

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

▶ **FILE #:** 7-B-16-SP

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, 023, 025 & 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:** 4.39 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:** C (Commercial)

▶ **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:

▶ **DENY the request to amend the future land use map of the North City Sector Plan to GC (General Commercial) land use classification.**

Staff maintains that the current plan designations should be retained in order to minimize the impact on the

adjacent residential neighborhood to the northwest. The current zoning allows reasonable use of the property, while minimizing the potential negative impact on adjacent residential uses.

COMMENTS:

Pratt Road is a narrow local street that was designed for low density residential uses. There is currently one hotel, across from the subject site, with its primary access from Pratt Rd. There are several houses that remain on Pratt Road that are zoned residentially and are classified as low density residential (LDR) on the One Year Plan and the sector plan. If the land use for this property is changed to a non-residential land use, there is a higher likelihood that other properties along Pratt Road will also seek amendments to the One Year Plan and sector plan.

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. Staff maintains residential uses are most appropriate for the subject site, as proposed by the North City Sector Plan.

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

1. The proposed land use is consistent with the policies of the Growth Policy Plan and General Plan, to concentrate commercial development in existing nodes.
2. There is a substantial amount of land in the area currently zoned to allow consideration of a hotel, some of which is vacant or underutilized, or proposed for non-residential uses on the North City Sector Plan. Amending the sector plan for additional commercial uses is not recommended.
3. If additional non-residential uses are desired in this area, the remaining properties classified low density residential (LDR) along Pratt Road should be studied to determine if their proposed land use should be amended as well.

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

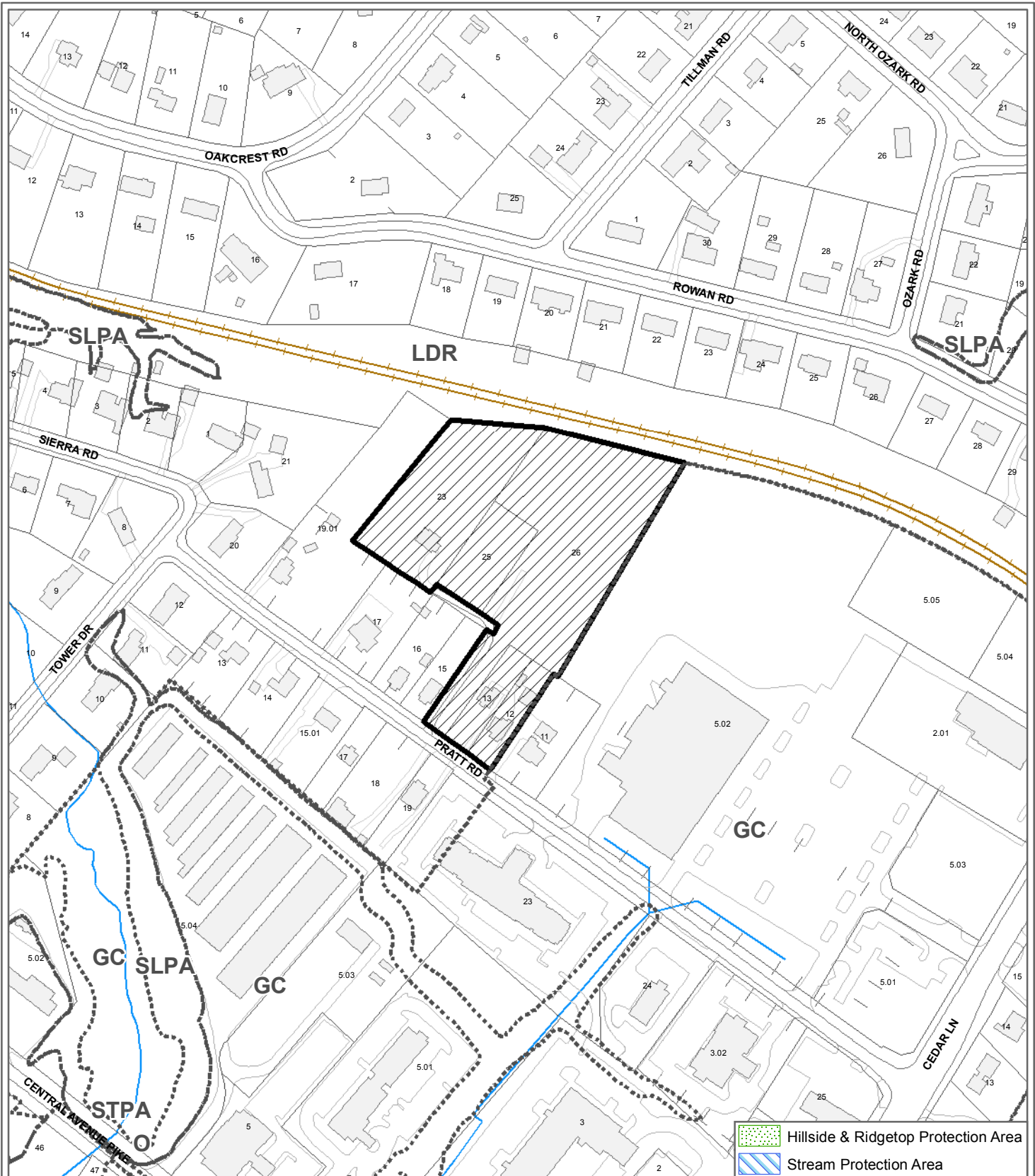
1. There are no significant development, population or traffic trends that warrant reconsideration of the North City Sector Plan (2007).



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.

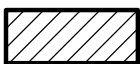
If approved, this item will be forwarded to Knoxville City Council for action on 8/16/2016 and 8/30/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have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



 Hillside & Ridgetop Protection Area
 Stream Protection Area

**7-B-16-SP
NORTH CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)
 To: C (Commercial)



Original Print Date: 6/15/2016 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ed Smith - Pratt Partners LLC

Map No: 68

Jurisdiction: City





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

▶ **FILE #:** 7-B-16-RZ
7-B-16-PA

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, 023, 025 & 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:** 4.39 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:** GC (General Commercial) / C-6 (General Commercial Park)

▶ **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:

▶ **DENY GC (General Commercial) One Year Plan designation.**

Staff maintains that the current plan designations should be retained in order to minimize the impact on the adjacent residential neighborhood to the northwest. The current zoning allows reasonable use of the property, while minimizing the potential negative impact on adjacent residential uses.

► **DENY C-6 (General Commercial Park) zoning.**

C-6 zoning is not consistent with the Northwest City Sector Plan. There is a sufficient amount of land in the immediate area that is already zoned for commercial uses, much of which is vacant or under-utilized land. There is no need to rezone more land to commercial at this time.

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 - The One Year Plan currently designates this site for LDR (Low Density Residential) uses, consistent with its current R-1 zoning. The LDR designation is appropriate, intentional and has been in place for quite some time, so there is no error in the plan.

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 - The plan has designated this site for LDR uses for quite some time. 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 which should be maintained.

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. The proposed land use pattern has long been established in this area.

Pratt Road is a narrow local street that was designed for low density residential uses. Across from the subject site there is currently one hotel which has its primary access from Pratt Rd. There are several houses that remain on Pratt Road that are zoned residentially and are classified as low density residential (LDR) on the One Year Plan and the Sector Plan. The subject site extends behind some of these houses and is large enough for accommodate two hotels, based on the size of the model site plan (attached) provided by the applicant. However, there is no indication at this time that the applicant intends to development more than one hotel.

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 not compatible with the scale and intensity of the adjacent residential uses. If it is desired that this area be utilized for more intense uses, then the remainder of Pratt Road should be studied further to determine if the sector plan and One Year Plan need to be amended because this short stretch of houses will then be surrounded on three sides by non-residential uses and will be under pressure to also convert to non-residential uses.
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 C-6 (General Commercial Park) district is to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and

noncommercial areas; to provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated; to encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping; to encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County; to allow for mixing of light industrial (manufacturing) uses with compatible commercial uses; and to encourage general commercial activities to locate in areas that have access to a major street system.

2. C-6 zoning on this site is not consistent with the intent and purpose of the C-6 zone district.

3. If the C-6 zoning is approved, the developer will be required to submit a development plan for MPC staff review and approval prior to the property's development.

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. The One Year Plan proposes low density residential uses for this property, which is not consistent with the requested C-6 zoning.

2. The North City Sector Plan proposes low density residential uses for this property, which is not consistent with the requested C-6 zoning.

3. The site is located within the Urban Growth Boundary (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

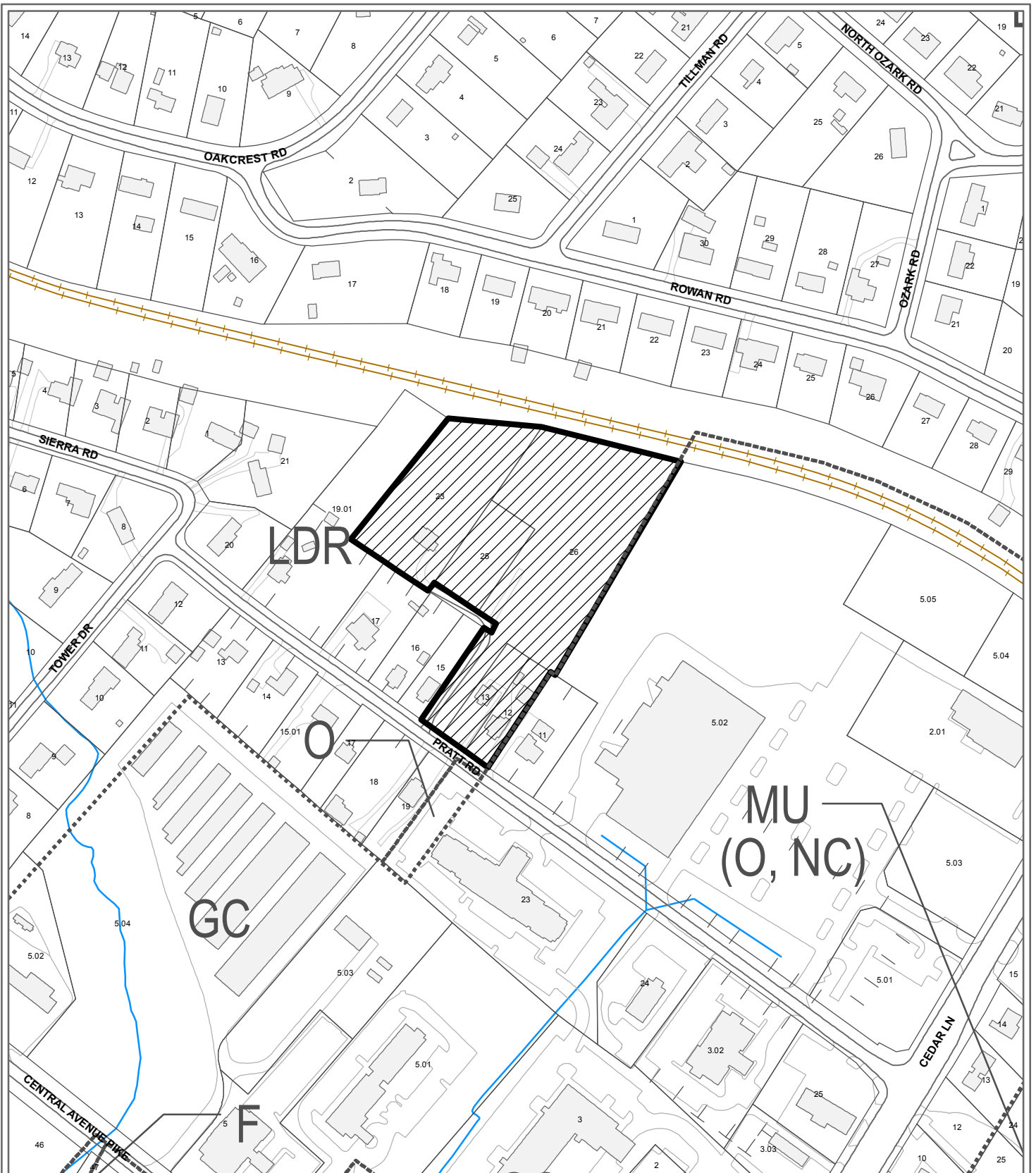
4. Approval of this request could lead to future requests for office or commercial zoning along Pratt Road, which is not consistent with the One Year Plan and sector plan's low density residential proposal for the area.

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.



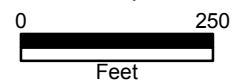
**7-B-16-PA / 7-B-16-RZ
PLAN AMENDMENT**

Petitioner: Ed Smith - Pratt Partners LLC

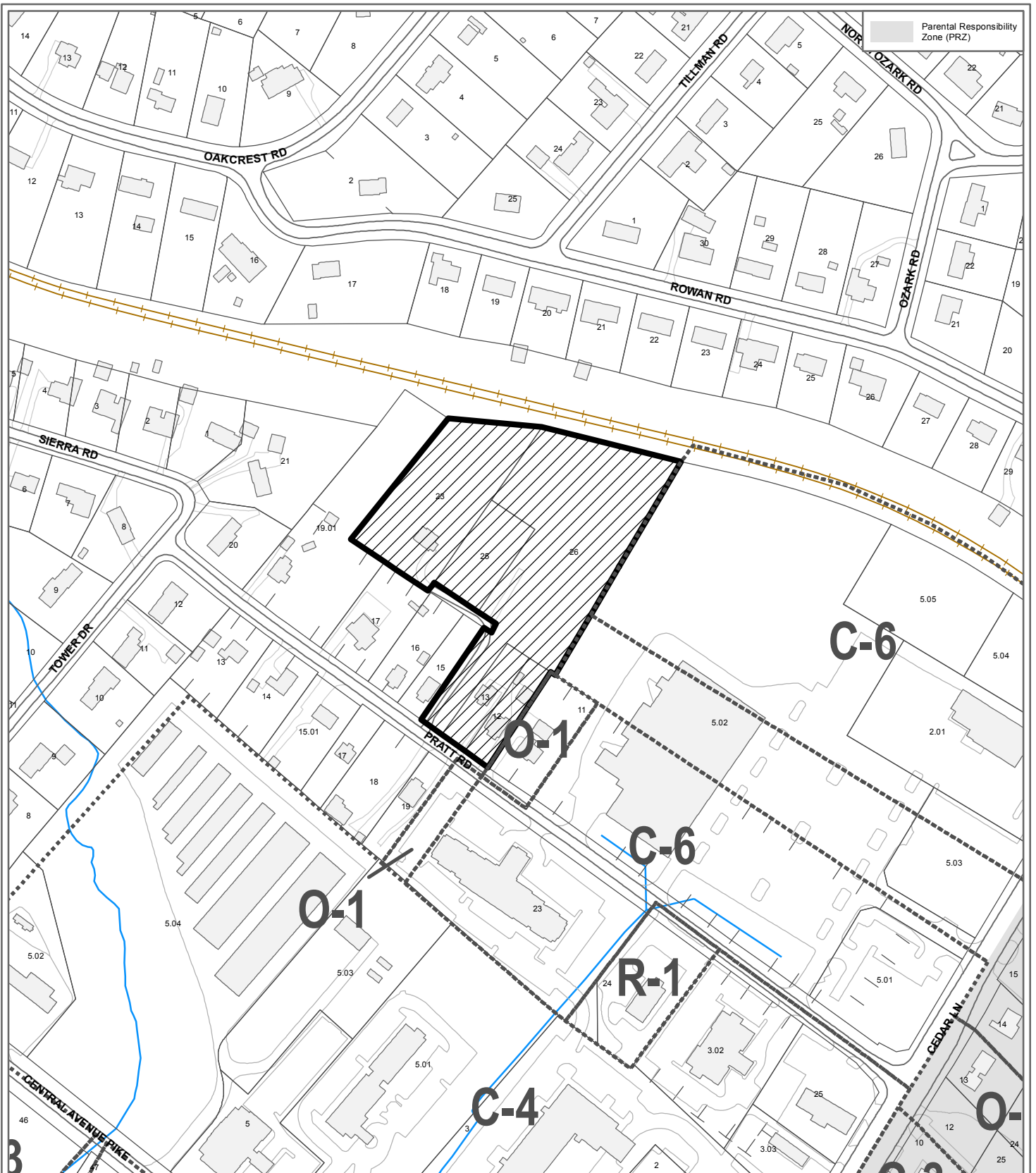


From: LDR (Low Density Residential)
To: GC (General Commercial)

Map No: 68
Jurisdiction: City



Original Print Date: 6/15/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**7-B-16-RZ
REZONING**

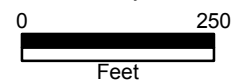
From: R-1 (Low Density Residential)
To: C-6 (General Commercial Park)



Petitioner: Ed Smith - Pratt Partners, LLC

Map No: 68

Jurisdiction: City



Original Print Date: 6/15/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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June 23, 2016

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Via e-mail

Mr. Mike Reynolds
METROPOLITAN PLANNING COMMISSION
Suite 403, City-County Building
400 Main Avenue
Knoxville, TN 37902

Re: Applicant: Ed Smith (Pratt Partners)
Address: 5426 Pratt Road

Dear Mike:

Would you please include in our application packet the attached, which are prototype designs for the new hotel Mr. Smith is proposing at the above site?

Thank you for your assistance.

Very truly yours,

Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb
Enc.

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A Distinctly Different Design

CONFIDENTIAL & PROPRIETARY
CONCEPT
IN-PROGRESS
2015



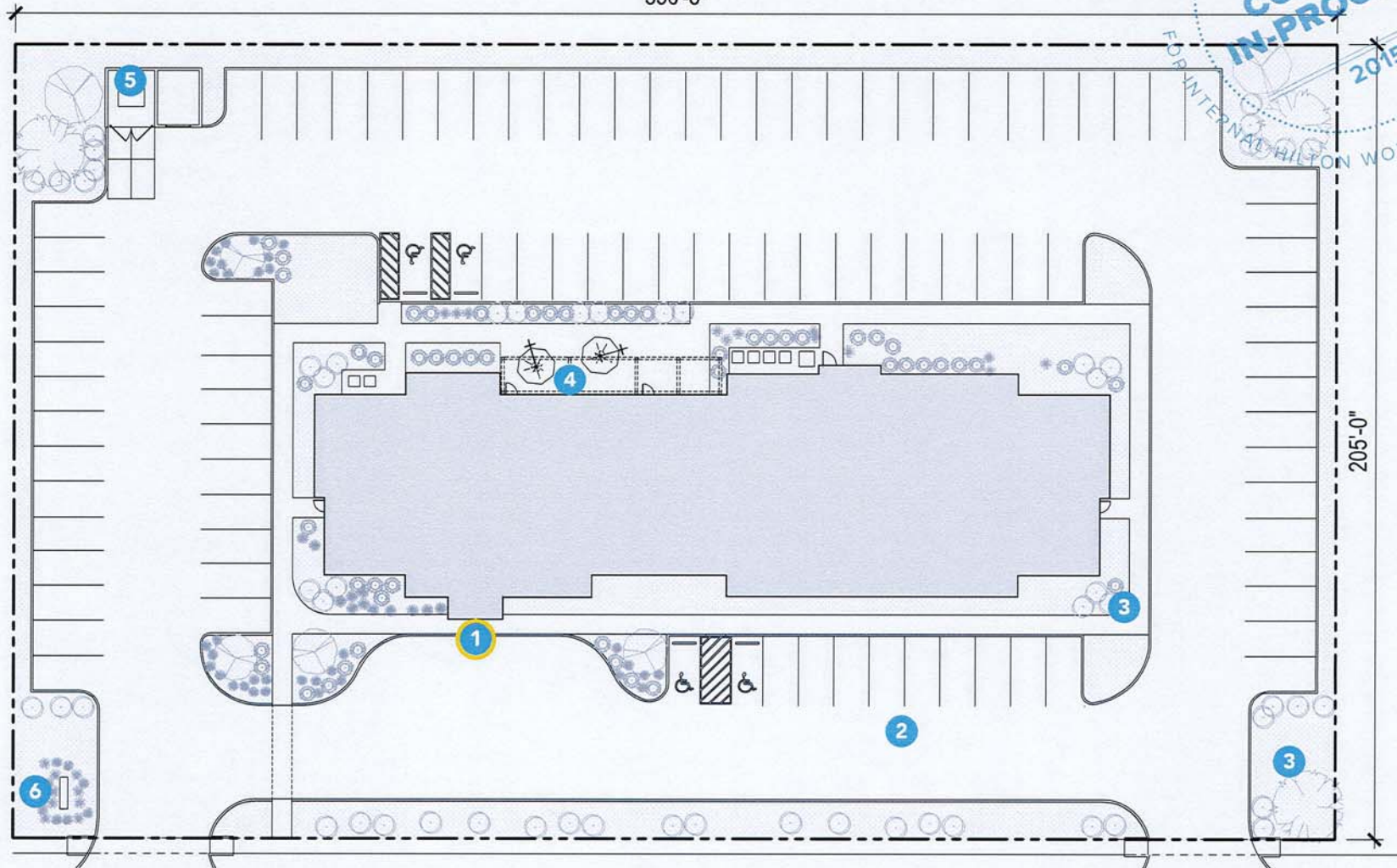
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Site Plan

4-story; 1.58 acres; 41,555 SF (gross of total building), 98 keys, 98 parking spaces (1:1 ratio)

336'-8"

Denote Signature Brand Element



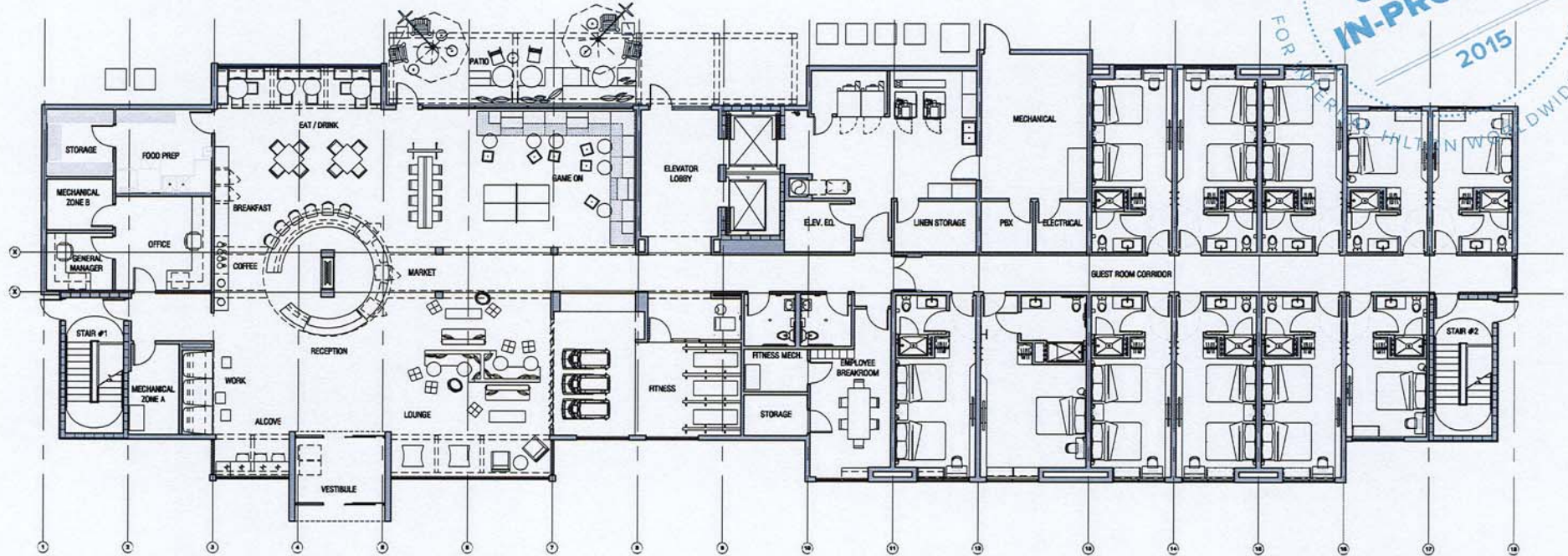
- 1 Entrance Vestibule
- 3 Property Landscape
- 5 Waste Receptacles
- 2 Parking
- 4 Outdoor Patio
- 6 Monument Sign Location

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Ground Floor Plan

Overall Building Footprint 10,652 SF (gross)

CONFIDENTIAL & PROPRIETARY
 CONCEPT
 IN-PROGRESS
 2015
 FOR MEMBER USE ONLY
 NOT TO BE DISTRIBUTED WORLDWIDE



key numbers

GUESTROOMS

Single Queen	51
Double Queen	40
Single ADA Queen	4
Double ADA Queen	3
Total	98

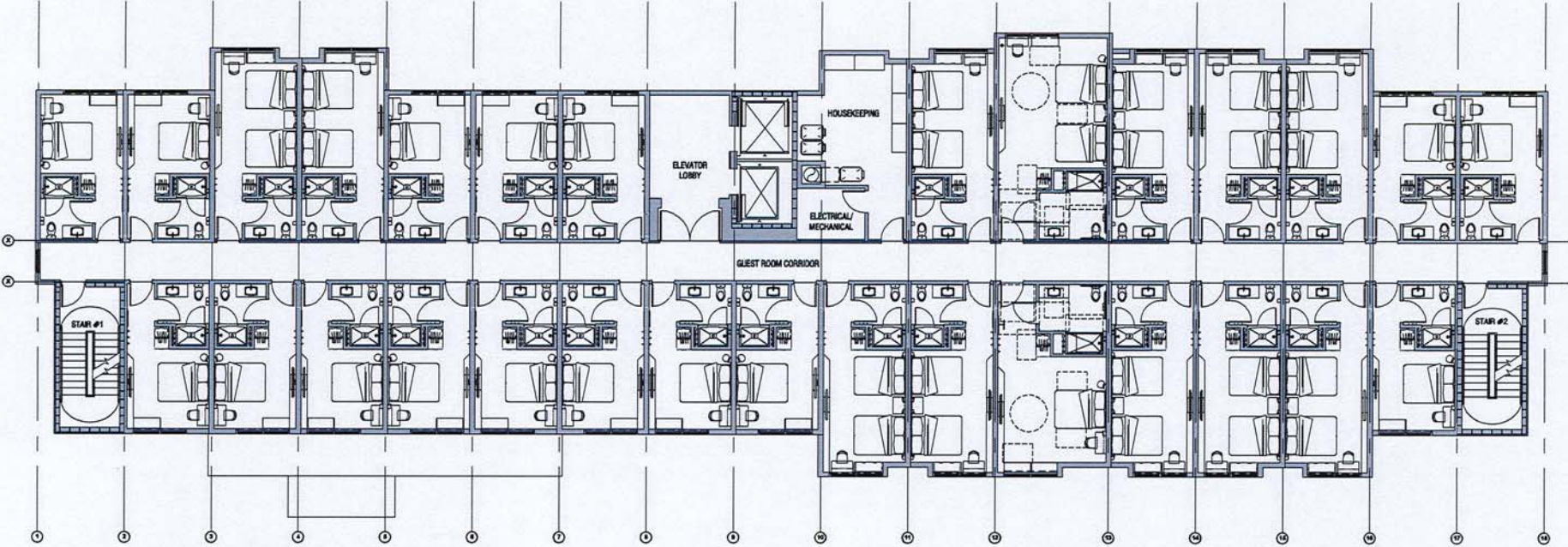
BUILDING DATA

Total Building Gross Area	41,555 SF
NET BUILDING AREA	
Ground Floor Public Space	3,462 SF
Lobby	2753
Other Public Space	709
Ground Floor Back of House	1,949 SF
Ground Floor Circulation	1,338 SF
Upper Floors Back of House	975 SF
Upper Floors Circulation	4,914 SF
Guestrooms	24,653 SF

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Typical Guestroom Floor Plan

10,301 SF (gross), 29 rooms per floor



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