

# 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-D-17-SP

Related File Number:

Application Filed: 5/26/2017

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 PART OF 26 OTHER: MAP ON FILE AT MPC      Jurisdiction: City

Size of Tract: 2.28 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: Vacant land

Surrounding Land Use:

Proposed Use: Motel and parking

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:

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: Associated property to the south was approved for O (Office) in August 2016 (7-B-16-SP)

#### 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-D-17-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 require improvement if the subject site is development for a hotel or other non-residential use. 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) sector 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: 7/13/2017

Details of Action:

Summary of Action: Approve O (Office)

Date of Approval: 7/13/2017

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: 8/15/2017

Date of Legislative Action, Second Reading: 8/29/2017

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:**