



USE ON REVIEW REPORT

▶ **FILE #:** 1-B-21-UR

AGENDA ITEM #: 29

AGENDA DATE: 1/14/2021

▶ **APPLICANT:** SEVAN MULTI-SITE SOLUTIONS OBO MY PETS WELLNESS

OWNER(S): AO Hardin Station

TAX ID NUMBER: 103 E A 002

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10657 Hardin Valley Rd.

▶ **LOCATION:** North side of Hardin Valley Rd., west of Charlevoix Rd.

▶ **APPX. SIZE OF TRACT:** 5.2 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a four lane, median divided street within 200' of right of way; and via Charlevoix Rd., a local street with 36' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Shopping Center

▶ **PROPOSED USE:** Veterinary Clinic

HISTORY OF ZONING: The property was zoned CA/TO in 2005 (6-C-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Office -- BP (Business and Technology Park) / TO (Technology Overlay)

South: Hardin Valley Rd, Office, Commercial -- PC (Planned Commercial) / TO (Technology Overlay)

East: Charlevoix Rd, Gas station -- CA (General Business) / TO (Technology Overlay)

West: Pellissippi Pkwy -- BP (Business and Technology Park) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area along Hardin Valley Road at Cherahala Boulevard is the entrance to the Pellissippi Corporate Center and adjacent to the Pellissippi Parkway corridor. Commercial uses have filled in the parcels fronting Hardin Valley Road, while office uses abut Cherahala Boulevard.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a veterinary clinic with approximately 1,750 square feet of floor area, as shown on the development plan, subject to 3 conditions.

1. Meeting all applicable requirements of the Knox County Department Public Works and Engineering.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Obtaining a certificate of appropriateness from the Tennessee Technology Corridor Development Authority for the proposed signs.

With the conditions noted above, this request meets all requirements for approval in the CA (General Business)/TO (Technology Overlay) zoning district, as well as the criteria for approval of a use on review, as identified below.

COMMENTS:

The proposed veterinary clinic is located in the Hardin Station Shopping Center and has approximately 1,750 sqft of floor area. A summary of the services proposed for this location are as follows; annual check-ups, vaccines, gastrointestinal, bloodwork, xray, non-emergency surgical procedures, and euthanasia. There will be no outdoor activities, no pet grooming, no pet boarding, and no pet daycare. This business is designed for quick outpatient animal wellness services, in which 30 minutes to an hour is a typical wellness-check duration, while a few pre-scheduled procedures can take up 1 to 3 hours.

The only proposed changes to the site or building are the installation of new signs which must be approved by the Tennessee Technology Corridor Development Authority.

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

- 1) The veterinary clinic will not modify the site or the exterior of the building.
- 2) The veterinary clinic will not board pets and will not have outdoor runs or other fenced areas for animals.

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

- 1) With the stated conditions, the proposal meets the standards for development within a CA (General Business) zoning district, and all other requirements of the Zoning Ordinance.
- 2) The proposed subdivision 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 PLANS

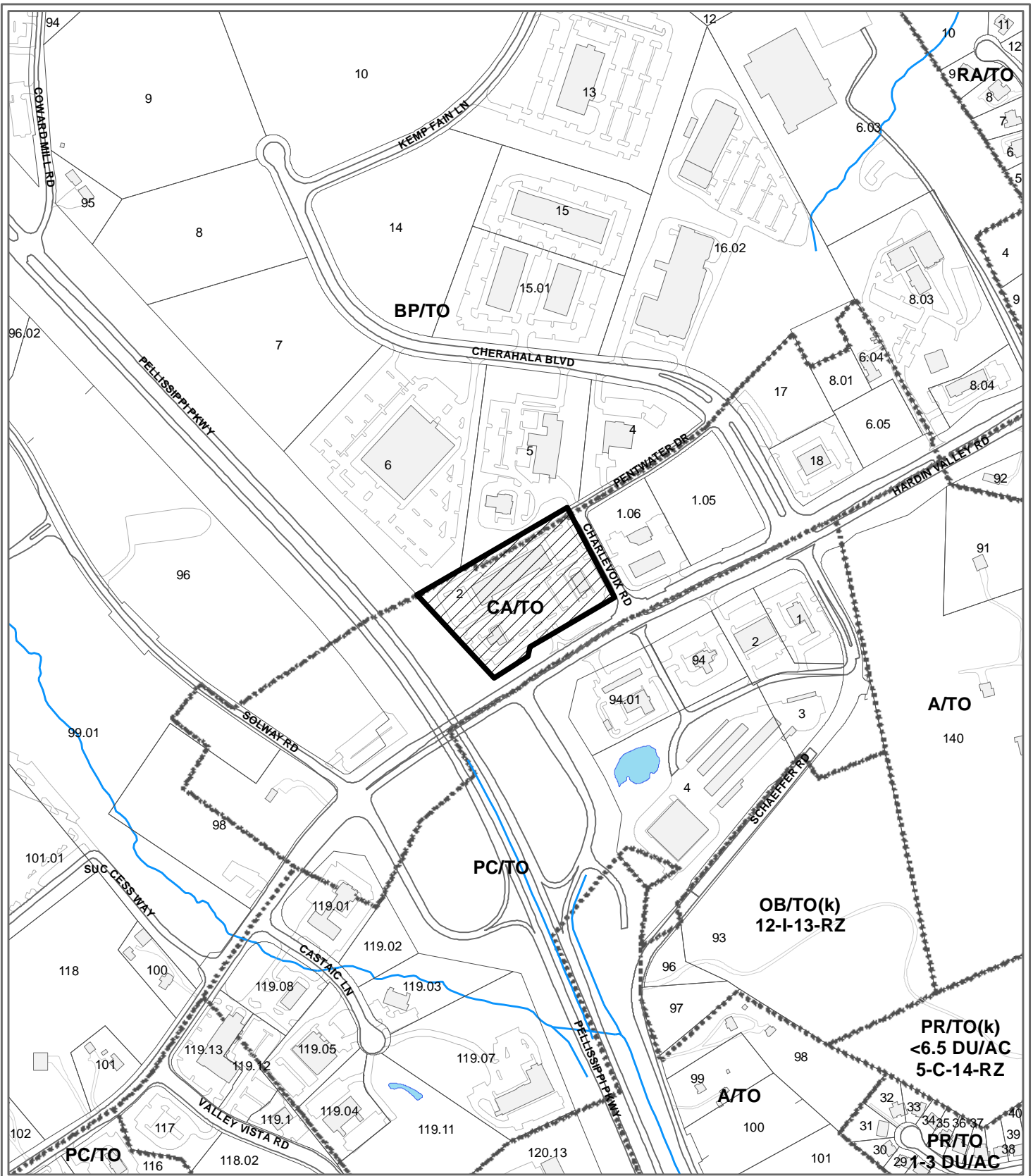
- 1) The Northwest County Sector Plan designates this property for general commercial uses. The proposed veterinary clinic is consistent with the Sector Plan and the zoning on the property.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 67 (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.

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.



**1-B-21-UR
USE ON REVIEW**



Veterinary Clinic in CA (General Business) / TO (Technology Overlay)

Petitioner: Sevan Multi-Site Solutions obo My Pets Wellness

Map No: 103

Jurisdiction: County

Original Print Date: 12/7/2020
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





File No.: 1-B-21-UR
Date submitted: 12/21/2020



These plans have not been reviewed by
Planning Staff and may not be finalized.

Proposed My Pets Wellness Veterinary Clinic

1,750 Square Ft

Exhibit A



LEGEND

(Symbol)	WATER METERS
(Symbol)	FIRE HYDRANT
(Symbol)	WATER VALVE
(Symbol)	ONE INCH WATER VALVE
(Symbol)	SEWER MANHOLE
(Symbol)	LOAD POLE
(Symbol)	POWER POLE
(Symbol)	FLOW DIRECTION
(Symbol)	UNDERGROUND ELECTRIC LINE
(Symbol)	UNDERGROUND SEWER LINE
(Symbol)	WATER LINE
(Symbol)	SEWER LINE
(Symbol)	FENCE

THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE RECORD PLAT AND DEEDS WHICH SHOW THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN AND THE INTERESTS OF THE PARTIES TO THE SAME AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE RECORD PLAT AND DEEDS AND THAT THE SAME IS IN ACCORDANCE WITH THE RECORD PLAT AND DEEDS.

DATE OF THIS MAP: 02-21-2021
DATE OF PLAN: 02-21-2021

DAVID M. POE
REGISTERED SURVEYOR
NO. 10677

STATE OF TENNESSEE
DAVID M. POE
REGISTERED SURVEYOR
NO. 10677

COMPILED BY: DAVID M. POE
DATE: 02-21-2021

LOT 3R PELLISSIPPI CORPORATE CENTER - LEGAL DESCRIPTION

Shaded, being and being to the south (S) of the Old District of Knox County, Tennessee, without the corporate limits of any municipality and being more particularly described as follows:

DEBIT A - PROPERTY DESCRIPTION

SUBJECT IS THE SOUTH (S) OLD DISTRICT OF KNOX COUNTY, TENNESSEE, WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEBIT B - Section I Exceptions

1. Beneficial easements contained in Special Warranty Deed from the Development Corporation of Knox County, Tennessee, dated September 15, 1994, as amended, are hereby acknowledged and accepted, as corrected by Amendment No. 1, dated April 26, 1996, that for record is recorded in Warranty Book 2304, page 501, as corrected by Amendment No. 2, dated May 12, 1996, that for record is recorded in Warranty Book 2305, page 171, both in the Knox County Register of Deeds Office. The policy, when issued, will relate to the A-2-4 Encumbrance as to the advancement of the Deeds Office. The provisions of the Warranty Deed, the A-2-4 Encumbrance and the Deeds Office are hereby acknowledged and accepted as to the terms of which is attached hereto. SEE ALSO DEEDS ON THE RECORD.

2. Amended and Restated Deeds, Subdivisions and Beneficial Covenants, dated October 12, 2010, that for record is recorded in Book 2310, page 146, in the Knox County Register of Deeds Office. SEE ALSO DEEDS ON THE RECORD.

3. Revised and Corrected Map No. 113 as shown on the record. SEE ALSO DEEDS ON THE RECORD.

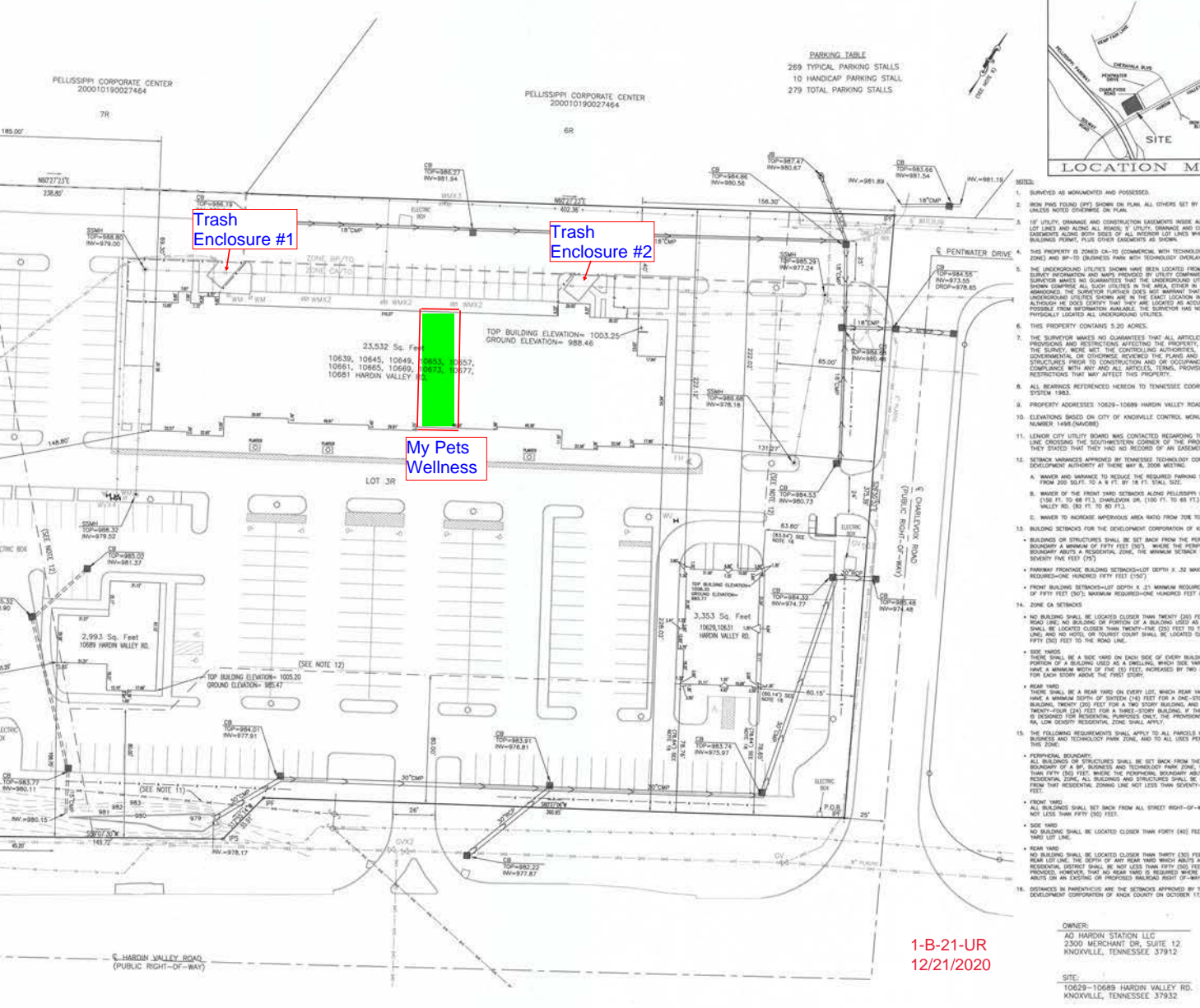
4. Landed Site Information made to 1/3 Properties, as located, and 17 Federal Credit Union, as located, dated August 27, 2014, that for record is recorded in the 201408280001855 in the Knox County Register of Deeds Office. SEE ALSO DEEDS ON THE RECORD.

5. Plat that for record is recorded in the Knox County Register of Deeds Office and A/C/D/W/C/M plat that for record is recorded in the Knox County Register of Deeds Office, dated February 17, 2016, that for record is recorded in the 201602170001200 in the Knox County Register of Deeds Office. SEE ALSO DEEDS ON THE RECORD.

6. Plat that for record is recorded in the Knox County Register of Deeds Office and A/C/D/W/C/M plat that for record is recorded in the Knox County Register of Deeds Office, dated February 17, 2016, that for record is recorded in the 201602170001200 in the Knox County Register of Deeds Office. SEE ALSO DEEDS ON THE RECORD.

7. Rights of easements, as located, under unrecorded leases that contain no rights of first refusal or options to purchase. SEE A DEEDS ON THE RECORD.

8. Lease as recorded by Memorandum of Lease by and between 10 Properties, a Tennessee general partnership, and Barrnet Group, LLC, a Tennessee limited liability company, dated January 23, 2014, that for record is recorded in the 201401230001300 in the Knox County Register of Deeds Office. SEE ALSO DEEDS ON THE RECORD.



1. SURVIVED AS MONUMENTED AND POSSESSED.
2. WORK THIS FOUND (NOT) SHOWN ON PLANS ALL OTHERS SET BY B/M/A/P, UNLESS NOTED OTHERWISE ON PLAN.
3. 18" UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS WIDE AS EXISTING LOT LINES AND ALONG ALL ROADS, UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL HIGHWAY LOT LINES WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
4. THIS PROPERTY IS ZONED CA-10 (COMMERCIAL WITH TECHNOLOGY OVERLAY ZONE) AND IS IN (UNRECORDED) WITH TECHNOLOGY OVERLAY.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND OTHER DATA PROVIDED BY UTILITY COMPANIES. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA. OTHER UTILITIES NOT SHOWN OR INDICATED BY THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALWAYS VERIFY THE LOCATION BY LOCATING OR DISCOVERING UTILITIES FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
6. THIS PROPERTY CONTAINS 5.20 ACRES.
7. THE SURVEYOR MAKES NO GUARANTEE THAT ALL ARTICLES, TERMS, PROVISIONS AND RESTRICTIONS AFFECTING THE PROPERTY, SHOWN BY THIS SURVEY, WERE MET. THE CONTROLLING AUTHORITIES, GOVERNMENT OR OTHERS REVIEWED THE PLANS AND DOCUMENTS PERTAINING TO CONSTRUCTION AND OR OCCUPANCY FOR COMPLIANCE WITH ALL APPLICABLE ARTICLES, TERMS, PROVISIONS AND RESTRICTIONS THAT MAY AFFECT THIS PROPERTY.
8. ALL BEARINGS REFERENCED HEREIN TO TENNESSEE COORDINATE SYSTEM 1983.
9. PROPERTY ADDRESSES 10629-10689 HARDIN VALLEY ROAD.
10. ELEVATIONS BASED ON CITY OF KNOXVILLE CONTROL MONUMENT NUMBER 1488 (NGVD83).
11. LENDOR CITY UTILITY BOARD WAS CONTACTED REGARDING THE POWER LINE CROSSING THE SOUTH-WEST CORNER OF THE PROPERTY. THEY STATED THAT THEY HAD NO RECORD OF AN AGREEMENT.
12. SETBACKS INDICATED APPROVED BY KNOX COUNTY COMMUNITY DEVELOPMENT AUTHORITY AT THIS WAY & JUNE MEETING.
13. A. MINOR AND FRONTAGE TO REDUCE THE REQUIRED PARKING STALLS FROM 298 STALLS TO A 21' BY 18' BY 18' FT. TOTAL SIZE.
B. WIDER OF THE FRONT YARD SETBACKS ALONG PELLISSIPPI PARKWAY FROM 25' TO 18' FEET. MINIMUM SIDE SETBACK 10' FEET AND HARDIN VALLEY RD. 30' FEET TO 40' FEET.
C. WIDER TO INCREASE IMPROVED AREA RATIO FROM 7.05 TO 7.47%.
14. BUILDING SETBACKS FOR THE DEVELOPMENT CORPORATION OF KNOX COUNTY: BUILDING SETBACKS FROM PELLISSIPPI PARKWAY SHALL BE SET BACK FROM THE PROPERTY BOUNDARY A MINIMUM OF FIFTY (50) FEET, WHERE THE PROPERTY BOUNDARY IS A REAR YARD. THE MINIMUM SETBACK SHALL BE SEVENTY (70) FEET (50').
* FRONT FRONTAGE BUILDING SETBACKS-LOT DEPTH X .32 MINIMUM REQUIRED-ONE HUNDRED FIFTY FEET (150').
* FRONT BUILDING SETBACKS-LOT DEPTH X .21 MINIMUM REQUIRED SETBACK OF FIFTY FEET (50'). MINIMUM REQUIRED-ONE HUNDRED FEET (100').
15. ZONE OR SETBACKS:
NO BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE ROAD LINE. NO BUILDING OR PORTION OF A BUILDING USED AS A DWELLING SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO THE ROAD LINE, AND NO HOUSE OR HOUSEHOLD COURT SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO THE ROAD LINE.
* SIDE YARDS: BE A SIDE YARD ON EACH SIDE OF EVERY BUILDING OR PORTION OF A BUILDING USED AS A DWELLING, WHICH SIDE YARD SHALL HAVE A MINIMUM WIDTH OF FIVE (5) FEET, INCREASED BY TWO (2) FEET FOR EACH STORY ABOVE THE FIRST STORY.
* REAR YARD: NO BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE REAR LOT LINE. THE DEPTH OF ANY REAR YARD WHICH ADJUTS A REAR LOT LINE SHALL BE NOT LESS THAN FIFTY (50) FEET.
* SIDE YARDS: NO BUILDING SHALL BE LOCATED CLOSER THAN FORTY (40) FEET TO A SIDE YARD LOT LINE.
* REAR YARD: NO BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE REAR LOT LINE. THE DEPTH OF ANY REAR YARD WHICH ADJUTS A REAR LOT LINE SHALL BE NOT LESS THAN FIFTY (50) FEET. PROVIDED, HOWEVER, THAT NO REAR YARD IS REQUIRED WHERE THE LOT AREA OR PROPOSED BUILDING FRONT SETBACK IS FIFTY (50) FEET OR MORE. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL PARCELS WITHIN A BP BUSINESS AND TECHNOLOGY PARK ZONE, AND TO ALL PARCELS PERMITTED IN THIS ZONE:
* PERFORATED BOUNDARY: ALL BUILDINGS OR STRUCTURES SHALL BE SET BACK FROM THE PERFORATED BOUNDARY OF A BP BUSINESS AND TECHNOLOGY PARK ZONE, NOT LESS THAN FIFTY (50) FEET, MEASURED TO THE PERFORATED BOUNDARY OF A RESIDENTIAL ZONE. ALL BUILDINGS AND STRUCTURES SHALL BE SET BACK FROM THE PERFORATED BOUNDARY OF A RESIDENTIAL ZONE SHALL APPLY.
* FRONT YARD: ALL BUILDINGS SHALL SET BACK FROM ALL STREET RIGHT-OF-WAY LINES NOT LESS THAN FIFTY (50) FEET.
* SIDE YARD: NO BUILDING SHALL BE LOCATED CLOSER THAN FORTY (40) FEET TO A SIDE YARD LOT LINE.
* REAR YARD: NO BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE REAR LOT LINE. THE DEPTH OF ANY REAR YARD WHICH ADJUTS A REAR LOT LINE SHALL BE NOT LESS THAN FIFTY (50) FEET. PROVIDED, HOWEVER, THAT NO REAR YARD IS REQUIRED WHERE THE LOT AREA OR PROPOSED BUILDING FRONT SETBACK IS FIFTY (50) FEET OR MORE.
16. DISTANCES IN PARENTHESES ARE THE SETBACKS APPROVED BY THE DEVELOPMENT CORPORATION OF KNOX COUNTY ON OCTOBER 17, 2013.

1-B-21-UR
12/21/2020

OWNER:
AD HARDIN STATION LLC
2300 MERCHANT DR., SUITE 12
KNOXVILLE, TENNESSEE 37912

SITE:
10629-10689 HARDIN VALLEY RD.
KNOXVILLE, TENNESSEE 37932

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PARKER HILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (606) 588-6472
FAX: (606) 588-6473
enr@bhnp.com

DESIGNED	DMP						
DRAWN	JSM						
CHECKED	DMP						
NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

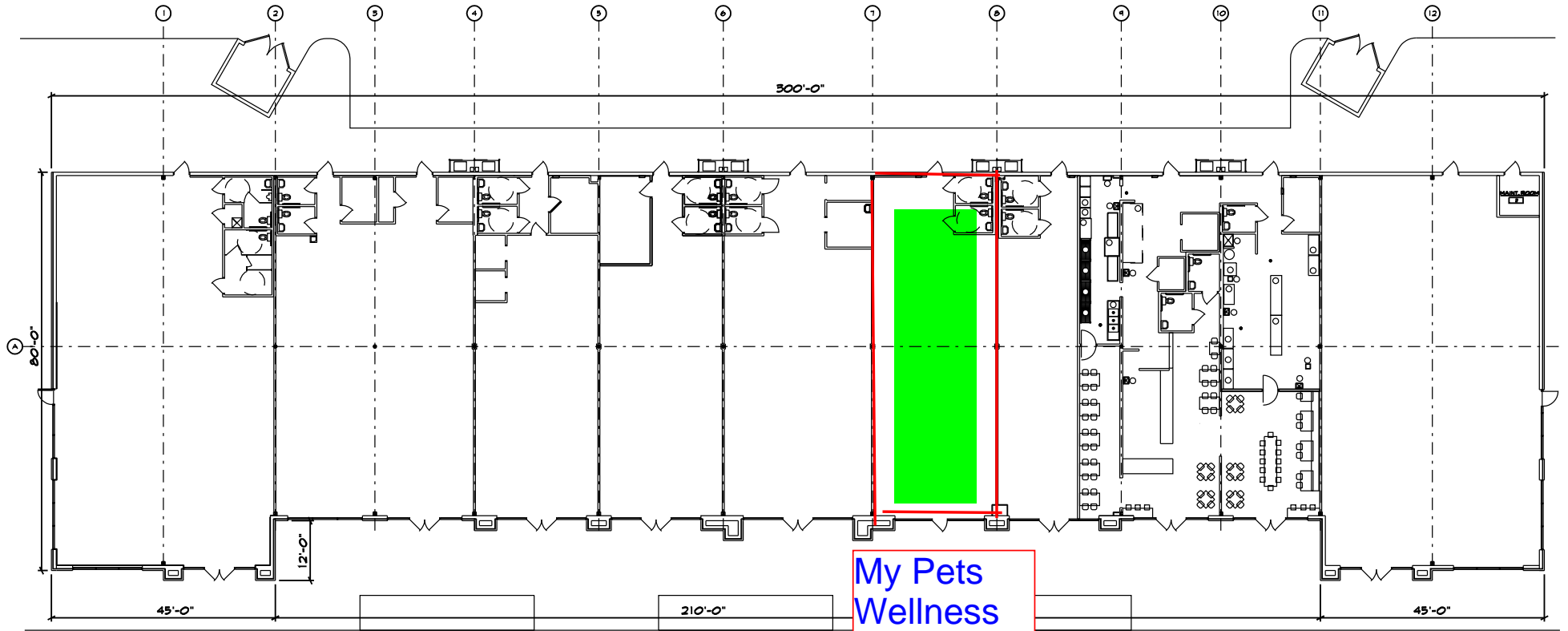
SCALE: HORIZONTAL: 1" = 30' VERTICAL: 1" = 10' INTERVAL

DATE: 03/25/20

PLAT REFERENCE: INSTR200611300045470
DEED REFERENCE: INSTR2002007005292
INSTR201510260026024

ALTA/NSPS LAND TITLE SURVEY FOR
LOT 3R OF PELLISSIPPI CORPORATE CENTER
CLT MAP 103E GROUP A, PARCEL 002

24920-ALTA II
SHEET 1 OF 1 SHEET(S)
03/24/2020 24920-ALTA II



FLOOR PLAN - EXISTING

NO SCALE

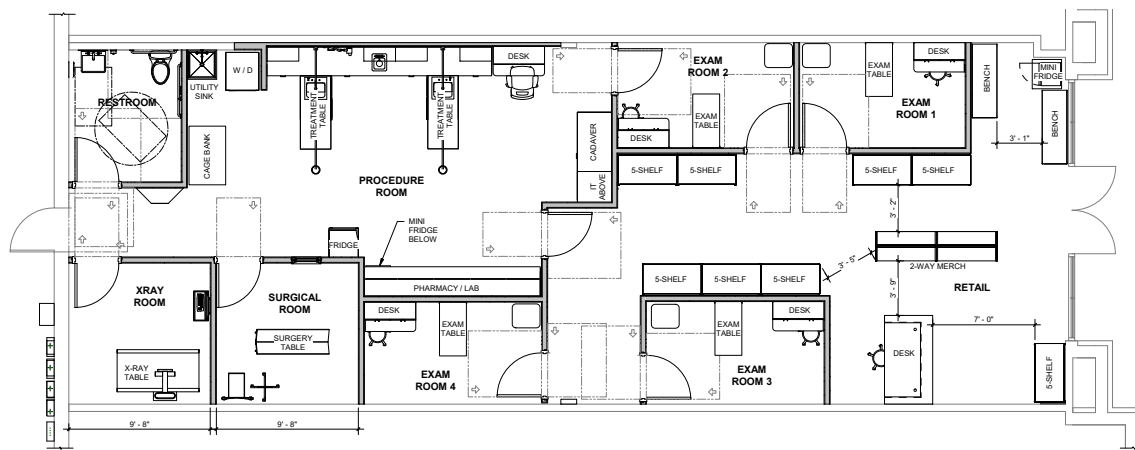
JANUARY 2, 2020

1-B-21-UR
12/21/2020

HARDIN VALLEY STATION

HARDIN VALLEY ROAD, KNOXVILLE, TENNESSEE

**LINDSAY &
MAPLES**



1 TEST FIT FLOOR PLAN

SCALE: 1/4" = 1'-0"



SEAL

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED AND CHECKED BY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE BUILDING CODES AND ORDINANCES OF THE LOCAL JURISDICTION.

REVISIONS

PROJECT INFORMATION

TEST FIT - FLOOR PLAN

TRUIV PETS WELLNESS (TRUIV HOSPITAL)

10027 HARBOR VALLEY RD.

MOOREVILLE, TN 37852

PROJECT #: ANN010

SHEET MANAGEMENT

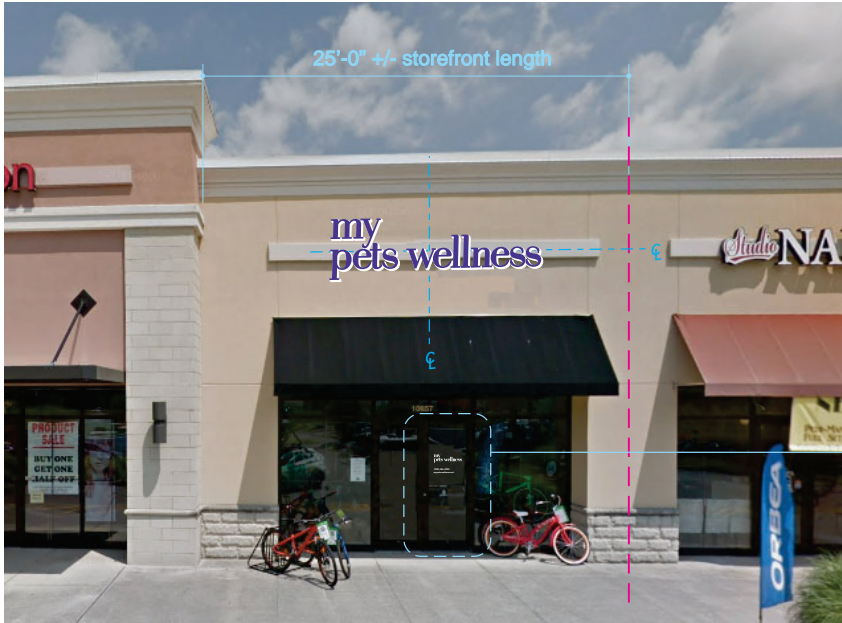
PROJECT NUMBER	PROJECT PHASE	DATE
11111111	PH	11/11/11
DESIGNED BY	CHECKED BY	DATE

SHEET

A1.0

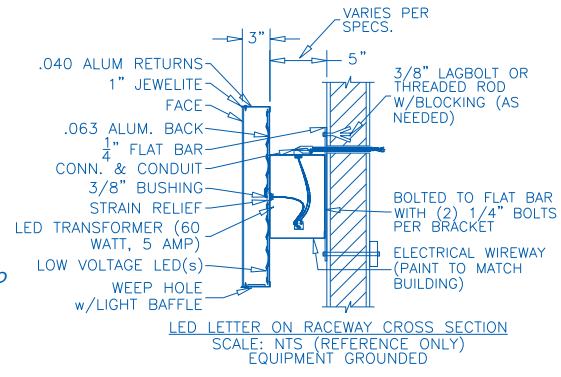
1-B-21-UR
12/21/2020

FRONT - EXTERIOR



FIELD SURVEY REQUIRED

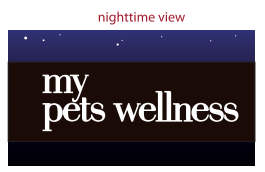
1-B-21-UR
12/21/2020



INTERNALLY ILLUMINATED CHANNEL LETTERS/ELECTRICAL ACCESS PANEL
 33.15 SQUARE FEET BOXED
 19.84 SQUARE FEET TIGHT RECTANGLE

FACES
 Digital print Pantone 2104 C onto 3M Dual Color 3635-210 White Perforated vinyl film, double layer liquid lacquering

JEWELITE RETURNS



RACEWAY PAINTED TO MATCH

Paper Lantern SW 7676

DOOR/WINDOW VINYL
 WHITE VINYL
 **ACTUAL PHONE# TO BE DETERMINED



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

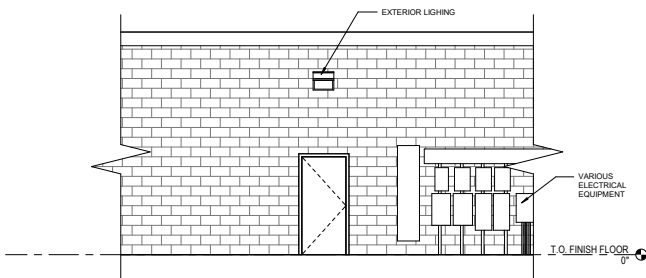
CUSTOMER APPROVAL:
 DATE: _____

DATE	BY	DATE	BY
Rev. #1 11/23/20	AAAJ	Rev. #4	
Rev. #2		Rev. #5	
Rev. #3		Rev. #6	

MY PETS WELLNESS
 10657 Hardin Valley Road
 Knoxville, TN 37932

DRAWING NO:
 D0 104846.01

ARTIST: AAAJ DATE: 11/22/20
 SHEET: 1 OF 2

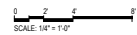


1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

1-B-21-UR
12/21/2020



NO.	DATE	DESCRIPTION

SEAL

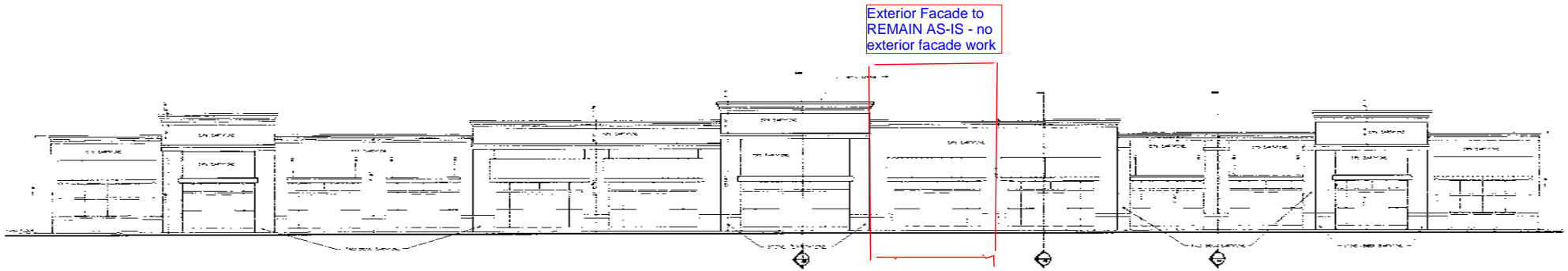
CERTIFICATION



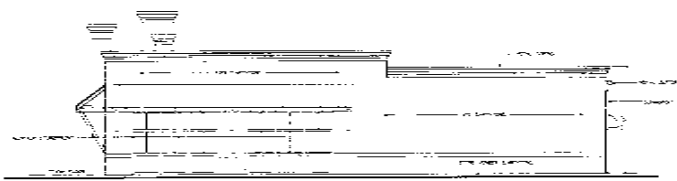
PROJECT INFORMATION
my pets wellness
 10657 HARDIN VALLEY RD, SUITE #10657, KNOXVILLE, TN 37932

SHEET MANAGEMENT	
PROJECT NO.	KN0010
DATE ISSUED	10/02/2020
DRAWN BY	FLORIAN PATEL
REVIEWED BY	AMANDA

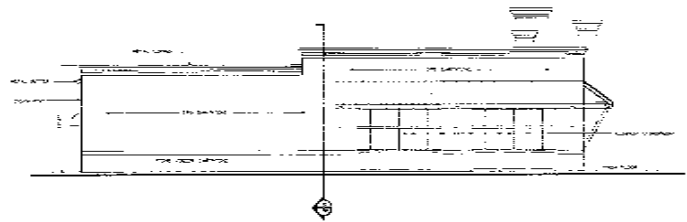
SHEET NUMBER
A-400
 EXTERIOR ELEVATIONS
 - EXISTING



FRONT EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



REAR EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

1-B-21-UR
12/21/2020

**LINDSAY
& MAPLES**
ARCHITECTS, INC. KNOXVILLE, TENNESSEE

EXTERIOR ELEVATIONS
NEW BUILDING FOR
HARDIN VALLEY STATION
KNOXVILLE, TENNESSEE

DATE	12/21/2020
BY	LM
CHECKED	
DATE	



NO. 1000000000
A2

1-B-21-UR
12/18/2020

To: Mike Reynolds
City of Knoxville Planning Department
400 Main Street, Suite 547
Knoxville, TN 37902

From: Brian Odzer - Director of Growth
My Pets Wellness
340B Main Street
Franklin, TN 37064

RE: 10657 Hardin Valley Rd, Knoxville TN
File #1-B-21-UR – My Pets Wellness Operations Statement

Dear Mr. Reynolds,

The proposed veterinary services proposed for the My Pet Wellness located in the Hardin Station Shopping Center located at 10657 Hardin Valley Rd, Knoxville, TN 37932 will include the following animal wellness services; Annual Check-ups; Vaccines; Gastrointestinal; Bloodwork; X-ray; Non-Emergency Surgical Procedures and Euthanasia.

There will be no outdoor activities; no pet grooming; no pet boarding and no pet daycare.

Our facilities are designed for quick outpatient animal wellness services, in which 30 minutes to an hour is a typical wellness-check duration, while a few pre-scheduled procedures can take up 1 to 3 hours. The pet owners are always with their pets, with the exception for the non-emergency surgical procedures.

Any animals that are arriving on site for pre-scheduled, non-emergency surgical procedures are required by our medical guidelines to not have any food or water for up to 24 hours. If any waste would occur on site, it will be dealt with immediately by staff that will meet the local health code and all veterinary licensing requirements. Additionally, our staff is directed to complete periodic cleaning inspections, including outside of the facility's front door per local health code and veterinary licensing requirements.

We hope this statement adequately addresses your concerns and we can provide any additional information upon further request.

Cordially,



Brian Odzer

My Pets Wellness



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Sevan Multi- Site Solutions on behalf of My Pets Wellness

Applicant Name	Affiliation	
11/30/2020	1/14/2021	File Number(s) 1-B-21-UR
Date Filed	Meeting Date (if applicable)	

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

Brady Carlucci

Sevan Multi-Site Solutions

Name	Company
3025 Highland Pkwy., #850	Downers Grove IL 60515
Address	City State ZIP
603.236.6332	brady.carlucci@sevansolutions.com
Phone	Email

CURRENT PROPERTY INFO

AO Hardin Station	2300 Merchant Drive, Knoxville, TN 37912	
Owner Name (if different)	Owner Address	Owner Phone
10657 Hardin Valley Road, Knoxville, TN	103EA002	
Property Address	Parcel ID	

STAFF USE ONLY

North side of Hardin Valley Road, west of Charlevoix Road	5.2 acres
General Location	Tract Size
6th district	CA/TO
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
Northwest County	GC
Planning Sector	Sector Plan Land Use Classification
Shopping Center	West Knox
Existing Land Use	Septic (Y/N)
	Sewer Provider
	Water Provider
	Planned Growth
	Growth Policy Plan Designation
	West Knox

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Veterinary clinic**

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0401	
Fee 2	\$1,500
Fee 3	

AUTHORIZATION

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



Applicant Signature

Brady Carlucci

Please Print

11/30/2020

Date

603.236.6332

Phone Number

brady.carlucci@sevansolutions.com

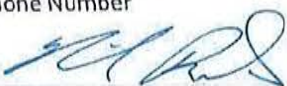
Email

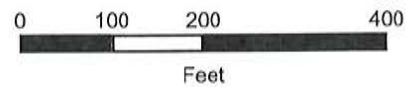
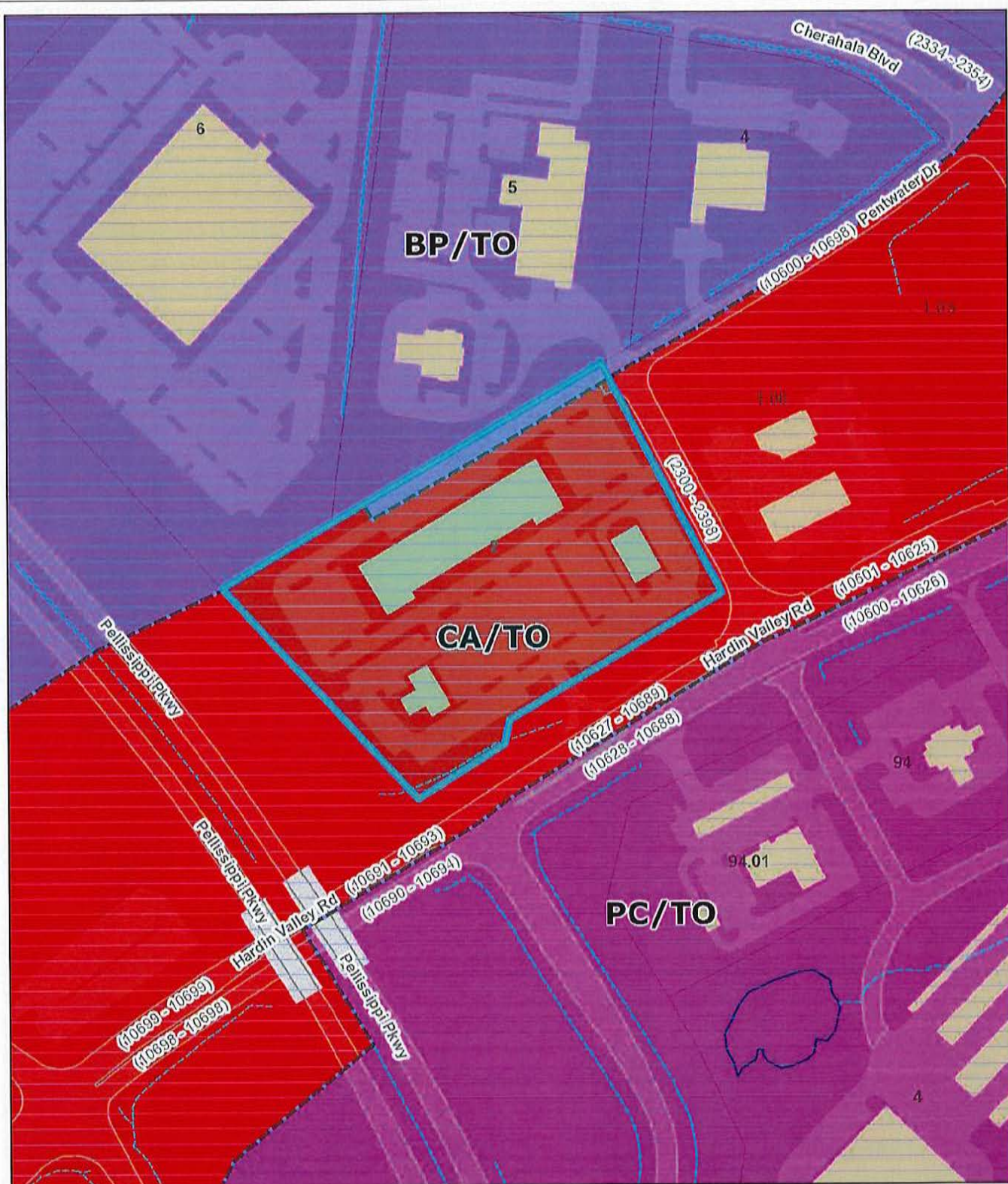
Michael Reynolds

Please Print

11/30/2020

Date


Staff Signature



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