



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-B-16-SP (REVISED)

AGENDA ITEM #: 29

AGENDA DATE: 7/14/2016

▶ **APPLICANT:** ED SMITH - PRATT PARTNERS LLC

OWNER(S): Pratt Partners LLC

TAX ID NUMBER: 68 E C 012, 013, & PART OF 026

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 5426 Pratt Rd

▶ **LOCATION:** Northeast side Pratt Rd., northwest of Cedar Ln.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Pratt Rd., a local street with 17' of pavement within a 40-50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Hotel

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS:

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Railroad right-of-way, Houses / R-1 (Low Density Residential)

South: Houses, Hotel / R-1 (Low Density Residential), O-1 (Office, Medical, and Related Services), C-6 (General Commercial Park)

East: Grocery, Vacant commercial land / C-6 (General Commercial Park), C-3 (General Commercial)

West: Houses / R-1 (Low Density Residential)

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.

STAFF RECOMMENDATION:

▶ **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.)**

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.

ESTIMATED TRAFFIC IMPACT: 555 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/16/2016 and 8/30/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Ed Smith – Pratt Partners LLC, has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to O (Office), for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on July 14, 2016, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #7-B-16-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 7-B-16-RZ **AGENDA ITEM #:** 29
7-B-16-PA (REVISED) **AGENDA DATE:** 7/14/2016

▶ **APPLICANT:** ED SMITH - PRATT PARTNERS LLC
OWNER(S): Pratt Partners LLC

TAX ID NUMBER: 68 E C 012, 013, & PART OF 026 [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 5426 Pratt Rd

▶ **LOCATION:** Northeast side Pratt Rd., northwest of Cedar Ln.

▶ **TRACT INFORMATION:** 1.4 acres.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Pratt Rd., a local street with 17' of pavement within a 40-50' right of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Hotel

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, from the south

HISTORY OF ZONING REQUESTS: None

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Railroad right-of-way, Houses / R-1 (Low Density Residential)

South: Houses, Hotel / R-1 (Low Density Residential), O-1 (Office, Medical, and Related Services), C-6 (General Commercial Park)

East: Grocery, Vacant commercial land / C-6 (General Commercial Park), C-3 (General Commercial)

West: Houses / R-1 (Low Density Residential)

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.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.**

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.

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

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:

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.

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.
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.
3. 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'.

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, 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. However, there

are railroad tracks to the east between the subject property and the residential uses. 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 and will likely 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.
4. Approval of this request could lead to future requests for office or commercial zoning along Pratt Road, which would require additional requests to amend the One Year Plan and sector plan's low density residential proposal for the area.

ESTIMATED TRAFFIC IMPACT: 555 (average daily vehicle trips)

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ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/16/2016 and 8/30/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

NOTES:
NEW IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

TOTAL AREA:
4.43 Ac.



NORFOLK AND SOUTHERN RAILWAY

TIM O. WHEEL
NO. 257201200150033376
LOTS 38, 39, 40, PART OF 41
L.F. PRATT'S VALLEY VIEW ADDITION
MAP C43/SUJDE: A/2340

1.18 Ac.
51,209.6 SF.
D.W. A. FLEMING
AD. BK/PG: 1648/919

2.33 Ac.
101,415.1 SF.
JANICE C. WILSON, JERRY WILSON
& OLVIN JAMES WILSON
NO. BK/PG: 2303/1168
LOT 46
L.F. PRATT'S VALLEY VIEW ADDITION
MAP C43/SUJDE: A/2340

0.40 Ac.
17,618.1 SF.
EDWARD G. WISEN &
KIM A. FLEMING WISEN
NO. 257200105930061436

IVYLES MARKETS, INC.
NO. BK/PG: 2056/457 &
2010/450
IVYLES MARKETS, INC. S/O.
RESUBDIVISION RECORDED IN MAP C43/SUJDE: U/1328

MARGARET J. HUB BELLINGER
NO. 257201200150033376
LOT 41, PART OF LOT 40, PART OF LOT 41
L.F. PRATT'S VALLEY VIEW ADDITION
MAP C43/SUJDE: A/2340

15' ESMI.
NO. BK/PG: 1648/919
0.05 Ac.
2,265.7 SF.

TIM WHEEL
NO. BK/PG: 1571/791
LOT 45, PART OF LOT 45
L.F. PRATT'S VALLEY VIEW ADDITION
MAP C43/SUJDE: A/2340

JAMES L. GIBNEY
NO. BK/PG: 1571/791
LOT 45, L.F. PRATT'S VALLEY VIEW ADDITION
MAP C43/SUJDE: A/2340

OLVIN J. WILSON
NO. BK/PG: 2303/1168
LOT 46, L.F. PRATT'S VALLEY VIEW ADDITION
MAP C43/SUJDE: A/2340

EDWARD G. WISEN & KIM A. FLEMING WISEN
NO. 257200105930061436
LOT 46, L.F. PRATT'S VALLEY VIEW ADDITION
MAP C43/SUJDE: A/2340

0.24 Ac.
10,324.7 SF.

0.24 Ac.
10,256.7 SF.

0.49 Ac.



THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BASIS PRECISION OF THE UNADJUSTED SURVEY IS 1:125,000 AS SHOWN THEREON.

William R. Easter

WILLIAM R. EASTER, R.S. NO. 1514

LEGEND

- IP Iron Pin
- (F) Found
- (S) Set
- POB Point of Beginning
- PP Electric Pole
- ⊕ WM Water Meter

Land Surveyors



Boundary Consultants

865-494-7412

Easter Surveying Company
P.O. Box 281
Andersonville Tennessee 37705

Http://www.eastersurveying.com

CRCC, LLC
NO. 257201201100001765
LOT 48, VALLEY VIEW ADDITION
MAP BK/PG: 1/94

SURVEY FOR
ED SMITH

LOCATED WITHIN THE 5th DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN THE CITY OF KNOXVILLE, WARD 39, CITY BLOCK 39120

LOT NO. 41

RECORDED PLAT REF:

TAX MAP 068E GROUP C PARCEL 12.00,13.00,23.00,25.00& 25.00

WARRANTY DEED REF: RST#201201100001765, 201104000072835,
NO BK/PG: 1648/919,1692/309 & 2303/1168

BEARING BASE: S80 NORTH

DATE 12/14/2015 SCALE 1"=50'

REVISIONS 04-20-2016

DRAWN BY: DRAWING NO.

