CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number: 1-I-24-SP 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 (PART OF), 015 OTHER: 068EC016, 017, **Jurisdiction:** City

Size of Tract: 5.58 acres

Access is via Pratt Road, a local street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Commercial, Multifamily 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)

Neighborhood Context: This is a transitional area between commercial and residential properties. A large grocery store is

located next to a concentration of hotels and a storage facility that abut single-family residential lots. I-

75 is nearby to the southwest.

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

Street: 5418 PRATT RD

Location:

Proposed Street Name:

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.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

3/11/2024 10:25 AM Page 1 of 3

Requested Plan Category: MDR/O (Medium Density Residential/Office)

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

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):

Staff Recomm. (Abbr.):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (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 North City Sector 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.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. This property is in close proximity to Cedar Lane, a five-lane minor arterial street with ample traffic capacity. Additionally, sidewalk segment was recently added adjacent to the subject area with the development of a new hotel.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current LDR classification is not the result of an error in the sector plan, but the MDR/O land use designation better reflects increasing commercial development in the area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

- 1. There has been significant infill of commercial development on properties that were previously vacant, agricultural or single-family residential in the vicinity.
- 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 single-family residential uses.

OTHER CONSIDERATIONS:

- 1. The stated purpose of the MDR/O classification is to provide a buffer to low density 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 than ¼ mile to a bus route and has relatively flat terrain.

Action: Approved Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the MDR/O (Medium Density Residential/Office) land use classification because it is

3/11/2024 10:25 AM Page 2 of 3

consistent with the land use classification's intent as a transition between commercial uses and a

neighborhood.

Date of Approval: 1/11/2024 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/20/2024 Date of Legislative Action, Second Reading: 3/5/2024

Ordinance Number: Other Ordinance Number References: O-26-2024

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

3/11/2024 10:25 AM Page 3 of 3