Thank You.

Mitch

On Mon, Apr 6, 2020 at 2:46 PM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:

Mitch,

I just want to let you know that it appears there will be opposition to your Vet Clinic when your case is discussed at the planning commission meeting. I'm not sure what all of the concerns are but one person I talked to was concerned about what could potentially use the building if the vet clinic were to move out in the future.

You should have received an email from my office with instructions on how to participate in the electronic (video/telephone) commission meeting. Let me know if you have any questions.

Thanks, Mike

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

On Thu, Apr 2, 2020 at 2:58 PM Mitch R <[tploedge@gmail.com](mailto:tploedge@gmail.com)> wrote:

Thank you Mike,

Be safe and have a great weekend.

Mitch

On Thu, Apr 2, 2020 at 2:55 PM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:

Mitch,

We will be holding the Planning Commission via video conference. I believe all applicants will get instructions via email for how to access the video conference. This will require you to create a free Zoom account. I suspect your application will be on the consent approval list but I won't know for sure until early next week.

Mike

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

On Thu, Apr 2, 2020 at 2:37 PM Mitch R <[tploedge@gmail.com](mailto:tploedge@gmail.com)> wrote:  
Good Afternoon Mike,

I'm sure you ve been crazy busy with this Covid 19 as we all have. I am assuming that the MPC meeting next week is going to either be cancelled or be done remotely. Can you give me an update on the likelihood of either. Thank you so much.

Mitch

On Tue, Mar 17, 2020 at 2:14 PM Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)> wrote:  
Mitchell,

The staff comments for your proposal is attached. The revised plans are due next Monday, March 23rd. Please check to see if our office is open on Monday before bringing the revised plans. In either case, please email me a PDF of the revised plans.

Feel free to contact me if you have any questions. I have also CC'd Amanda Purkey who can help with any stormwater related questions.

Thanks!  
Mike

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

--

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
[tploedge@gmail.com](mailto:tploedge@gmail.com)

--

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
[tploedge@gmail.com](mailto:tploedge@gmail.com)

--

**Mitchell Rosenzweig, DVM**



**Chief Executive Officer**  
**(865) 310-2311**  
[tploedge@gmail.com](mailto:tploedge@gmail.com)

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

038-07509

This Instrument Prepared by:  
Magill, Crye & Cizek  
Attorneys at Law  
125 N. Main Street  
Clinton, Tennessee 37716

*Nick McBride*  
Register of Deeds  
Knox County

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

FEB 20 2020

BY JOHN R. WHITEHEAD

### QUIT CLAIM DEED

**THIS INDENTURE**, made this 19<sup>th</sup> day of February, 2020, between **ROBERT MARK RIDENOUR and wife, ANNETTE MARIE RIDENOUR**, Parties of the First Part, (Grantor) and **VETERINARY CENTER DEVELOPMENT GROUP, LLC**, a Tennessee limited liability company, Party of the Second Part (Grantees).

WITNESSETH: That said parties of the first part, for and in consideration of the sum of One Dollar to him in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quit claimed, and does hereby grant, bargain, sell, convey, remise, release and quit claim unto the said parties of the second part, the following described premises, to-wit:

Situate in the Sixth (6<sup>th</sup>) Civil District of Knox County, Tennessee and without the corporate limits of the City of Knoxville, and being known and designated as all of Lot 2R-R2-R, containing a total of 2.20 acres as shown by the plat entitled "Re-Subdivision of Lots 1-R-1 and 2R-R2, Jake S. Watson property," of record as Instrument # 201806260076950 in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

Being the same property conveyed to ROBERT MARK RIDENOUR and wife, ANNETTE MARIE RIDENOUR from Jake S. Watson, married, dated September 18, 2018 and recorded on September 26, 2018 as Instrument # 201809260020321, Knox County, Tennessee, Register of Deeds Office. For further reference see Instrument # 201805010064273, also in the Knox County, Tennessee, Register of Deeds Office.

This property is subject to all applicable restrictions and easements of record in the Knox County Register of Deeds Office.

And all of the estate, right, title and interest of the party of the first part herein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims whatsoever to the said parties of the second part, their heirs and assigns forever.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties; and the use of any pronoun herein shall include the masculine, the feminine and neuter.

This description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

  
Knox County, TN Page: 1 of 2  
REC'D FOR REC 2/20/2020 12:39 PM  
RECORD FEE: \$12.00 T20200007588  
M. TAX: \$0.00 T. TAX: \$0.00  
**202002200055410**

IN WITNESS WHEREOF, Grantors have hereunder set Grantors' hands and seals as of the date first recited above.

Robert Mark Ridenour  
ROBERT MARK RIDENOUR

Annette Marie Ridenour  
ANNETTE MARIE RIDENOUR

STATE OF TENNESSEE  
COUNTY OF ANDERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainers, Robert Mark Ridenour and Annette Marie Ridenour, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19<sup>th</sup> day of February, 2020.



Shannon York  
Notary Public  
My Comm. Expires: July 28, 2020

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Mark Ridenour  
Affiant

Sworn to and subscribed before me this 19<sup>th</sup> day of February, 2020.



Shannon York  
Notary Public  
My Comm. Expires: July 28, 2020

RESPONSIBLE TAXPAYER AND OWNER:  
Veterinary Center Development, LLC  
12039 Rivanna Ln  
Knoxville, TN 37922

MORTGAGE HOLDER:  
None



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

---

**Regarding. Use of review. 4-B-20-UR**

---

**Mary Jane Watson** <mjwatson42343@gmail.com>

Tue, Apr 7, 2020 at 10:12 AM

To: David Noel &lt;dnoel@jnblawfirm.com&gt;, Dori Caron &lt;dori.caron@knoxplanning.org&gt;

From Developer Jake Watson

7416 Mayes Chapel Rd  
Knoxville, TN. 37938.

865-922-9319

My attorney, David Noel, will be speaking for me at the meeting scheduled for Thursday, April 9, 2020.

Major points to be addressed:

History of the development of property including various conversations with persons who are pertinent to the intended use of the property. This includes prospective buyers, Interested lookers, members of planning commission and current owners.

Negative effect on the surrounding property and community including comments from neighbors. Explain that the intended use would not be compatible with the character of the community.

Designation of zone does not conform to plan use of the development.

Substantial financial loss to current owners and future sales.

Thank you,

Jake Watson



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

---

**4-B-20UR**

---

**Rachael Thomas** <jnbattys@jnblawfirm.com>

Tue, Apr 7, 2020 at 12:13 PM

To: Dori Caron &lt;dori.caron@knoxplanning.org&gt;, David Noel &lt;dnoel@jnblawfirm.com&gt;

Cc: Patrick Noel &lt;pjnoel@jnblawfirm.com&gt;

Ms. Caron,

Please find the statement below in regards to the above matter.

My name is Alta Floyd my husband Greg and I live at [7316 Elegant Dr. KNOXVILLE TN 37918](#), 865-660-4631. I'm sending this to give my opinion about the Watson Property across the street from our house that was for sale for single family residents. We do not want a commercial building going up across the street from us that would bring down our property value. This is case number 4-B-20UR. We were told this property was being sold to an individual owner to build a single family home on the property as a residential building property. I hope this helps block this commercial building being built.

**. ACHAEL M. THOMAS**

Legal Assistant

**JUSTICE, NOEL . BURKS**

AN ASSOCIATION OF ATTORNEYS AND COUNSELORS AT LAW

[1816 W. Clinch Avenue](#)[Knoxville, Tennessee 37916](#)

(865) 522-4964

(865) 546-8525 fax

... [.JUSTICENOELBURKS.COM](#)

**CONFIDENTIAL LEGAL NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify **Justice, Noel & Burks** by reply email and destroy all copies of the original message.

**From:** Dori Caron [<mailto:dori.caron@knoxplanning.org>]**Sent:** Tuesday, April 7, 2020 10:54 AM**To:** David Noel

4/7/2020

Knoxville - Knox County Planning Mail - 4-B-20UR

**Cc:** Rachael Thomas; Patrick Noel

**Subject:** Re: 4-B-20UR

Mr. Noel,

Your emails and photos have been forwarded to the Planning Commissioners.

Dori Caron

Senior Administrative Assistant

Direct Line: 865-215-2694

Email: [dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)

---

**Knoxville-Knox County Planning | Knoxville Regional TPO**

400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

---

**Use of Review. 4-B-20-UR**

---

**Mary Jane Watson** <mjwatson42343@gmail.com>

Mon, Apr 6, 2020 at 3:11 PM

To: Dori Caron &lt;dori.caron@knoxplanning.org&gt;, "jnbattys@jnblawfirm.com" &lt;jnbattys@jnblawfirm.com&gt;

Ms. Caron,

I oppose the building of a commercial business in the center of a ten acre residential single family development. Our home, built in 1954, borders on the west side of the proposed site.

We will suffer financial loss because the remaining parcels will decline in value due to this proposed business situated in the absolute heart of the residential plots remaining to be sold.

Every lot being developed in the subdivision planned for single family homes joins this proposed commercial business. Obviously, no one is looking to purchase a large lot intended for their "show piece" home to be bordered by a public business enterprise.

The mere idea of this property being used for anything other than residential caused the blood to drain from my husband's face and I feared he was heading for a heart attack.

He has declined selling any property except for residential purposes since he met with the commission and was assured that no business would be allowed from the Fire Department on our east to Dry Gap Road.

Thank you,

Mary Jane Watson  
7416 Mayes Chapel Road  
Knoxville, TN. 37938

Phone: 865-922-9319

File #4-B-20 UR

Jeff Stewart  
3504 E Emory Road  
Knoxville, TN 37918

Home 865-922-2741  
Cell 865-809-7112

I wanted to list my concerns regarding this case and let it be known I am opposed to the approval for commercial use.

It has been my understanding that from Norris Freeway to Dry Gap Pike, Emory Road has been zoned residential and I've lived here 61 years. It seems to me that by allowing this commercial development to take place Pandora's box will be opened. Where does it stop? If approved anyone wanting a business on Emory will have a argument to point at and also be approved.

I am concerned about property values not only mine, but especially for Mr. Watson. He split his mini farm into five lots. This vet clinic will be in the middle of the remaining lots. Who would want to build an upscale home next to a vet clinic? There is plenty of office space available in Halls. Why build in a residential area? The five lots were part of the Watson family farm from the early 50's. The property was sold with the understanding that it was residential. He was shown architectural renderings of the house that was going to be built and was very excited. Somewhere somehow a shell game took place. It's breaking Mr. Watson's heart and he would have never sold the lot In the first place had he had any idea it could be rezoned commercial.

I apologize for my rambling, but I feel approval of this case would be wrong in so many ways.

Jeff Stewart



Dori Caron <dori.caron@knoxplanning.org>

---

## 4-B-20-UR Hearing 4/920

---

David Noel <dnoel@jnblawfirm.com>

Mon, Apr 6, 2020 at 11:06 AM

To: dori.caron@knoxplanning.org

Cc: Mary Jane Watson <mjwatson42343@gmail.com>, Rachael Thomas <jnbattys@jnblawfirm.com>

Ms Caron; I have been asked to represent Jake Watson in opposition to applicant Ridenour's request for use on review for a Vet Clinic immediately adjacent to his residence. David Noel, Atty for Jake Watson 865 522 4964. Justice Noel and Burks 1816 Clinch Ave Knoxville Tn 37916

Sent from my iPhone



View from Elegant Drive



View from notice sign



View north to Jake Watson family residence since 1951



View to Jake Watson residence



Residences east of subject tract



Residences across Emory Rd from subject property near Elegant Dr.



Residences across Emory Road from subject tract



Residences across Emory Road from subject tract



View north to Jake Watson family residence since 1951



View from Jake Watson driveway toward applicant Ridenour's property



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

---

**[Planning Commission Comment] Item # 26 Case # 4-B-20-UR**

1 message

---

**Joe Crabtree** <joe crabtree93@gmail.com>

Mon, Apr 6, 2020 at 7:29 PM

Reply-To: joe crabtree93@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Item # 26 Case # 4-B-20-UR

My name is Joseph Crabtree, I am writing in regards to the Use On Review Case # 4-B-20-UR. Me and my wife purchased property at [7422 Mayes Chapel Road](#) (parcel id # 038 0751) from Mr. Jake Watson in February 2018. Our property is adjacent to Mr. Watson's property where he resides and to the property at [3703 East Emory Road](#). The purpose of our purchase is to build a forever home for us and our 2 children in a quite residential and semi rural setting, away from businesses and commercial properties. We purchased this land in Jake Watson Properties due to a mutual understanding that we and Mr. Watson had views of our and his properties being free of unsightly or unkept residences and businesses of any type. We are currently in the final processes of planning all construction aspects to our residence and look to break ground soon. I strongly feel as Mr. Watson and I am sure numerous other residents in this area do, that this proposed review for the property located at [3703 East Emory Road](#), no matter the type of facility, will create an imbalance to the identity in this area of the community. I strongly urge the sitting commission to weigh this decision with a speculative view on how this will

affect the long established continuity as a residential area in this County.

Thank you for your time and an opportunity to have a voice in this matter.

Regards,  
Joseph Crabtree  
7422 Mayes Chapel Road  
Knoxville, TN. 37938  
[joeCrabtree93@gmail.com](mailto:joeCrabtree93@gmail.com)  
(865)591-6354

--

---

This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)