



USE ON REVIEW REPORT

▶ **FILE #:** 5-H-20-UR

AGENDA ITEM #: 30

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** EMILY HARMON, DVM

OWNER(S): Steve McMahan

TAX ID NUMBER: 47 078

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 713 E. Emory Rd.

▶ **LOCATION:** Northwest side of E. Emory Rd., northeast of Thunder Ln.

▶ **APPX. SIZE OF TRACT:** 0.82 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a major arterial with approximate pavement width of 65 ft and a right-of-way of 100 ft, per the Major Road Plan

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Shopping Center

▶ **PROPOSED USE:** Veterinary Clinic

HISTORY OF ZONING: Property rezoned from A (Agricultural) to CB (Business and Manufacturing) in 1999. The Planning Commission approved the rezoning in February 1998.

SURROUNDING LAND USE AND ZONING: North: Residences / PC (Planned Commercial)

South: Retail & Daycare / CB (Business and Manufacturing)

East: Residence & Vacant / A (Agricultural) & CB (Business and Manufacturing)

West: Restaurant / CA (General Business) & OB (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: This site is located in an area of commercial developed in the CA, CB, and PC zones along E Emory Rd.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a walk-in veterinary wellness clinic containing approximately 1,680 square feet of floor area and approximately 250 square feet of non-fenced outdoor animal waste area, as shown on the development plan, subject to 5 conditions.

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

4. Meeting all off-street parking requirements (Art. 3, Section 3.50), as determined by Knox County Codes Administrator, and parking lot layout standards (Art. 3, Section 3.51) of the Knox County Zoning Ordinance.
5. The outdoor animal waste area shown on the east side of the property will be subject to review by the Knox County Codes Administration and may be subject to additional requirements.

With the conditions noted, this plan meets the requirements for approval of a walk-in veterinary clinic in the CA (General Business) district and the other criteria for approval of a use-on-review.

COMMENTS:

The proposed site is an empty suite within an existing shopping center, which previously was used for a mortgage business. The conversion of the suite to a walk-in veterinary clinic will include internal renovations, to include the demolition of some wall structures to accommodate the new use, and the addition of an outdoor waste area to the east of the building.

Veterinary clinics and animal hospitals are a use permitted on review in the CB zone. The applicant is providing an outdoor animal waste area on the property and will be further reviewed by Knox County Codes Administration. The outdoor waste area could be a nuisance to nearby residences, so the applicant has offered the installation of a waste bag dispenser for the non-fenced outdoor waste area in case patrons need to take their animals to do their business.

There is an existing private residence driveway (715 & 719 E Emory Rd) that shares the access off of E Emory Road with the shopping center. The applicant has discussed with TDOT concerning an adjacent neighbor who may be developing their parcel and having shared access with the existing shopping center. At the point when the future development on an adjacent parcel occurs, TDOT has agreed to work with the property owners to bring the entrance up to current TDOT standards.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request since access is from a shared access with other uses from the shopping center and one residential lot.
3. There will be no impact on utility requirements in the area.

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

1. The proposed walk-in veterinary clinic in the CB 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 since the site has access to a major arterial street.

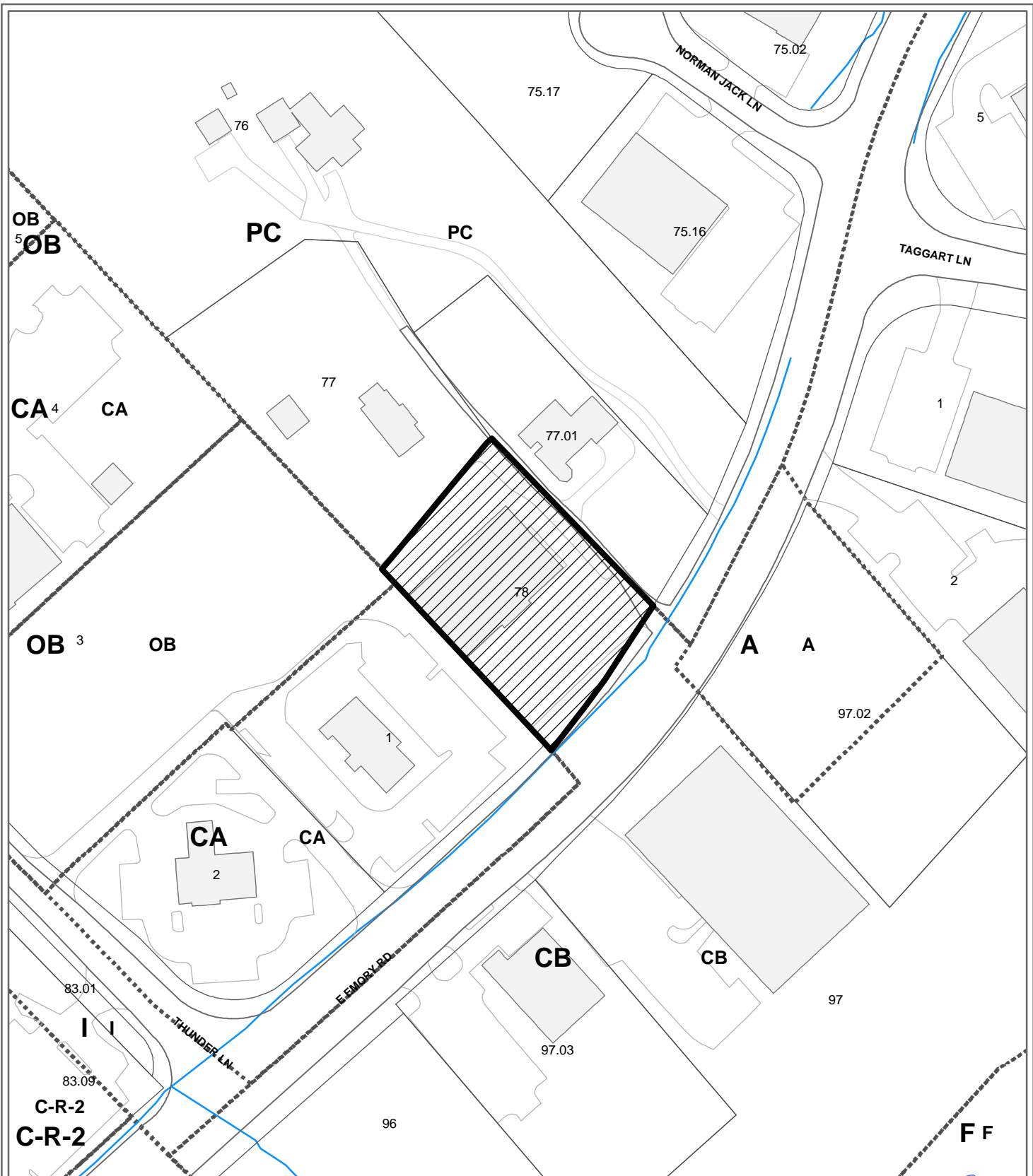
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for General Commercial use. The walk-in veterinary clinic use is compatible with the sector plan designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-H-20-UR
USE ON REVIEW**

Petitioner: Harmon, DVM, Emily



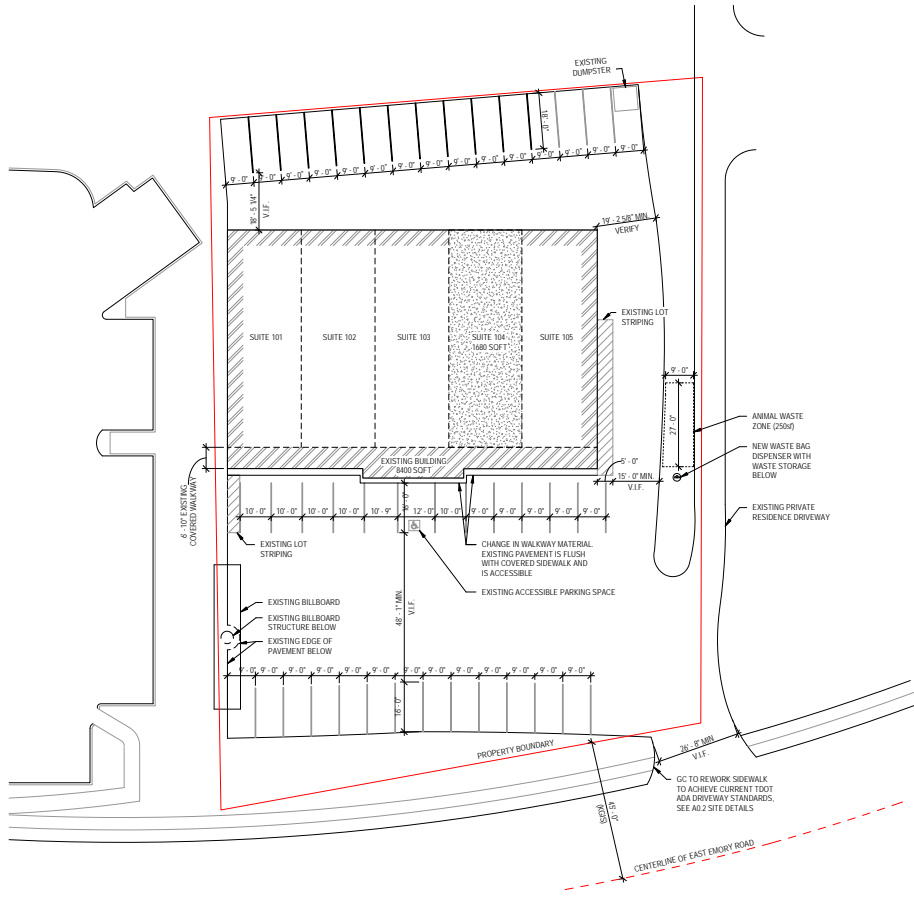
Veterinary Clinic in CB (Business and Manufacturing)

Original Print Date: 4/7/2020
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 47
 Jurisdiction: City



Date: 5/20/2020 9:38:17 AM Checked By: Chelsey
 Drawn By: Adam
 File: Y:\2020\Projects\20030 PetWell Clinic at Colton Center\Design\1_0_Site & L&C\20030_PetWell at Colton Center.rvt
 © 2020 STUDIO FOUR DESIGN, INC. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is a preliminary design and shall not be used for construction.



1. LOT DIMENSIONS DERIVED SOURCED FROM THE KNOXVILLE GEOGRAPHIC INFORMATION SYSTEM (KGIS)	
2	General Notes <p style="text-align: center;">5/1/2020 5-H-20-UR</p> <p> PLANS REVIEW NUMBER: ADDRESS: 713 E. Emory Road, Knoxville, TN 37938 PARCEL ID: 047-078 SECTOR: N. County ZONING: CB - Business and Manufacturing PARKING COUNT: Front Lot: (24) Spaces, (1) Accessible Space Back Lot: (14) Spaces CLINIC PERSONNEL: (1) Doctor, (3) Technicians CLINIC PARKING NEEDS: 6 Spaces Total (3) Patient Spaces, (2) Employee Spaces, (1) Doctor Space <small>*per Table 3.50.10 of the Knox County, Tennessee - Code of Ordinances (Version March 21, 2020).</small> </p>

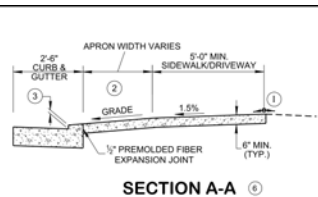
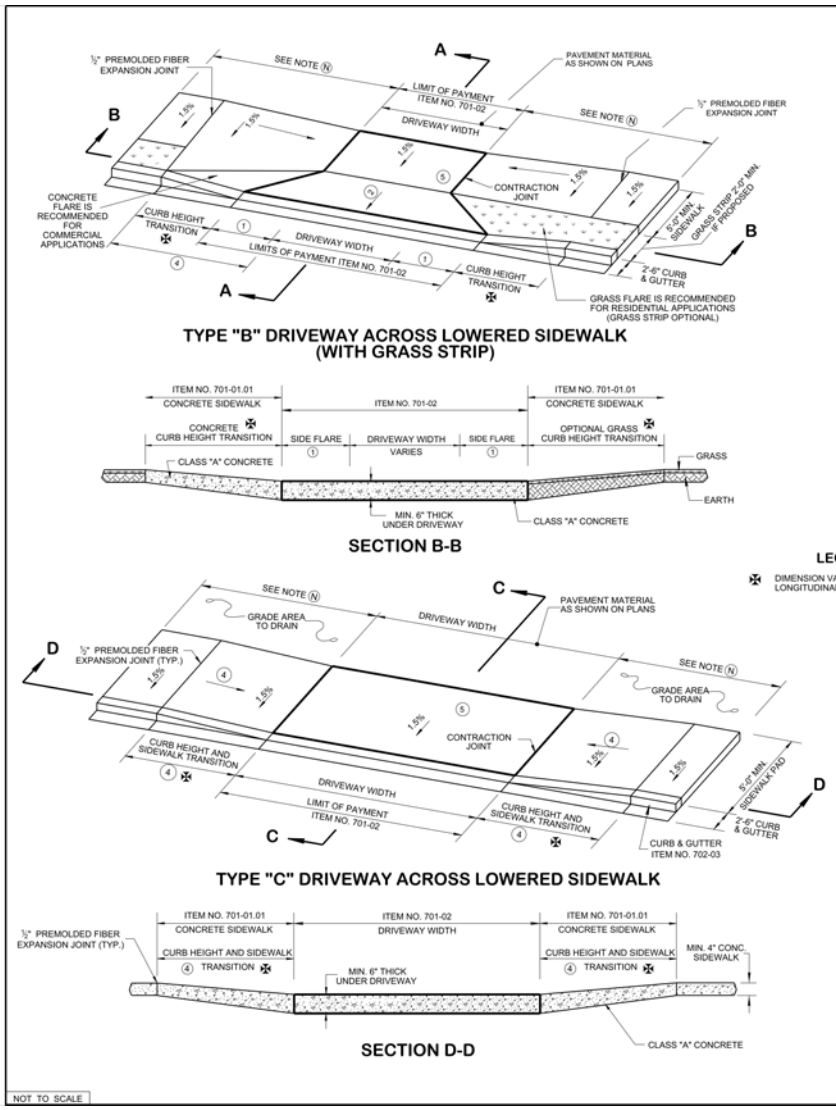


Project Phase: Schematic Design

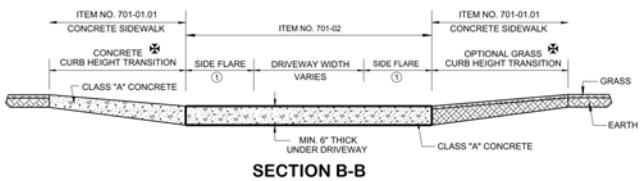
Issue Date: 04/24/2020		
Revisions		
No.	Description	Date

Job Number: **20030**
 Site Plan

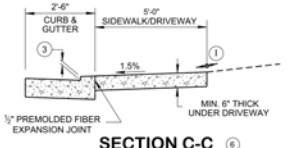
Date: 3/20/2020 9:37:58 AM
 Drawn By: amlzy
 Checked By: chicker
 Title: TYPICAL LOWERED SIDEWALK DRIVEWAY
 Project: 20030 - PetWell Clinic Colton Center
 Location: 713 East Emory Road, Suite 104, Knoxville, TN 37938



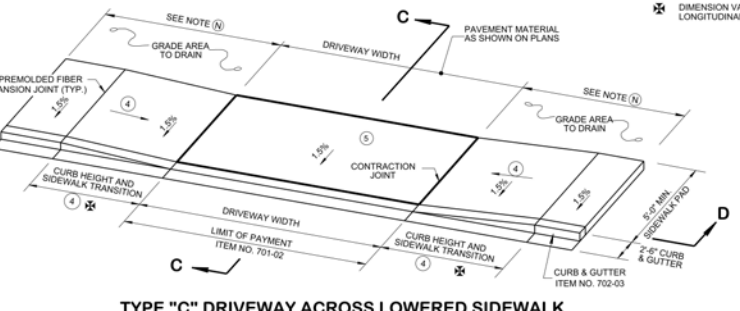
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

- FOOTNOTES**
- (1) SIDE FLARE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE FLARE WIDTH SHOULD BE A MINIMUM 5'-6" FOR RESIDENTIAL DRIVEWAYS.
 - (2) DRIVEWAY RAMP GRADE VARIES, 15% MAX. (10% RECOMMENDED) APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 8% MAX. (5% RECOMMENDED) APRON GRADE FOR COMMERCIAL DRIVEWAYS.
 - (3) HEIGHT OF LOWERED CURB SHALL BE 2.25 INCHES. SEE STD DWG RP-VC-10 & RP-VC-11.
 - (4) THE SLOPE OF THE SIDEWALK AND/OR CURB HEIGHT TRANSITION VARIES TO A MAXIMUM OF 8.33% LENGTH OF TRANSITION IS RELATIVE TO THE LONGITUDINAL ROADWAY GRADE.
 - (5) COMMERCIAL DRIVEWAY ENTRANCE TYPICALLY (MAX. 40' WIDE) MAY REQUIRE DETECTABLE WARNING SURFACES IF ENTRANCE SERVES MORE THAN 400 VEHICLES PER DAY. SEE STD. DWG. NOS. MM-CR- SERIES FOR DETAILS.
 - (6) SR PROJECTS MAY REQUIRE SLOPE CORRECTION, PARALLEL CROSS-WALK MARKINGS (ESPECIALLY AT TWO WAY DRIVEWAY ENTRANCES), AND DETECTABLE DOME SURFACE TO MAINTAIN CONTINUITY AT COMMERCIAL DRIVE ENTRANCES. ADDITIONAL SIGNS (WATCH FOR PED) MAY BE ADDED AT DRIVEWAYS BY THE DIRECTION OF AN ENGINEER IF NEEDED.

- GENERAL NOTES**
- (A) DUE TO THE ELEVATION CHANGE FOR PEDESTRIANS ON THE SIDEWALK, THIS APPLICATION IS UNDESIRABLE AND IS TO BE USED IN LIMITED APPLICATIONS. SEE RP-D-15 FOR THE PREFERRED DRIVEWAY TYPE.
 - (B) 5'-0" MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1.5% THROUGH DRIVEWAYS.
 - (C) DESIGNER TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERTOP THE SIDEWALK AREA. IF OVERTOPPING OCCURS, PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN MITIGATION.
 - (D) THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
 - (E) DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - (F) ALL CONCRETE DRIVEWAYS TO BE 6" UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
 - (G) EXPANSION JOINTS TO BE PLACED AS INDICATED ON THE PLANS EXCEPT JOINT AT BACK OF DRIVEWAY WHICH WILL BE PLACED WHEN DRIVEWAY ABUTS A RIGID DRIVEWAY OR BUILDING.
 - (H) THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF DRIVEWAY. CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
 - (I) ALGEBRAIC DIFFERENCE NOT TO EXCEED 10.0%.
 - (J) PAY ITEMS:
 ITEM NO. 701-01.01. CONCRETE SIDEWALK (4") S.F.
 ITEM NO. 701-02. CONCRETE DRIVEWAY S.F.
 ITEM NO. 702-03. CONCRETE COMBINED CURB & GUTTER, C.Y.
 - (K) WHEN MORE THAN 2 DRIVEWAYS ARE PROPOSED, USE TYPE 'A' DRIVEWAY AS SHOWN ON STANDARD DRAWING RP-D-15 TO REDUCE ROLLER COASTER EFFECT FOR PEDESTRIANS.
 - (L) TYPICAL DRIVEWAY WIDTHS ARE 12' (14' TWO WAY) FOR RESIDENTIAL AND 24' (40' MAX.) FOR COMMERCIAL.
 - (M) REFER TO SECTION 5.1.3 IN THE MANUAL FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAYS (2015) FOR RADIUS OF CURVATURE GUIDANCE.
 - (N) ALL SIDEWALKS SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 4".

REV. 7-15-06: UPDATED SIDEWALK DIMENSIONS.
 REV. 4-8-16: ADDED ITEM NUMBERS, UPDATED SLOPES AND DIMENSIONS, UPDATED NOTES.
 REV. 07-16-18: ADDED NOTES TO CONC. FLARE AND GRASS FLARE IN ISOMETRIC VIEW, ADDED GENERAL NOTE (S) & (6).
 REV. 07-07-19: ADDED LIMITS FOR ITEM NO. 701-02. ADJUSTED LOCATION OF GENERAL NOTE NOS. (1) & (6) ON DETAILS. REDREW SHEET.

STUDIO FOUR DESIGN
ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902
p 865 523-5001 f 865 523-5003
studiofourdesign.com

PetWell Clinic
Colton Center
713 East Emory Road, Suite 104
Knoxville, TN 37938



Project Phase: Schematic Design

No.	Description	Date

Issue Date: 04.24.2020
 Job Number: 20030
 Site Details

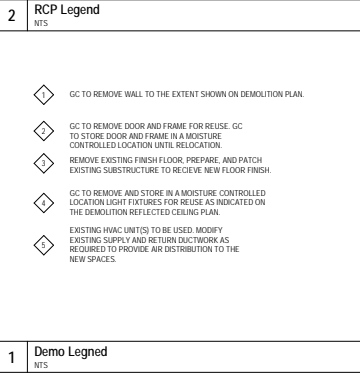
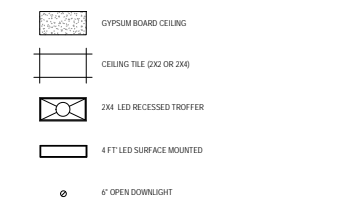
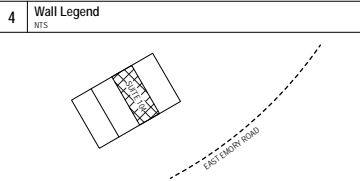
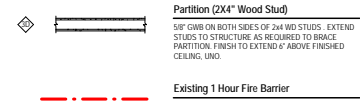
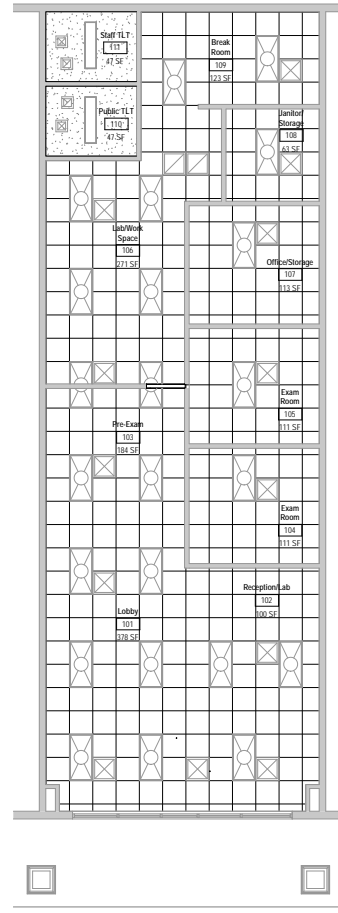
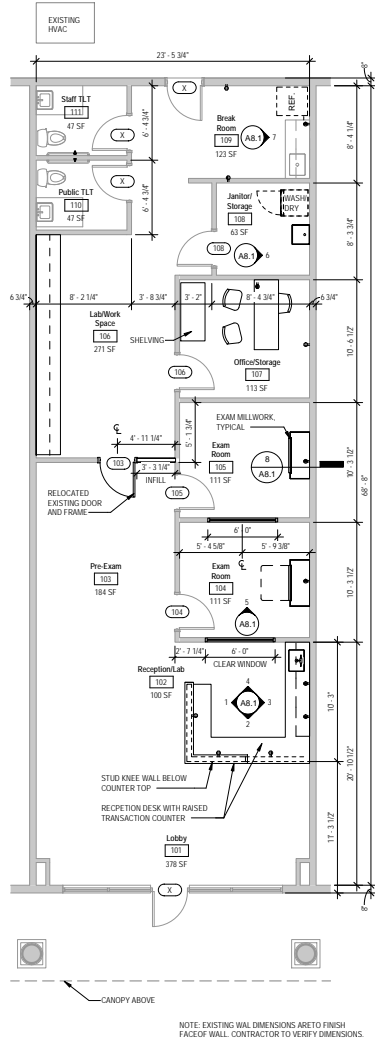
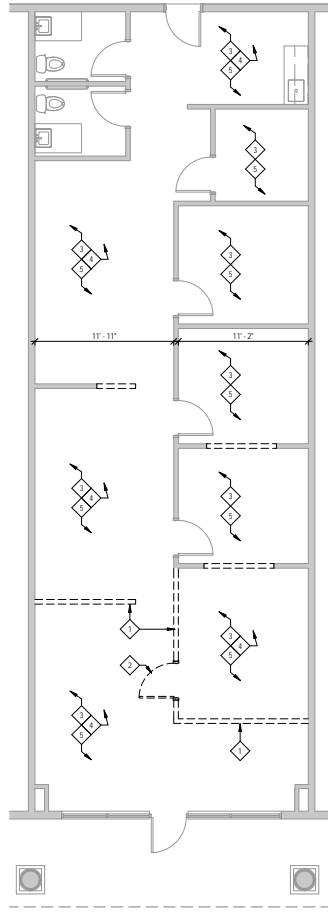
APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWINGS
DEPARTMENT OF TRANSPORTATION

DETAILS OF LOWERED STANDARD CONCRETE DRIVEWAYS

02-15-2007 RP-D-16

Date: 5/20/2019 3:02:44 AM Checked By: C. Baker
 Drawn By: A. Baker
 File: W:\2019\Projects\20190510_PetWell_Clinic_Colton_Center_Design1_2_Sheet & CAD\201912_PetWell_Colton_Center.rvt
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5-H-20-UR
0 Plans Review Number
NTS

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PetWell Clinic
 Colton Center
 713 East Emory Road, Suite 104
 Knoxville, TN 37938



Project Phase: Schematic Design

Issue Date: 01.01.20

Revisions	No.	Description	Date

Job Number: 20030
 First Floor Plan

A1.1



**Proposal for Use On Review
713 E Emory Road, Knoxville TN 37938
Suite 104
Case Number 5-H-20-UR**

**Prepared by Matthew Harmon and Emily Harmon, DVM
Revised 5/4/2020**

Proposed Use

The PetWellClinic® is a walk-in veterinary wellness clinic dedicated to helping dog and cat owners prevent their pets from getting diseases and parasites, diagnose and treat illnesses, injuries and skin conditions, manage chronic conditions, and monitor lab work in a quick and affordable manner. We offer: quality care, a clean environment, convenient hours, short wait times, affordable prices, and manufacturer-guaranteed preventative medications at internet prices.

We are able to offer our clients extremely competitive prices by focusing on wellness care and lowering our overhead costs. We do not have the burden of maintaining expensive radiology or surgical equipment. **We do not have any kennels for boarding or hospitalization. There are never animals in the building outside of business hours.** We maintain a small pharmacy on site, but do not have any controlled drugs on the premises. PetWellClinic is able to completely accommodate the needs of most of the pets we see. Occasionally, we may refer a patient to a full-service hospital when x-rays, hospitalization, or anesthesia is required.

No appointment is needed. Upon arrival to the clinic, clients sign in and are placed in a virtual queue. Patients are served in the order they arrive. For a vaccine-only visit, a client may spend as little as 5 minutes in the clinic. For pets requiring an exam, the average visit is approximately 30 minutes. Clients have the option of signing in online prior to arrival; this holds their place in line and reduces wait time. We strive for quick efficient service with minimal wait time, however wait time may be increased during peak hours.

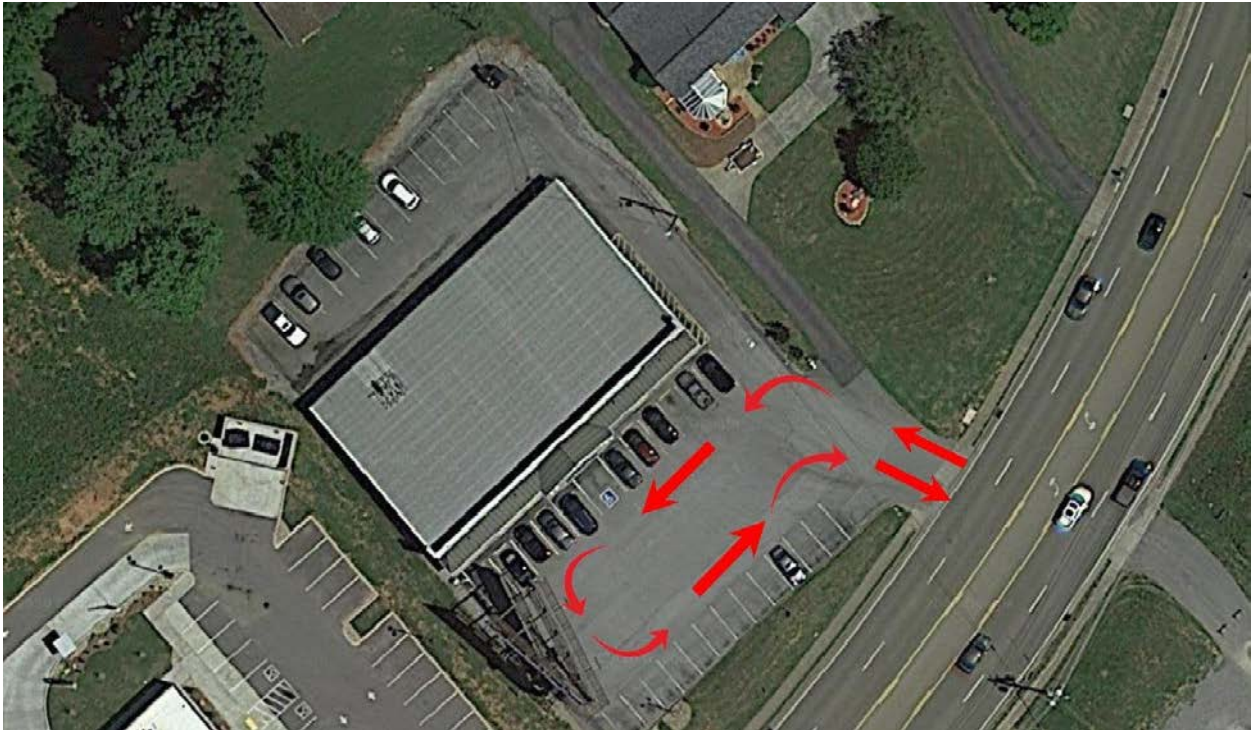
Clinic hours will initially be 11am-7pm, Friday through Monday. Hours will eventually expand to 11am-7pm, seven days a week. Saturdays and Sundays are anticipated to be the busiest days. At peak times, there may be up to 10-12 clients in the building.

For more information on the PetWellClinic, please visit: <https://www.petwellclinic.com/wp/>

Topographic Information

As this is an established shopping center and not a new construction, topographic information would have already been submitted and approved at the time of the center's construction.

Off-Street Parking & Circulation Diagram



Please see the above image for a basic layout and circulation diagram of the parking area. There is ample room for customers to enter and exit the parking lot simultaneously, as well as **25** parking spaces available for customers. The center parking space in the front of the lot is handicap accessible and is wide enough for van accessibility. An additional **13** spaces are located behind the building for staff parking. The property is also accessible via sidewalk for any customers traveling on foot. The parking lot is large enough to accommodate deliveries to the rear entrance; typical deliveries to PetWellClinic are done via standard UPS/FedEx delivery trucks.

Parking Requirements Summary Table

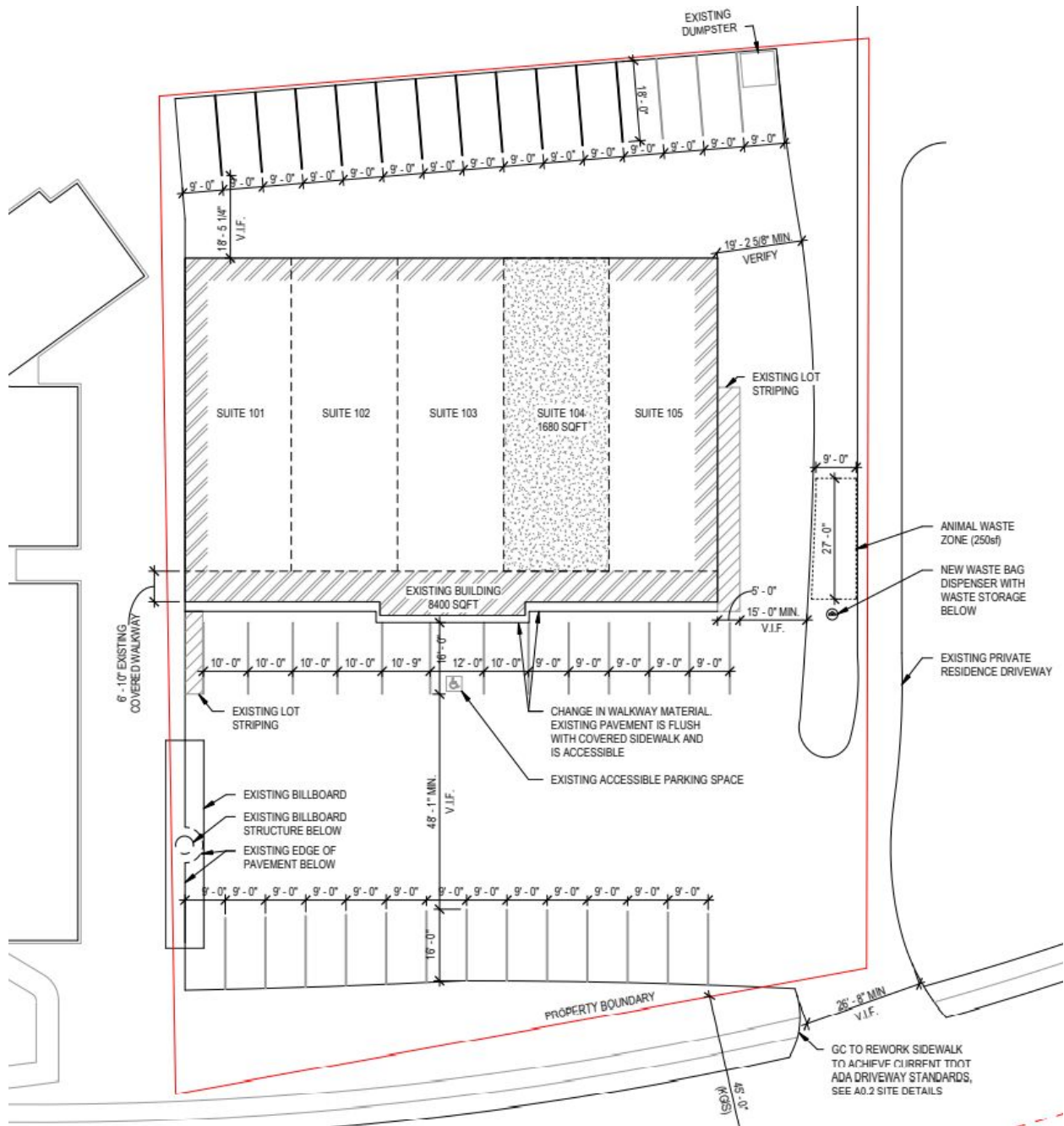
	Employees On Site	Zoning Required Spaces	Total Spaces Needed	Spaces Available
Doctors on Staff	1 - 2	1 per staff doctor	2 staff spaces	13 (staff lot)
Technicians on Staff	2 - 3	2 per (3) employees	2 staff spaces	13 (staff lot)
Customers	N/A	3 per staff doctor	6 customer spaces	25 (customer lot)

Per the Knox County off-street parking requirements for a medical facility, a total of 10 spaces are needed for the clinic. The existing parking lot meets this requirement.

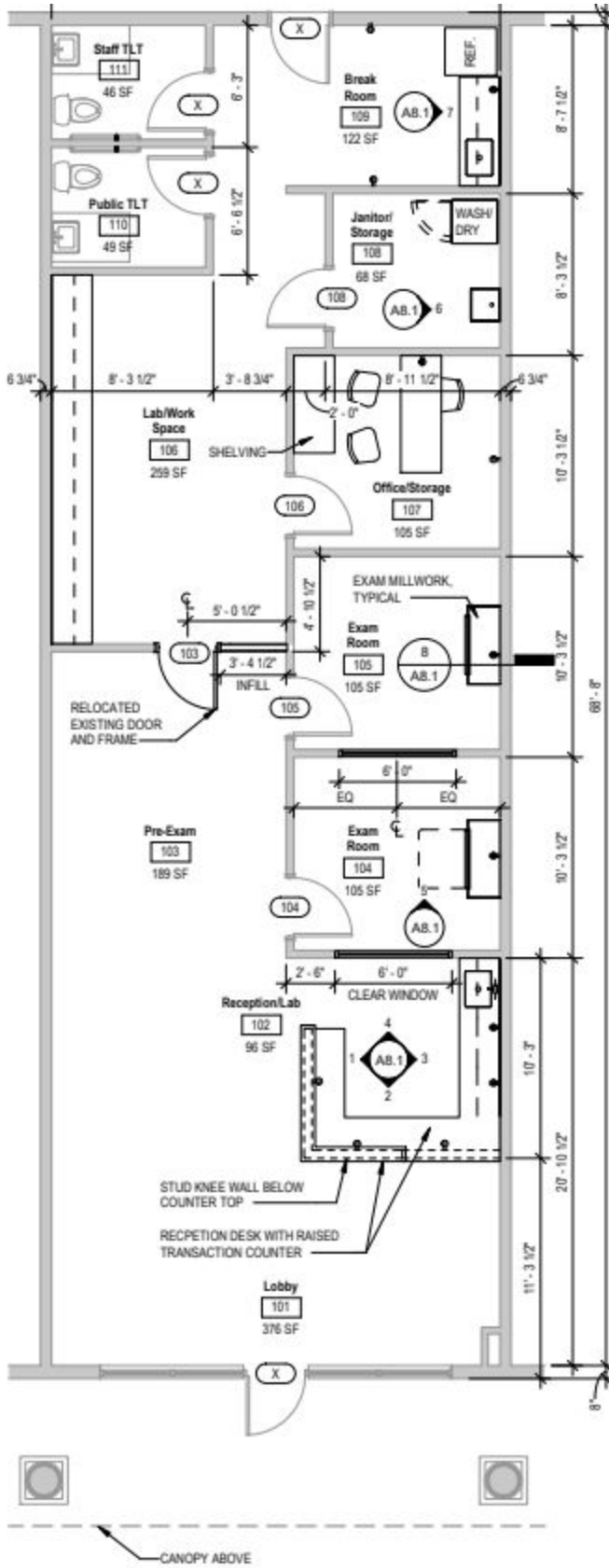
Landscape Plan

Landscaping is not within our purview as potential tenants of this shopping center.

