

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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Knoxville, Tennessee 37902  
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File Number: 8-B-17-UR                      Related File Number:  
Application Filed: 6/19/2017              Date of Revision:  
Applicant: URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

General Location: Northeast side of Pratt Rd., northwest of Cedar Ln.  
Other Parcel Info.:  
Tax ID Number: 68 E C 011, 012, 013 AND 026                      Jurisdiction: City  
Size of Tract: 2.26 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 lots  
Surrounding Land Use:  
Proposed Use: Hotel                      Density:  
Sector Plan: North City                      Sector Plan Designation: O and 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: 5418 Pratt Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) & O-1 pending  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: Property was rezoned O-1 in August 2016 (7-B-16-RZ) & expansion of the O-1 approved by MPC in July 2017 (7-H-17-RZ)

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## **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.):

APPROVE the request for a hotel with 94 guest rooms in the O-1 zone as shown on the attached development plan, subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the Article 8 (Signs, billboards, and other advertising structures).
2. Connection to sanitary sewer and meeting any relevant requirement of the Knox County Health Department.
3. Meeting all applicable requirements of City of Knoxville Engineering Department.
4. Meeting the minimum landscaping requirements of the City of Knoxville Tree Protection Ordinance and City of Knoxville Zoning Ordinance.
5. Installing all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
6. Prior to issuing a Certificate of Occupancy, all sidewalks shown on the site plan must be installed and meet all requirements of the City of Knoxville Department of Engineering and the Americans with Disabilities Act (ADA).
7. Prior to issuing a Certificate of Occupancy, Pratt Road must be widened to a minimum of 20 feet along the frontage of the subject property to the first commercial driveway immediately to the south, and meet all requirements of the City of Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the O-1 district and the other criteria for approval of a use-on-review.

Comments:

In April 2017 the planning commission approved a use-on-review (4-A-17-UR) for the same hotel but less parking to fit within the O-1 zoning boundary that was approved in August 2016 (7-B-16-RZ). The developer had always intended to install the amount of parking that is proposed in this new development plan but had to rezone additional property from R-1 to O-1 to accommodate the additional parking. The original approval showed an area for "future parking" to the rear (east and northeast) portion of the development. The minimum required parking for the 94 room hotel is 54 spaces, the original approval provided 61 spaces, and the new proposal includes 110 spaces. The proposed parking allows for 1 space per hotel room (94), 1 space per employee (10), 5 handicap accessible spaces, and 1 additional space.

### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposed hotel will impact Pratt Road because of the narrowness of that street. Staff has recommended a condition to widen the Pratt Road to a minimum width of 20' from the sites northern boundary to the commercial driveway immediately to the south, which is the north most driveway for the Ingles grocery store.
2. To accommodate neighborhood residents and those staying at the hotel, staff has recommended a condition to install a sidewalk along the same portion of Pratt Road as the widening.
3. In order to reduce the impact on the adjacent residential property to the north, screening that includes a 6' tall opaque fence and trees will be installed along the property line.

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. This proposed hotel in the O-1 zone district is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. If expansion of the O (office) land use is approved by City Council in August 2017 as recommended by MPC, the One Year Plan and North City Sector Plan will propose O (office) uses for this site.
- 2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 8/10/2017

**Details of Action:**

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**Summary of Action:**

APPROVE the request for a hotel with 94 guest rooms in the O-1 zone as shown on the attached development plan, subject to 7 conditions.

**Date of Approval:** 8/10/2017

**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:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**