

CASE SUMMARY
APPLICATION TYPE: REZONING
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-H-17-RZ **Related File Number:** 7-B-17-PA
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 026 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 2.28 acres
Accessibility:

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:

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:
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.):

RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services).

Staff Recomm. (Full):

O-1 zoning is consistent with the North City Sector Plan, if the associated requests for One Year Plan and sector plan amendments are approved as recommended. The lot to the southeast, along Pratt Road, is currently zoned O-1 (Office, Medical, and Related Services District), and is anticipated to be combined with the subject property for the proposed hotel. The O-1 zone allows consideration of a hotel as a use permitted on review, which requires that the use and site improvements be approved by the planning commission.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The North City Sector Plan was adopted in 2007 and the area northwest of the Ingles grocery store was classified as Low Density Residential (LDR). Prior to this 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. The property to the south was approved for O-1 zoning in August 2016 and this request will be an expansion of the previous request because the site improvements required for the proposed hotel is larger than originally anticipated.
2. The proposed hotel development is a use permitted on review in the O-1 zone, which requires that the use and site improvements be approved by the planning commission. In April 2017, the Planning Commission approved a use-on-review for the hotel that included less parking than the hotel was originally requesting but which met the minimum requirements of the zoning ordinance.
3. Pratt Road is a local street with a 16' pavement width in front of this property, which will require improvement along with the proposed hotel development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The legislative purpose, intent and application of the O-1 (Office, Medical, and Related Services) district is to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. O-1 zoning on this site is consistent with the intent and purpose of the O-1 zone district because it creates a transition from the higher intensity commercial are to the lower intensity residential area.
3. If the O-1 zoning is approved and a hotel is proposed, the developer will be required to submit a development plan for planning commission approval.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The subject site is surrounded by low density residential uses to the west, north and east. There are railroad tracks between the subject property and the residential uses to the east. The development of this property as a hotel will have the most impact on the adjacent residential uses to the west and north, increasing the likelihood of additional properties seeking office or commercial zoning.
2. Pratt Road is a local street with a 16' pavement width in front of this property which will require improvement if a hotel is developed on this site.
3. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. If the One Year Plan is amended to O (Office) as recommended, O-1 zoning is consistent with the plan.
2. If the North City Sector Plan is amended to O (Office) as recommended, O-1 zoning is consistent with the plan.
3. The site is located within the Urban Growth Boundary (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/13/2017

Details of Action:

Summary of Action: O-1 (Office, Medical, and Related Services).

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**