Building Footprint & Floor Plan



The above image outlines the building footprint of Colton Center. Please note the proposed animal waste zone on the east side of the property, as well as the location of the billboard on the west side of the parking lot. The dumpster is located in the northeastern corner of the property, in the employee parking area.



The above image outlines the proposed floor plan for the clinic. Total square footage for Suite 104 is 1,680 square feet. Much of the existing layout is being kept intact to allow ample space for exam rooms, a large lobby and pre-exam area, and employee-only areas including a breakroom and an office.

Architectural Elevations



Please see the above image of the current facade of the Colton Center. Suite 104 is situated between Subway and Sulack Health & Wellness.

Proposed Signage



SIGNCO inc. PLASTIC, NEON, ELECTRONIC <small>This drawing is the property of SIGNCO, Inc. & is to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 10x value of the job represented on this drawing. VALUE OF THIS DRAWING: \$500.00</small>	SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.		<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/CHANGES <input type="checkbox"/> REVISE & RESUBMIT		APPROVAL SIGNATURE DATE: 08-08-2016 SCALE: 1/4" = 1' DRAWN BY: Tiffany Poling
	FILE LOCATION: Baker/P/PetWell	SALES REPRESENTATIVE: Baker Jones	FAX: 865.947.2089 info@signco-inc.com	LOCATION: Knoxville, TN	

Please see the above image for a sample of a PetWellClinic sign being used at an existing location. Signage to be used at 713 E Emory Road would be identical in content; the only changes would be to account for scale or to be compliant with the landlord's signage guidelines.

Conformance to Building Setbacks

This is an existing structure that would have already been compliant with setbacks at the time of its construction.

Drainage Plan

This is an existing structure; a drainage plan would have already been completed and assessed at the time of the center's construction.

Garbage Dumpster

Please see the first image under the Building Footprint header - a dumpster is located in the northern corner of the property, in the rear section of the parking lot.

Traffic Impact

The clinic will in no way meet or exceed 750 daily trips generated to the Colton Center property.

Contact Information

Emily Harmon, DVM

(641) 529-2054

eharmondvm@gmail.com

583 Offutt Road, Clinton TN 37716

Matthew Harmon

(865) 679-6973

mharmon3282@gmail.com

583 Offutt Road, Clinton TN 37716



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Emily Harmon, DVM

PetWellClinic

Applicant Name

Affiliation

3/30/2020

5/12/2020

5-14-20-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Emily Harmon, DVM

PetWellClinic

Name

Company

583 Offutt Road

Clinton

TN

37716

Address

City

State

Zip

(641)529-2054

eharmondvm@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Steve McMahan

7521 Maynardville Pike

(865)257-1332

Owner Name (if different)

Owner Address

Owner Phone

713 E Emory Road (suite 104)

047 078

Property Address

Parcel ID

Northwest side of E. Emory Rd., Northeast of Thunder Ln.

.82 acres

General Location

Tract Size

7th District

CB

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

GC (General Commercial)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Shopping center

No

Hallsdale Powell

Hallsdale Powell

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

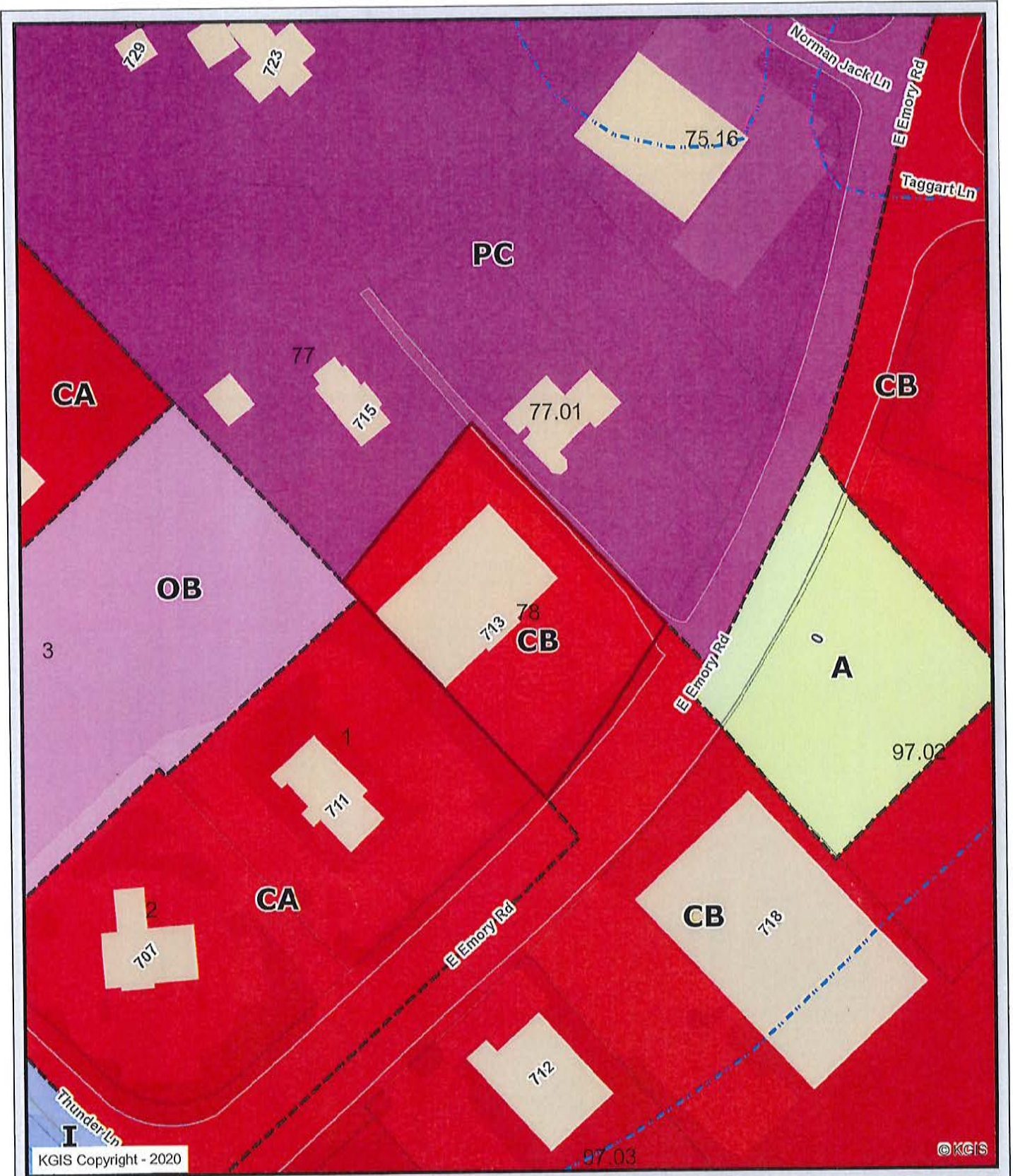
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): Veterinary clinic
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <div style="text-align: right; padding-right: 20px;">\$1,500</div>	TOTAL: <div style="font-size: 1.2em; font-weight: bold;">\$1,500</div>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

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

	Emily Harmon	3/30/2020
Applicant Signature	Please Print	Date
(641)529-2054	eharmondvm@gmail.com	
Phone Number	Email	
	Michael Reynolds	3/30/2020
Staff Signature	Please Print	Date



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Letter Portrait



Printed: 3/30/2020 at 11:38:20 AM



Knoxville - Knox County - KUB Geographic Information System

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Proposed Use

The PetWellClinic® is a walk-in veterinary wellness clinic dedicated to helping dog and cat owners prevent their pets from getting diseases and parasites, diagnose and treat illnesses, injuries and skin conditions, manage chronic conditions, and monitor lab work in a quick and affordable manner. We offer: quality care, a clean environment, convenient hours, short wait times, affordable prices, and manufacturer-guaranteed preventative medications at internet prices.

