

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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File Number: 7-B-16-PA **Related File Number:** 7-B-16-RZ
Application Filed: 4/25/2016 **Date of Revision:** 7/12/2016
Applicant: ED SMITH - PRATT PARTNERS LLC

PROPERTY INFORMATION

General Location: Northeast side Pratt Rd., northwest of Cedar Ln.
Other Parcel Info.:
Tax ID Number: 68 E C 012, 013, & PART OF 026 **Jurisdiction:** City
Size of Tract: 1.4 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 land
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: 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: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes, from the south
History of Zoning: None

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: O (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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full): Office uses are often used as a transition from commercial to residential areas. The lot to the southeast, along Pratt Road, is currently classified GC (General Commercial) on the One Year Plan and zoned O-1 (Office, Medical, and Related Services District), and is anticipated to be combined with the subject property for the proposed hotel.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - O (Office) One Year Plan designation allows appropriate transitional uses from higher intensity commercial areas to low intensity residential areas, and will allow consideration of O-1 zoning, which allows consideration of the proposed hotel as a use permitted on review.

B. 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 - No known improvements have been recently made along this section of Pratt Rd. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - In 2006, two small parcels on Pratt Road adjacent to the commercial zoning were rezoned to O-1, creating a transition point from commercial uses to residential. This request will expand the office uses but will continue to be a transition point.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment.

Action: Approved

Meeting Date: 7/14/2016

Details of Action:

Summary of Action: O (Office)

Date of Approval: 7/14/2016

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: 8/16/2016

Date of Legislative Action, Second Reading: 8/30/2016

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: