# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-B-06-RZ Related File Number: 4-B-06-PA

Application Filed: 2/8/2006 Date of Revision:

Applicant: A & M HOSPITALITY III

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

# **PROPERTY INFORMATION**

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

Other Parcel Info.:

Tax ID Number: 68 E E 020 Jurisdiction: City

Size of Tract: 17680 square feet

Accessibility:

# **GENERAL LAND USE INFORMATION**

Existing Land Use: Single family residential

**Surrounding Land Use:** 

Proposed Use: Hotel Density:

Sector Plan: North City Sector Plan Designation: LDR

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

**Neighborhood Context:** 

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

Street: 5417 Pratt Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: 1-D-06-RZ across street in Jan. 06

**Extension of Zone:** 

**History of Zoning:** 

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O-1 (Office Medical and Related Services) zoning for the northwestern 50' of the site and C-

6 (General Commercial Park) zoning for the remainder of the lot based on the One Year Plan

recommendation

**Staff Recomm. (Full):** O-1 and C-6 zoning as recommended will permit the use proposed, place all the proposed motel

building within the C-6 zoned portion of the site and provide a less intensive transitional office zoning between the established commercial uses along Cedar Lane and residential uses along Pratt Rd.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The O/ GC designation with O-1zoning of the northwest portion of the site will permit the proposed use and is compatible with the scale and intensity of the surrounding land uses and zoning pattern, while C-6 zoning of the entire site will extend commercial zoning adjacent to the next residential lot to the northwest.

- 2. The O/GC plan designation for the site will permit the proposed use, but O-1 zoning of the northwest portion of the site would establish office zoning and permitted uses adjacent to established residential properties and establish a stopping point of the commercial expansion to the northwest along the southwest side of Pratt Rd.
- 3. The site is located between commercial businesses, zoned C-6, and residential uses, zoned R-1. O-1 and C-6 zoning as recommended are compatible with the proposed use of the property, as well as adjoining uses and zoning.

### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. Either C-6 or O-1 zoning would have a minimal impact on streets and no impact on schools.
- 3. The recommended O-1/C-6 zoning pattern is compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Approval of recommended One Year Plan designation and C-6/O-1 zoning would be consistent with the City of Knoxville One Year Plan proposal for properties to the southwest and southeast.
- 2. The North City Sector Plan proposes residential uses for this site and property to the northeast, with commercial uses proposed to the northwest, southwest and southeast.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
- 4. This request may lead to future requests for O-1 or C-6 rezoning on Pratt Rd properties that are zoned R-1.

MPC Action: Approved MPC Meeting Date: 4/13/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE O-1 (Office Medical and Related Services) zoning for the northwestern 50' of the site and C-

6 (General Commercial Park) zoning for the remainder of the site

Date of MPC Approval: 4/13/2006 Date of Denial: Postponements:

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

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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Date of Legislative Action: 5/9/2006 Date of Legislative Action, Second Reading: 5/23/2006

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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