



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 4-N-17-UR

AGENDA ITEM #: 76

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** **AMANDA PITTMAN**

OWNER(S): Hawk Family Properties

TAX ID NUMBER: 121 A A 024

[View map on KGIS](#)

JURISDICTION: City 2

STREET ADDRESS: 6221 Kingston Pike

▶ **LOCATION:** **North side Kingston Pike, northwest of Deane Hill Dr.**

▶ **APPX. SIZE OF TRACT:** **0.34 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with four lanes and a center turn lane within 125' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** **O-1 (Office, Medical, and Related Services)**

▶ **EXISTING LAND USE:** **Medical office**

▶ **PROPOSED USE:** **Veterinary clinic**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Offices and apartments / O-1 (Office, Medical, and Related Services)

South: Commercial and church / C-4 (Highway & Arterial Commercial) & O-1 (Office, Medical, and Related Services)

East: Retail and offices / C-3 (General Commercial)

West: Offices / O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: This area is developed with apartments, commercial businesses, professional offices and a church under C-3, C-4, and O-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 2,400 sqft veterinary clinic, subject to 3 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of City of Knoxville Engineering Department.

With the conditions noted, this plan meets the requirements of the O-1 District and the other criteria for approval of a use on review.

COMMENTS:

The proposed veterinary clinic will be located in a building formally uses as a medical office and is along the Kingston Pike corridor. There are nearby apartments to the north that are of some concern because of the potential nuisance of noise, however, the veterinary clinic does not propose any outdoor dog runs and does not plan to board animals overnight.

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

1. The proposed veterinary clinic will have a similar impact public infrastructure as the previous medical office use.
2. The veterinary clinic does not have outdoor dog runs and does not plan to board dogs overnight. Because of this, animal noise should not be a nuisance for the nearby residential uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. This proposed veterinary clinic in the O-1 zone district is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and West City Sector Plan propose GC (general commercial) uses for this site, which allows veterinary clinics in several different zone districts.
2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 98 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-N-17-UR
USE ON REVIEW**



Veterinary clinic in O-1 (Office, Medical, and Related Services)

Original Print Date: 3/14/2017

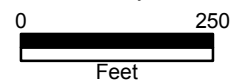
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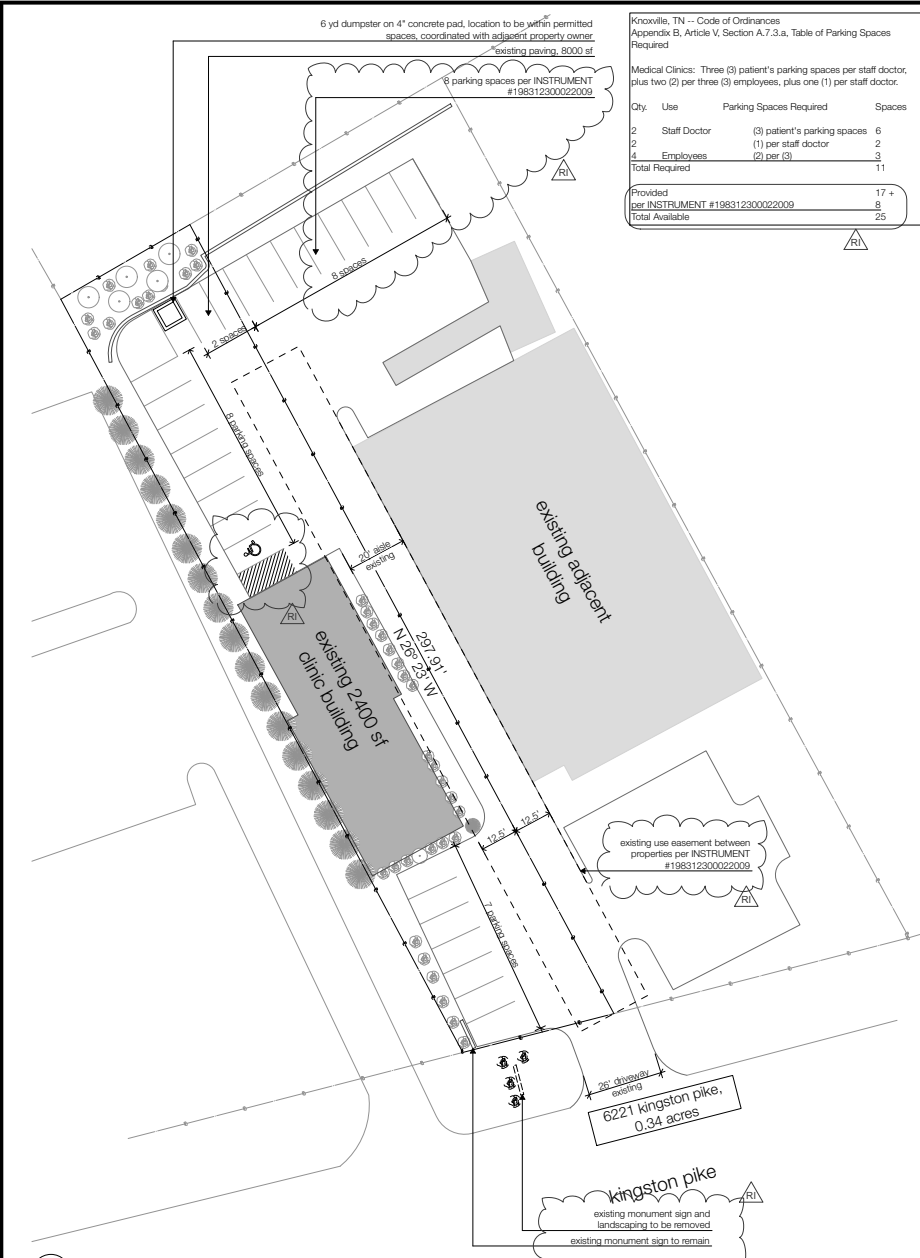
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Pittman, Amanda

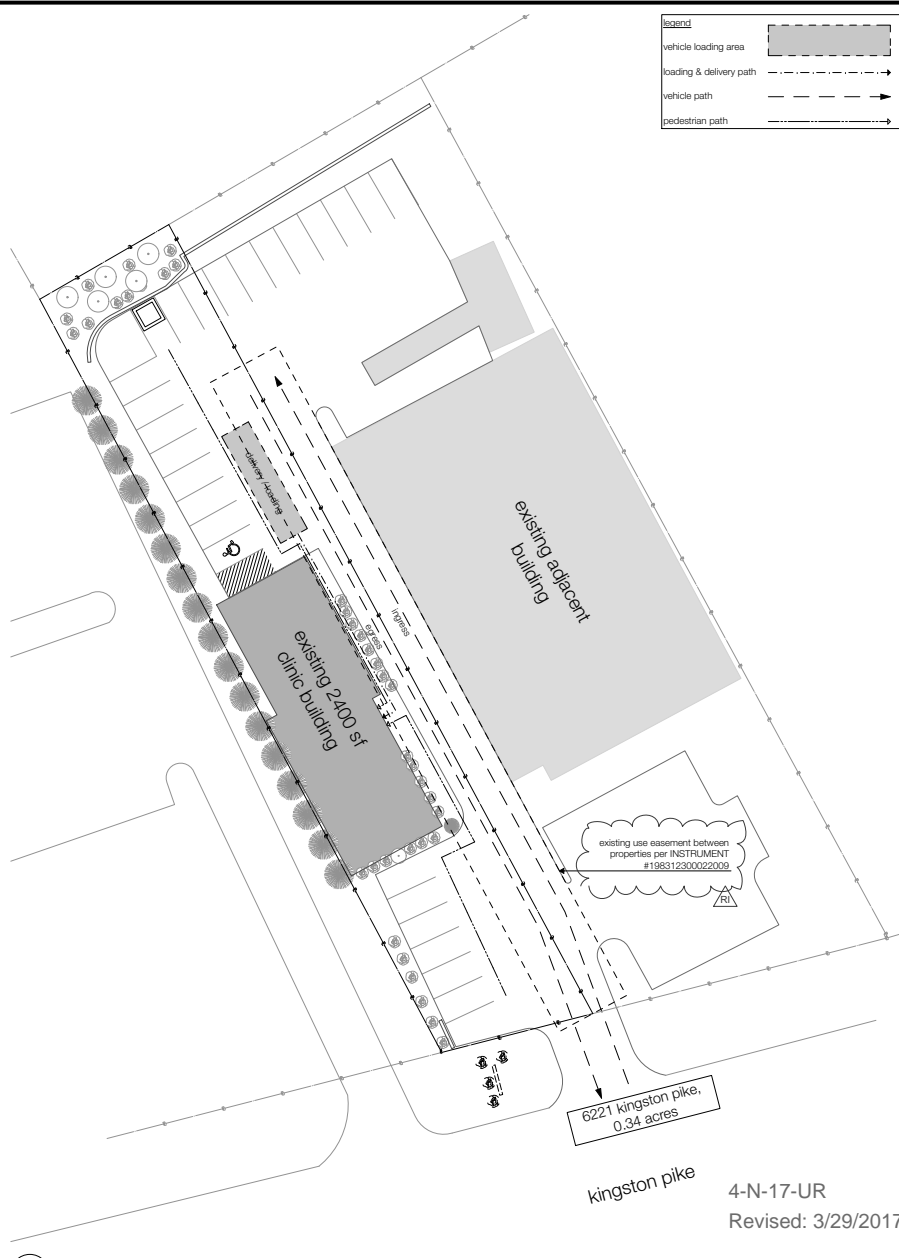
Map No: 121

Jurisdiction: City





1 site plan
c1.1 scale: 1" = 20'



2 site circulation plan
c1.1 scale: 1" = 20'

forK design
 524 Williams Street
 Knoxville, TN 37917
 +1 865 603 4297
 create@forkdesign.us

Dr. Amanda Pittman
 Veterinary Clinic
 6621 Kingston Pike

project number : 1702

Zoning
 (not for construction)

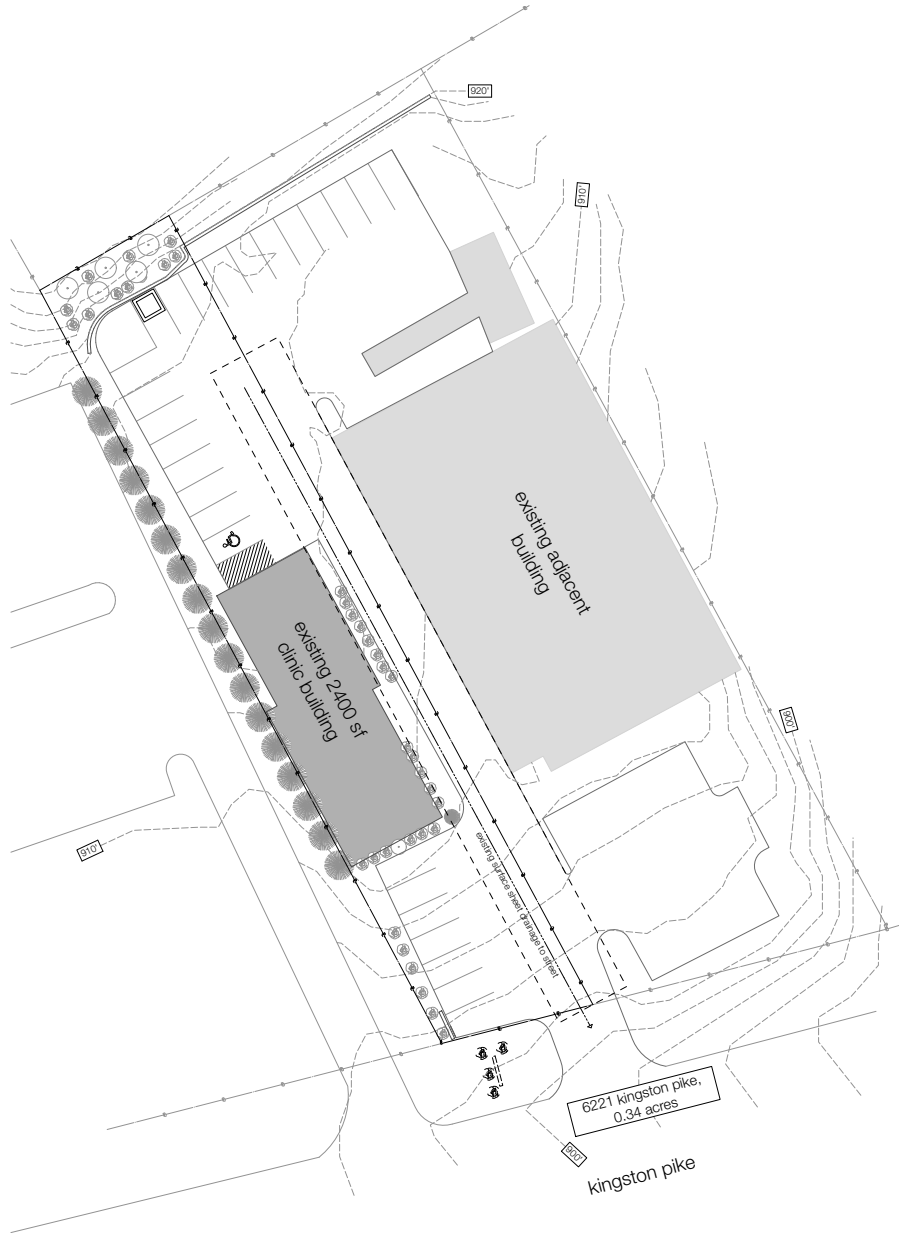
Architect:
 Forrest Hunt Kirkpatrick
 forK design, llc
 524 Williams Street
 Knoxville, TN 37917
 (865) 603-4297

Version 1 2017.03.28
 Use on Review 2017.02.27
 ISSUED date

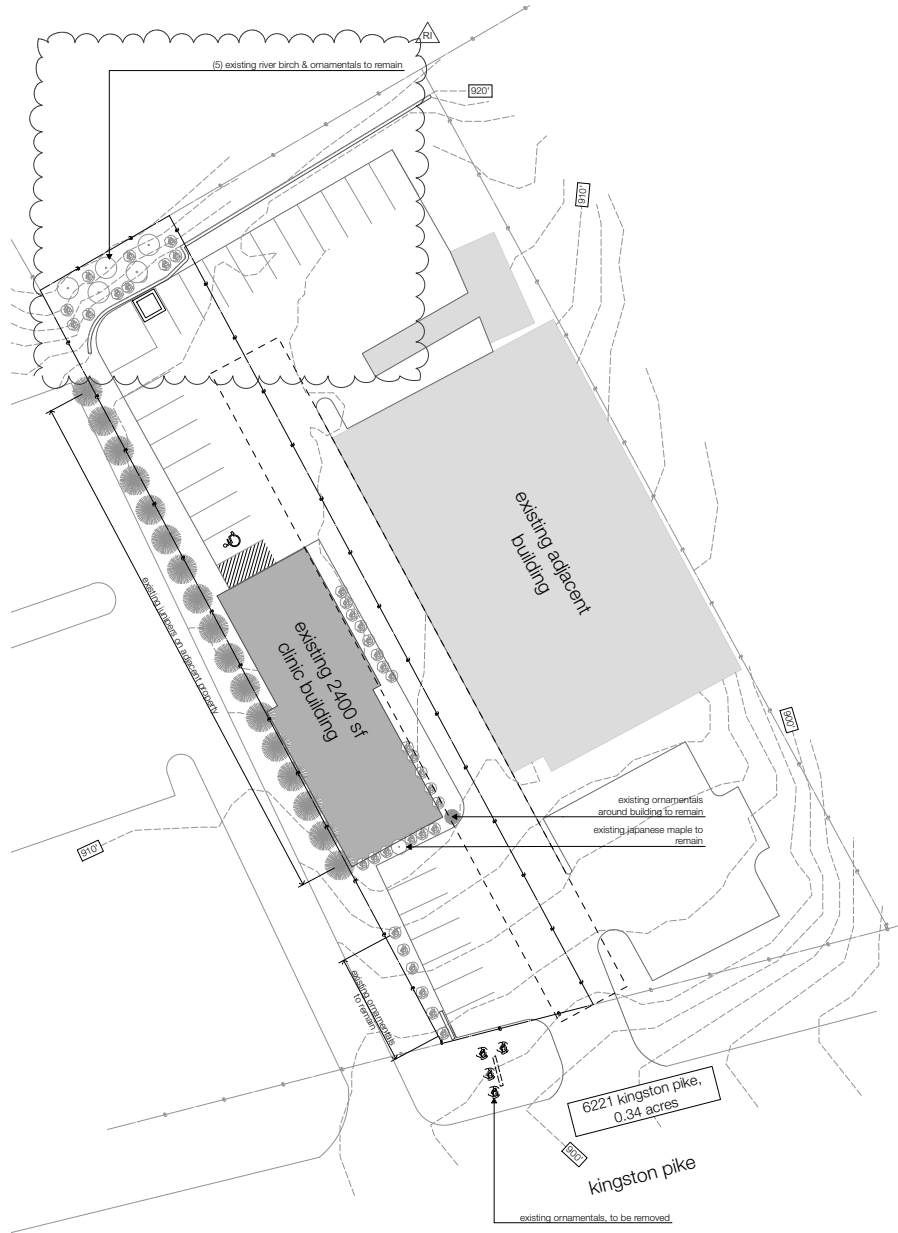
c1.1
 site plans

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1 site drainage plan
 c1.2 scale: 1" = 20'



2 landscape plan
 c1.2 scale: 1" = 20'

forK
 design

524 williams street
 knoxville, tn 37917
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revision 1 2017.03.28
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 issue ddb

c1.2
 site plans

Use on Review **Development Plan**

Name of Applicant: Amanda Pittman
 Date Filed: 2.27.17 Meeting Date: 4/13/2017
 Application Accepted by: M. Payne
 Fee Amount: # File Number: Development Plan #
 Fee Amount: \$1500.00 File Number: Use on Review A-N-17-UR



PROPERTY INFORMATION

Address: 10221 Kingston Pike ^{Knoxville, TN 37919}
 General Location: Kingston Pike at Bearden Hill
 Tract Size: .34 No. of Units: 1
 Zoning District: O-1
 Existing Land Use: Medical Clinic

Planning Sector: West City
 Sector Plan Proposed Land Use Classification: Veterinary Clinic
 Growth Policy Plan Designation: Urban
 Census Tract: 44.04
 Traffic Zone: 116
 Parcel ID Number(s): 121AA024
 Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: HAWK FAMILY PROPERTIES
 Company: TOWN CREEK 4
 Address: 798 PINE LN
 City: FRIENDSVILLE State: TN Zip: 37737
 Telephone: 865-862-4981
 Fax: ND
 E-mail: DDAVIDPHAWK@YAHOO.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to

PLEASE PRINT
 Name: Amanda Pittman
 Company: Animal Wellness & Rehabilitation
 Address: 3113 Connie Rd
 City: Knoxville State: TN Zip: 37909
 Telephone: 225-937-7848
 Fax: N/A
 E-mail: awr@knoxville@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
Non-residential use on review for veterinary clinic. There will be no boarding, no nuisance noise.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Amanda Pittman

PLEASE PRINT
 Name: Amanda Pittman
 Company: Animal Wellness & Rehabilitation Center, PLLC
 Address: 3113 Connie Rd
 City: Knoxville State: TN Zip: 37909
 Telephone: 865-281-1974
 E-mail: awr@knoxville@gmail.com



2-27-2017

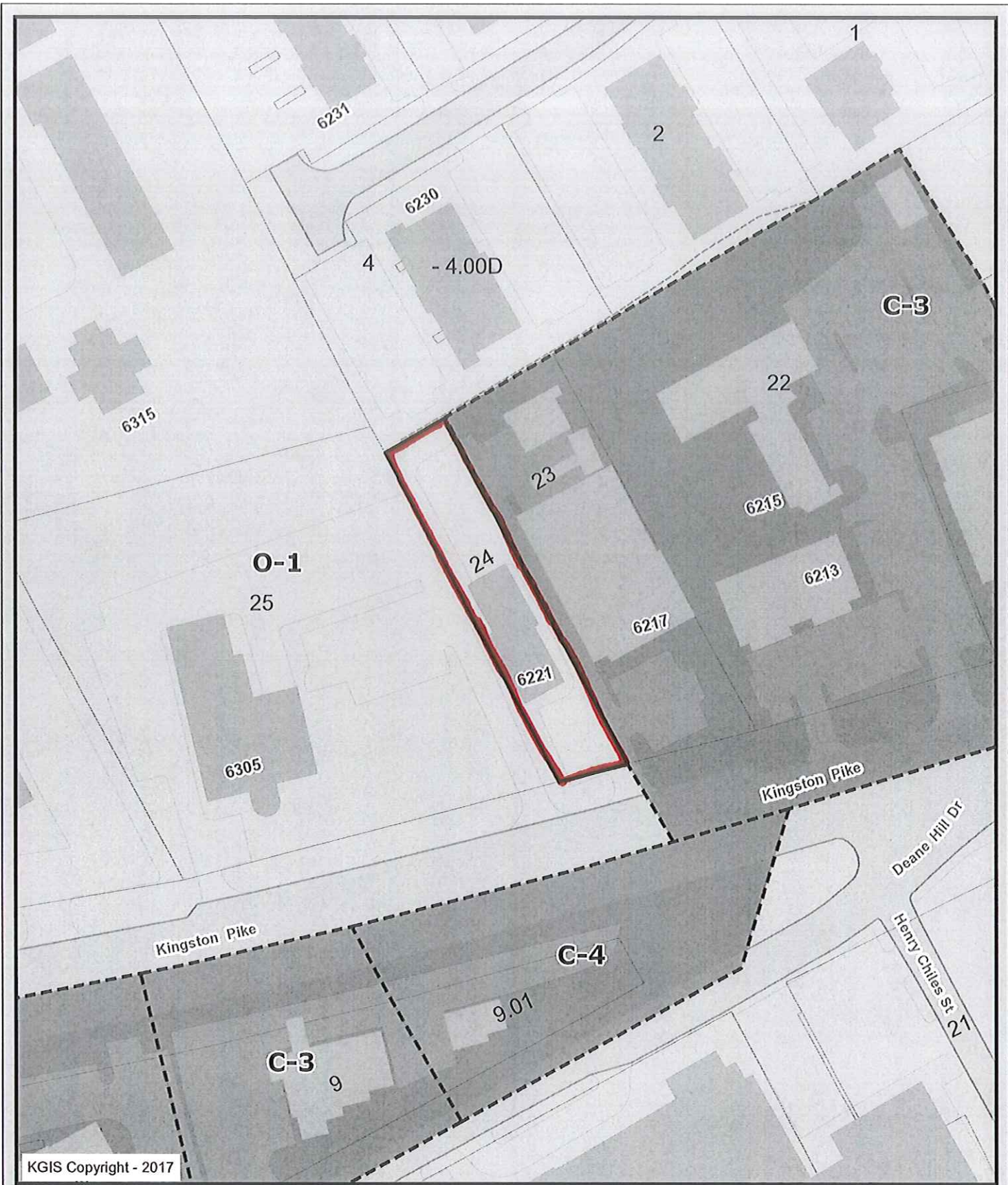
To Whom it May Concern at the Metropolitan Planning Commission:

My name is Amanda Pittman. I will be applying for Use on Review approval for a veterinary hospital to operate within the current building located at 6221 Kingston Pike in Knoxville, TN 37919. The building is currently a foot and ankle clinic, and I would like to convert it to a veterinary hospital. I have been a small animal veterinarian for 12 years. I have expertise in small animal medicine and surgery and additional training in abdominal and cardiac ultrasound. I have specialty certifications in Traditional Chinese Medicine (acupuncture, herbal medicine, food therapy, and medical massage therapy) and also in physical rehabilitation for small animals. While the building will serve the Bearden community as a fully functional veterinary hospital and specialty referral center, there will be no boarding or grooming. The focus of my hospital is in accordance with an emerging concept known as "fear free," which emphasizes low stress handling techniques, low stress medical and hospital care, and also noise reduction. In other words, this will be a quiet zone. Additionally, the solid construction of this building also greatly reduces external noises. There will be no noise impact on the neighbors. There will be no outdoor animal housing either. I plan on being a solo doctor with 2-3 support staff. The exterior of the building is a beautiful mid-century modern style that suits my philosophy perfectly, and is iconic in the region; I will make no changes to the existing exterior portion of the building. There will be 3-4 exam rooms, a treatment room, a surgery room, a laboratory/pharmacy, and a rehabilitation room. There are no other physical rehabilitation practitioners in all of Knoxville other than the University of TN Veterinary school. This location is centrally located and can accommodate all regions of the city equally. Please consider allowing this location to become a veterinary hospital for the people of Bearden and a referral center for the entire region of East Tennessee.

Most Sincerely,

Dr. Amanda Pittman, DVM, CCRP, CVA

Dr. Amanda Pittman

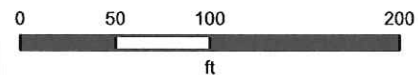


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