We are able to offer our clients extremely competitive prices by focusing on wellness care and lowering our overhead costs. We do not have the burden of maintaining expensive radiology or surgical equipment. **We do not have any kennels for boarding or hospitalization. There are never animals in the building outside of business hours.** We maintain a small pharmacy on site, but do not have any controlled drugs on the premises. PetWellClinic is able to completely accommodate the needs of most of the pets we see. Occasionally, we may refer a patient to a full-service hospital when x-rays, hospitalization, or anesthesia is required.

No appointment is needed. Upon arrival to the clinic, clients sign in and are placed in a virtual queue. Patients are served in the order they arrive. For a vaccine-only visit, a client may spend as little as 5 minutes in the clinic. For pets requiring an exam, the average visit is approximately 30 minutes. Clients have the option of signing in online prior to arrival; this holds their place in line and reduces wait time. We strive for quick efficient service with minimal wait time, however wait time may be increased during peak hours.

Clinic hours will initially be 11am-7pm, Friday through Monday. Hours will eventually expand to 11am-7pm, seven days a week. Saturdays and Sundays are anticipated to be the busiest days. At peak times, there may be up to 10-12 clients in the building.

For more information on the PetWellClinic, please visit: <https://www.petwellclinic.com/wp/>



**Proposal for Use On Review
713 E Emory Road, Knoxville TN 37938
Suite 104**

Prepared by Matthew Harmon and Emily Harmon, DVM

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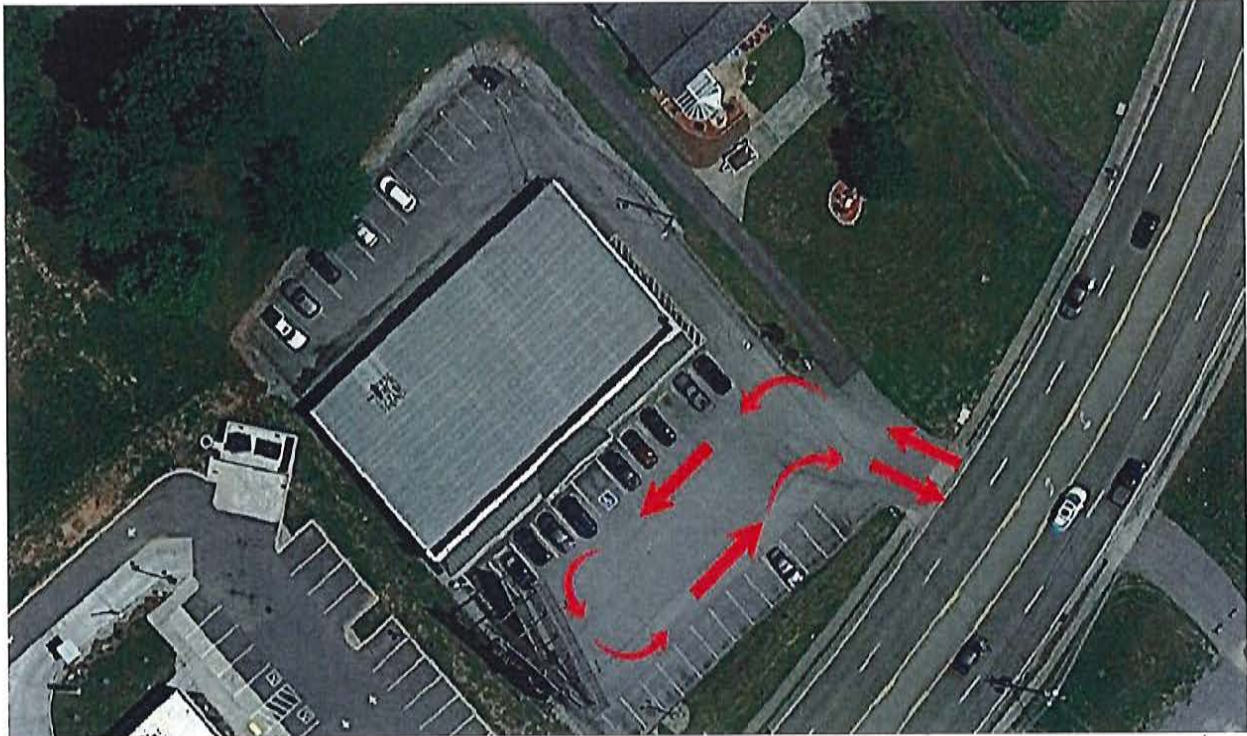
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Topographic Information

As this is an established shopping center and not a new construction, topographic information would have already been submitted and approved at the time of the center's construction.

Off-Street Parking & Circulation Diagram

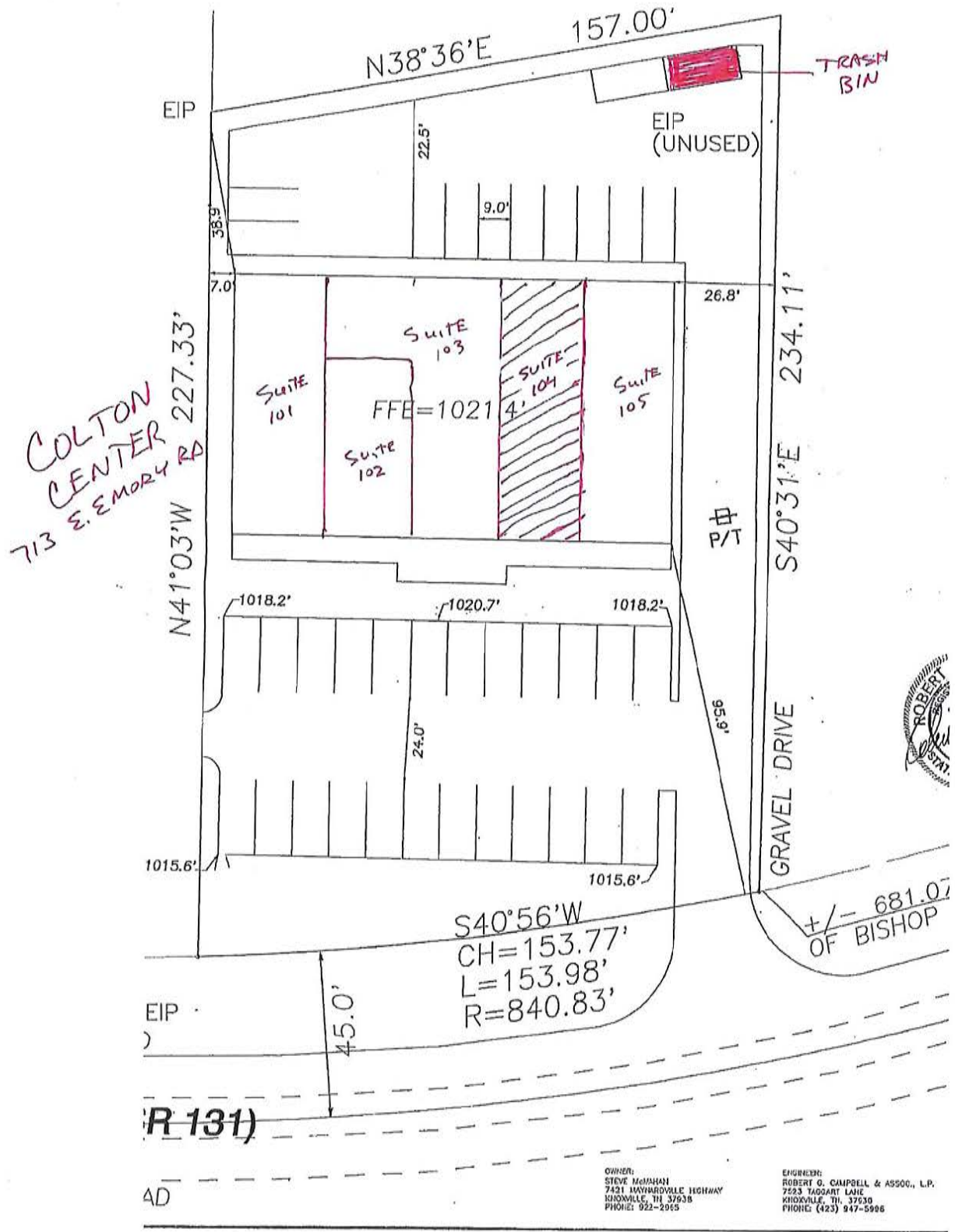


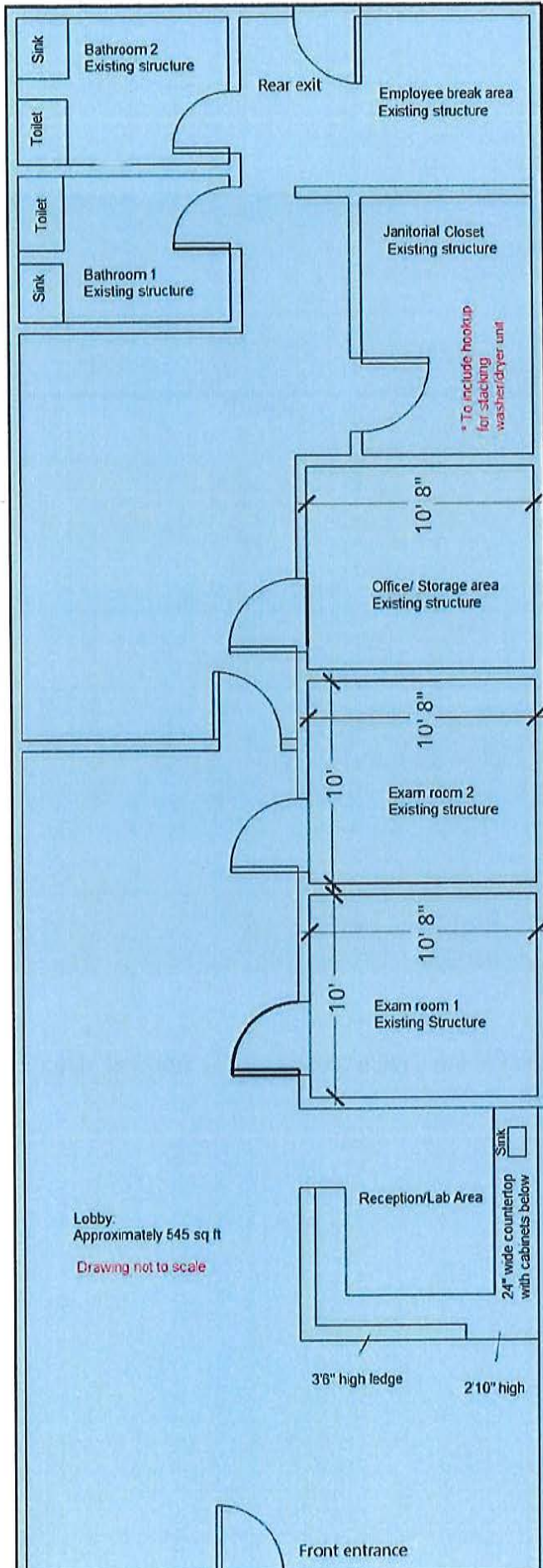
Please see the above image for a basic layout and circulation diagram of the parking area. There is ample room for customers to enter and exit the parking lot simultaneously, as well as **25** parking spaces available for customers. An additional **13** spaces are located behind the building. This parking is typically reserved for employees, but could serve as customer overflow parking in times of high customer traffic. The property is also accessible via sidewalk for any customers traveling on foot. The parking lot is large enough to accommodate deliveries to the rear entrance; typical deliveries to PetWellClinic are done via standard UPS/FedEx delivery trucks.

Landscape Plan

Landscaping is not within our purview as potential tenants of this shopping center.

Building Footprint & Floor Plan





Lobby:
Approximately 545 sq ft

Drawing not to scale

36" high ledge

210" high

Sink
24" wide countertop
with cabinets below

Office/ Storage area
Existing structure

Exam room 2
Existing structure

Exam room 1
Existing Structure

Janitorial Closet
Existing structure

Employee break area
Existing structure

Bathroom 2
Existing structure

Bathroom 1
Existing structure

Sink

Toilet

Toilet

Sink

* To include hookup
for stacking
washer/dryer unit

10' 8"

10' 8"

10'

10'

Rear exit

Front entrance

Please see the above images outlining the basic building footprint and our proposed floor plan for Suite 104 of Colton Center.

Architectural Elevations



Please see the above image of the current facade of the Colton Center. Suite 104 is situated between Subway and Sulack Health & Wellness.

Proposed Signage



Attachment 3

<p>SIGNCO inc. PLASTIC, NEON, ELECTROIC</p> <p><small>We do not own the property of SIGNCO, Inc. It is loaned to the contractor for use only. All other trademarks and logos are the property of their respective owners. All other trademarks and logos are the property of their respective owners. VALUE OF THIS DRAWING: \$1000.00</small></p>	<p>SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.</p> <p>FAX: 865.947.2089 info@signco-inc.com</p>		<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/CHANGES <input type="checkbox"/> REVISE & RESUBMIT		<p>APPROVAL SIGNATURE</p>
	<p>FILE LOCATION: Baker/P/PetWell</p> <p>LOCATION: Knoxville, TN</p>	<p>SALES REPRESENTATIVE: Baker Jones</p> <p>FILE: PetWell Bldg</p>	<p>DATE: 08-08-2016</p> <p>DESIGNED BY: Tiffany Poling</p>	<p>SCALE: 1/4" = 1'</p>	

Please see the above image for a sample of a PetWellClinic sign being used at an existing location. Signage to be used at 713 E Emory Road would be identical in content; the only changes would be to account for scale or to be compliant with the landlord's signage guidelines.

Conformance to Building Setbacks

This is an existing structure that would have already been compliant with setbacks at the time of its construction.

Drainage Plan

This is an existing structure; a drainage plan would have already been completed and assessed at the time of the center's construction.

Garbage Dumpster

Please see the first image under the Building Footprint header - a dumpster is located in the northern corner of the property, in the rear section of the parking lot.

Traffic Impact

The clinic will in no way meet or exceed 750 daily trips generated to the Colton Center property.

Contact Information

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