CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



| File Number: | 1-D-24-PA | Related File Number: |
|--------------------|---------------------|----------------------|
| Application Filed: | 11/28/2023 | Date of Revision: |
| Applicant: | BENJAMIN C. MULLINS | |

PROPERTY INFORMATION

| General Location: | North and south side of Pratt Rd, east of Tower Dr, west of Cedar Ln |
|---------------------|---|
| Other Parcel Info.: | |
| Tax ID Number: | 68 E C 026.01 (PORTION OF), 015 OTHER: 068EC016, 0 Jurisdiction: City |
| Size of Tract: | 5.58 acres |
| Accessibility: | Access is via Pratt Road, a local street with a 20-ft pavement width within a 50-ft right-of-way. |

1-0-24-RZ

| GENERAL LAND USE | INFORMATION | | | |
|-----------------------|-------------------------|---------------------------------|---|--|
| Existing Land Use: | Single Family Resider | tial, Commercial, Multifamily I | Residential | |
| Surrounding Land Use: | | | | |
| Proposed Use: | | | Density: | |
| Sector Plan: | North City | Sector Plan Designation: | LDR (Low Density Residential) | |
| Growth Policy Plan: | N/A (Within City Limits | 3) | | |
| Neighborhood Context: | located next to a conc | | I residential properties. A large grocery store is age facility that abut single-family residential lots. | |

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

5418 PRATT RD

Location:

Proposed Street Name:

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Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

| Current Zoning: | RN-1 (Single-Family Residential Neighborhood) |
|--------------------|--|
| Former Zoning: | |
| Requested Zoning: | RN-5 (General Residential Neighborhood) |
| Previous Requests: | |
| Extension of Zone: | No, this is not an extension of the plan designation or zoning district. |
| History of Zoning: | None noted. |

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

| | PLANNING COMMISSION ACTION AND DISPOSITION |
|------------------------|--|
| Planner In Charge: | Jessie Hillman |
| Staff Recomm. (Abbr.): | Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with the land use classification's intent as a transition between commercial uses and a neighborhood. |
| Staff Recomm. (Full): | |
| Comments: | ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these): |
| | CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: 1. Over the past twenty years the area surrounding the subject property has seen significant infill commercial development, particularly of hotels. Pratt Road is approximately 1/3 of a mile long, with a big box grocery store at the northeastern edge, three hotels in the center, and single-family residences to the west. One of the hotels was completed in 2009, and another, which shares a lot with the subject property, was completed in 2020. The subject property is located where residential lots abut these more recently developed hotels. |
| | 2. The proposed One Year Plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/ Office) land use classification provides an appropriate transition of land use intensities between the residential uses to the west and hospitality businesses to the east. |
| | AN ERROR IN THE PLAN: 1. The current LDR classification is not the result of an error in the One Year Plan, but the MDR/O land use is reflective of increasing commercial development in the area. |
| | A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA: 1. As stated, within the past twenty years there has been a significant infill of commercial development on properties that were previously vacant, agricultural or single-family residential in the vicinity. Beyond the hotels on Pratt Road, this development pattern includes the construction of another hotel, a self-service storage facility and a carwash to the southwest on Central Avenue Pike. 2. This more intensive development trend warrants reconsideration of the LDR land use classification, with the MDR/O designation providing a buffer between commercial businesses and low density residential uses. |
| | A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN: 1. There have been no changes in public policy pertaining to this particular land use amendment. |
| | NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT: 1. In general, Knoxville is experiencing unmet demand for a variety of housing forms. The MDR/O classification allows consideration of a wide range of residential zoning districts that could enable more residential types and unit quantities on the subject property to help meet this local need. |
| | OTHER CONSIDERATIONS: 1. The stated purpose of the MDR/O classification is to provide a buffer to single-family residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood. This intent aligns with the subject property's location. 2. Additionally, there are location criteria for MDR/O designation that include access to transit and properties with slopes that are less than 15%. These criteria are met by the subject property's location, |

| | which is less tha | in ¼ mile to a bus route and has | relatively flat terrain. | |
|--|--|--|--|--------------------------|
| Action: | Approved | | Meeting Date: | 1/11/2024 |
| Details of Action: | | | | |
| Summary of Action: | | | I/Office) land use classification be as a transition between commen | |
| Date of Approval: | 1/11/2024 | Date of Denial: | Postponements: | |
| Date of Withdrawal: | Withdrawn prior to publication?: 🔲 Action Appealed?: | | | |
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| | LEGIS | LATIVE ACTION AND D | DISPOSITION | |
| Legislative Body: | LEGIS Knoxville City Co | | DISPOSITION | |
| Legislative Body: Date of Legislative Action: | Knoxville City Co | buncil | Slative Action, Second Reading | g: 3/5/2024 |
| | Knoxville City Co | Duncil Date of Legi | | g: 3/5/2024 O-27-2024 |
| Date of Legislative Action: | Knoxville City Co | ouncil Date of Legi Other Ordina | slative Action, Second Reading | |
| Date of Legislative Action: Ordinance Number: | Knoxville City Co 2/20/2024 | ouncil Date of Legi Other Ordina | slative Action, Second Reading ance Number References: | O-27-2024 |

Date of Legislative Appeal:

Effective Date of Ordinance: