

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR 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-SP **Related File Number:**
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
History of Zoning:

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.):

ADOPT RESOLUTION #7-B-16-SP, amending the North City Sector Plan to O (Office) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

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:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

1. Water and sewer utilities are available to this site.
2. Pratt Road is a local street with a 16' pavement width in front of this property, which will most likely require improvement if the subject site is development as something other than low density residential uses. Along the commercial portion of the road, closer to Cedar Lane, the width is approximately 20 feet.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. 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.

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

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

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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: