

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 4-A-17-UR

Related File Number:

Application Filed: 2/24/2017

Date of Revision:

Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northeast side Pratt Rd., northwest of Cedar Ln.

Other Parcel Info.:

Tax ID Number: 68 E C 011, 012, 013, OTHER: 068EC023, 025, 026 Jurisdiction: City

Size of Tract: 2 acres

Accessibility: Access is via Pratt Rd., a local street with 17' of pavement within a 40-50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant lots

Surrounding Land Use:

Proposed Use: Hotel

Density:

Sector Plan: North City Sector Plan Designation: GC (General Commercial) & O (Office)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is on the northern edge of businesses development within O-1, C-3, and C-6 zoning, and residences to the north within R-1 zoning.

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

Street: 5426 Pratt Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was rezoned O-1 in August 2016 (7-B-16-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a hotel with 94 guest rooms in the O-1 zone as shown on the attached development plan, subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Connection to sanitary sewer and meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of City of Knoxville Engineering Department.
4. Meeting the minimum landscaping requirements of the City of Knoxville Tree Protection Ordinance and City of Knoxville Zoning Ordinance.
5. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
6. Prior to issuing a Certificate of Occupancy, all sidewalks shown on the site plan must be installed and meet all requirements of the City of Knoxville Department of Engineering and the Americans with Disabilities Act (ADA).
7. Prior to issuing a Certificate of Occupancy, Pratt Road must be widened to a minimum of 20 feet along the frontage of the subject property to the first commercial driveway immediately to the south, and meet all requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the O-1 district and the other criteria for approval of a use-on-review.

Comments:

The proposed hotel is on Pratt Road, north of Cedar Lane near the I-75/Merchants interchange. This area has developed into a travel-oriented service node with several hotels, restaurants and gas stations.

The subject property was rezoned to O-1 in August 2017 (7-B-16-RZ) and is a portion of a property that is largely zoned R-1. When rezoned, the applicant provided a boundary for the rezoning that ultimately was smaller than required to fit all the site improvements for the 94-room hotel. The proposed plan meets the minimum zoning requirements for setbacks, parking and landscaping, so it can be approved as submitted. The owner intends to request additional property be rezoned O-1 to allow additional parking but this cannot be approved until August 2017 by the earliest. If this occurs, the owner will apply for use-on-review again to expand the parking area.

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

1. The proposed hotel will impact the Pratt Road because of the narrowness of that street. Staff has recommended a condition to widen the Pratt Road to a minimum width of 20' from the sites northern boundary to the commercial driveway immediately to the south, which is the north most driveway for the Ingles grocery store.
2. To accommodate neighborhood residents and those staying at the hotel, staff has recommended a condition to install a sidewalk along the same portion of Pratt Road as the widening.
3. In order to reduce the impact on the adjacent residential property to the north, screening that includes a 6' tall opaque fence and trees will be installed along the property line.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. This proposed hotel in the O-1 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The One Year Plan and North City Sector Plan propose O (office) uses for this site.
- 2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 4/13/2017

Details of Action:

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Summary of Action:

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Date of Approval: 4/13/2017

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:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: