



July 23, 2020

Ms. Tarren Barrett
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 379202

Re: Updated Trip Generation for Steele Landing Vet Clinic

Dear Ms. Barrett:

Hardin Valley Land Partners proposes the Steele Landing Vet Clinic located south of the intersection of Hardin Valley Road at Steele Road in Knox County. The development will consist of a 6,000 SF Vet Clinic and an access easement to Road "A" of the proposed Steele Landing Subdivision.

The Steele Landing Vet Clinic concept plan shows a 6,000 SF building. Animal Hospital / Veterinary Clinic or Land Use 640 was used to calculate site trips using the fitted curve equations from the *Trip Generation, 10th Edition*, published by the Institute of Transportation Engineers. The total trips generated by the Steele Landing Vet Clinic was estimated to be 129 daily trips. A trip generation summary is shown in Table 1-1.

**Table 1 - Trip Generation Summary
Steele Landing Vet Clinic**

Land Use	Density GFA	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Vet Clinic (LUC 640)	6,000 SF	129	15	7	9	13

Fulghum, MacIndoe & Associates submitted a traffic impact study for the Steele Landing Subdivision revised on October 16, 2019. As a part of the traffic study for the Steele Landing Subdivision FMA assumed land uses for the future commercial development including a 28,500 SF Office Building or Land Use 710 and a 7,000 SF Dentist Office or Land Use 720. Table 2 – Trip Generation Summary shows the assumptions made by FMA regarding the development.

Table 1 - Trip Generation Summary
“Steele Landing Subdivision Traffic Impact Study” FMA Revised October 16, 2019

Land Use	Density GFA	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Dentist Office (LUC 720)	7,000 SF	181	16	5	7	19

Therefore; the total number of trips generated by the Steele Landing Vet Clinic is less than the proposed trips for the approved FMA Steele Landing Subdivision traffic impact study dated October 2019.

I hope that this is helpful. Please contact me if you have any questions.

Thank you,



Addie Kirkham