

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 4-A-17-UR

AGENDA ITEM #: 67

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Merchant Square T.C., LLC

TAX ID NUMBER: 68 E C 011, 012, 013, 068EC023, 025, 026

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5426 Pratt Rd

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

▶ **APPX. SIZE OF TRACT:** 2 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

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

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

▶ **PROPOSED USE:** Hotel

HISTORY OF ZONING: Property was rezoned O-1 in August 2016 (7-B-16-RZ)

SURROUNDING LAND USE AND ZONING:
 North: Vacant land, railroad right-of-way / 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:

▶ **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.**

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:

The proposed hotel is on Pratt Road, north of Cedar Lane near the I-75/Merchants interchange. This area has developed into a travel-oriented service node with several hotels, restaurants and gas stations.

The subject property was rezoned to O-1 in August 2017 (7-B-16-RZ) and is a portion of a property that is largely zoned R-1. When rezoned, the applicant provided a boundary for the rezoning that ultimately was smaller than required to fit all the site improvements for the 94-room hotel. The proposed plan meets the minimum zoning requirements for setbacks, parking and landscaping, so it can be approved as submitted. The owner intends to request additional property be rezoning O-1 to allow additional parking but this cannot be approved until August 2017 by the earliest. If this occurs, the owner will apply for use-on-review again to expand the parking area.

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

1. The proposed hotel will impact the 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

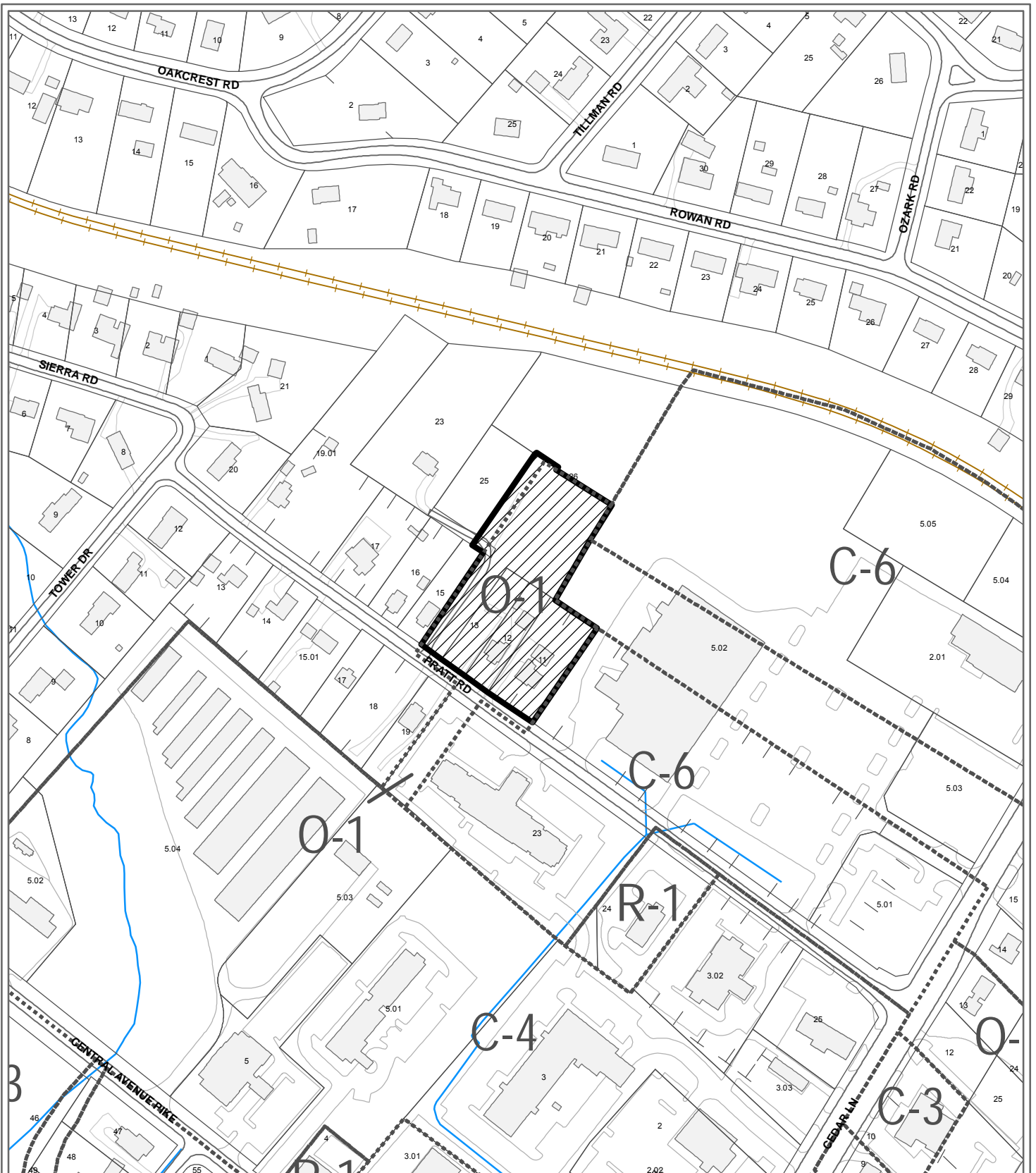
1. The One Year Plan and North City Sector Plan propose O (office) uses for this site.
2. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 534 (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.

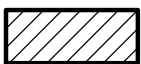
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-A-17-UR
USE ON REVIEW**

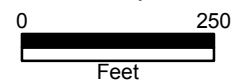
Petitioner: Urban Engineering, Inc.



Hotel in O-1 (Office, Medical, and Related Services)

Map No: 68

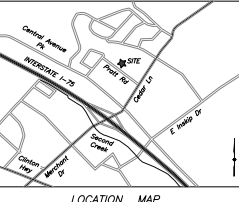
Jurisdiction: City



Original Print Date: 3/14/2017

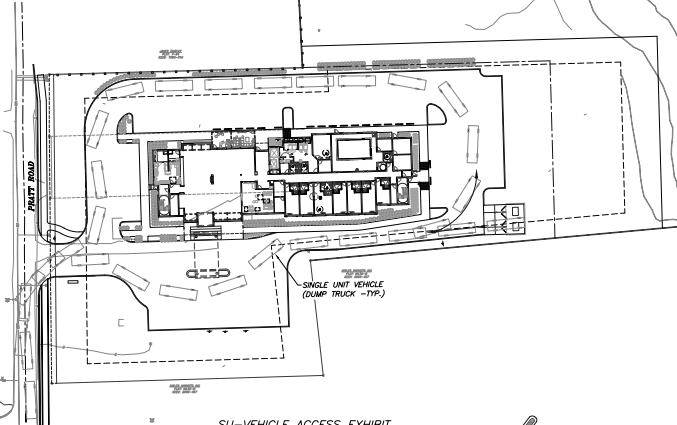
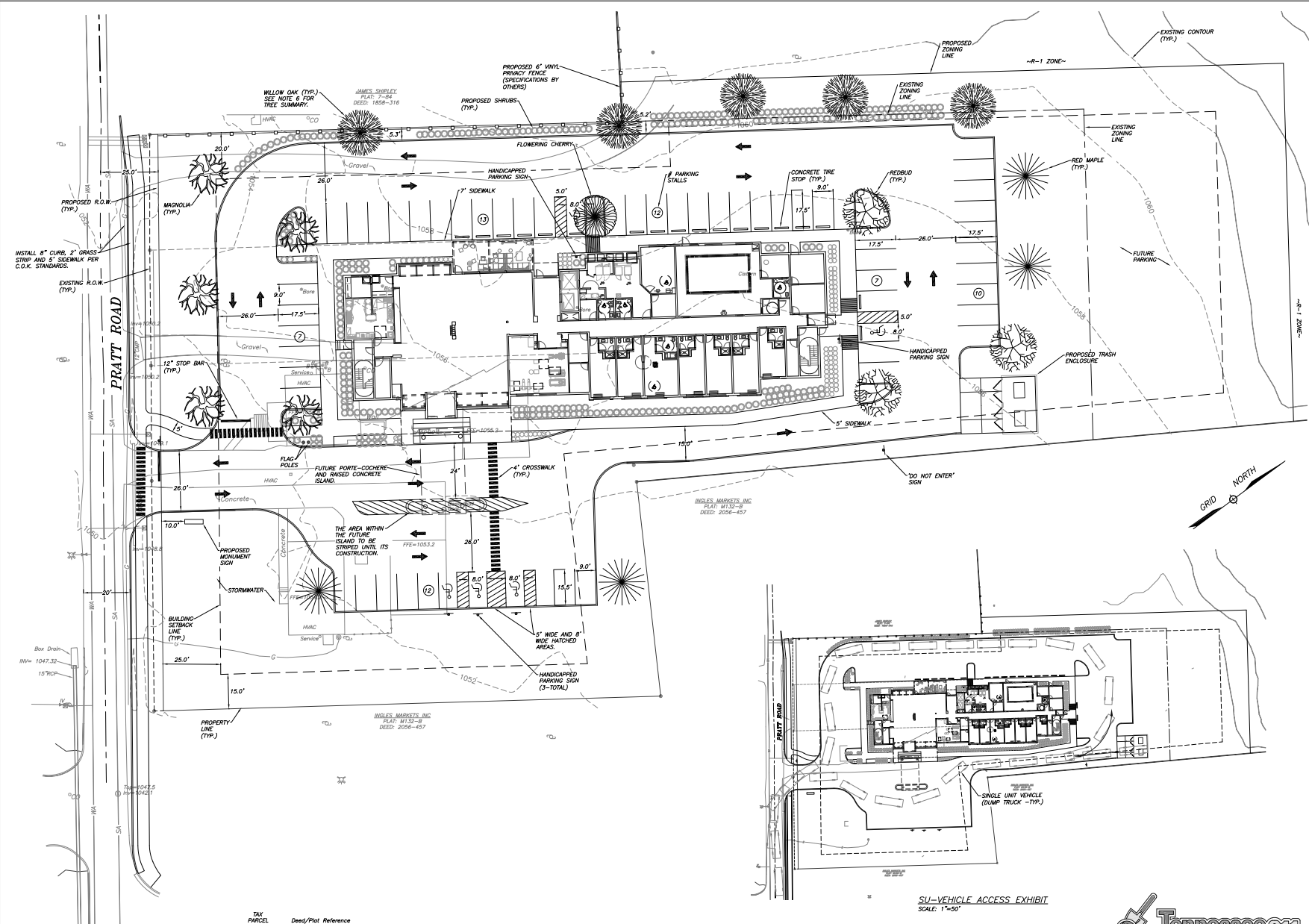
Revised: 4/16/2017

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



SITE PLAN NOTES:

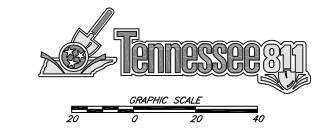
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- 2) SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
- 3) SETBACKS ARE PER CITY OF KNOXVILLE 0-1 ZONING ORDINANCE AND ARE AS FOLLOWS:
 FRONT - 25 FEET;
 SIDE - WHERE A SIDE YARD IS ADJACENT TO A RESIDENTIAL DISTRICT, NO NONRESIDENTIAL BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE SIDE LOT LINE. IN ALL OTHER CASES, NO BUILDING SHALL BE LOCATED CLOSER THAN FIFTEEN (15) TO THE SIDE LOT LINE.
 REAR - 30 FEET.
- 4) BOUNDARY INFORMATION PER SURVEY TITLED "SURVEY FOR ED SMITH BY WILLIAM EXETER (PLS# 1514), DATED 12-14-2015 AND REVISED 04-20-16."
- 5) PARKING SUMMARY (WITH 94 ROOMS AND 10 EMPLOYEES)
 REQUIRED: ONE (1) PER TWO (2) ROOMS OR SUITE, PLUS TWO (2) PER THREE (3) EMPLOYEES
 $(94 / 2) + (10 \times (2/3)) = 54$ SPACES
 PROVIDED: 61 SPACES (INCLUDING 5 HANDICAPPED)
- 6) TREE INSTALLATION / REPLACEMENT SUMMARY:
 FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF PARKING AREA, A TREE SHALL BE PROVIDED THAT WILL OBTAIN A MINIMUM HEIGHT OF THIRTY (30) FEET AT MATURITY.
 PROPOSED PARKING AREA = 34,774 S.F.
 REQUIRED LANDSCAPING = 2,000 S.F.
 PROPOSED LANDSCAPING = 3,395 S.F.
 REQUIRED TREES = $34,774 / 5,000 = 7$
 PER THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE:
 TREES SHALL BE PROVIDED AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE HAVING THE PROVIDED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY.
 TOTAL DISTURBED AREA = 1.9 ACRES
 REQUIRED TREES = $1.9 \times 8 = 15$ (7 CAPABLE OF REACHING 50')



SITE ADDRESSES:
 PARCEL 11: 5414 PRATT ROAD, KNOXVILLE (37912)
 PARCEL 12: 5418 PRATT ROAD, KNOXVILLE (37912)
 PARCEL 13: 5420 PRATT ROAD, KNOXVILLE (37912)
 PARCEL 26: 5426 PRATT ROAD, KNOXVILLE (37912)

ALL WORKMANSHIP AND MATERIALS SHALL BE PER CITY OF KNOXVILLE STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

TAX PARCEL	Deed/Plot Reference
068EC011	Deed Inst. 201609020015117 Plot 7-84
068EC012	Deed Inst. 201512300039041 Plot 7-84
068EC013	Deed Inst. 201512300039040 Plot 7-84
068EC026	Deed Inst. 201512300039040 Plot 7-84



REVISION	DATE	DESCRIPTION	CAS BY
1	4/4/17	ADDED PER ZONING LINE	CAS

Revised: 4/5/2017

MPC FILE# 4-A-17-UR
 SHEET C-2

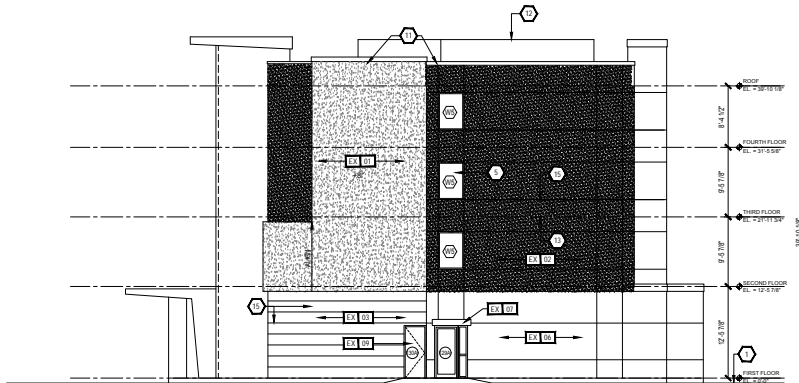
SITE PLAN-PHASE 1
TRU NORTH KNOXVILLE

CITY OF KNOXVILLE KNOX COUNTY, TN.
 DISTRICT NO. 39 CITY BLOCK NO. 50920
 CLT MAP 68 GROUP 'C' PARCELS 11,12,13 & 26
 SCALE: 1"=20' DECEMBER 22, 2016

OWNER/DEVELOPER:
 MERCHANT SQUARE TOWN CENTER, LLC
 5411 PRATT ROAD
 KNOXVILLE, TENNESSEE 37912

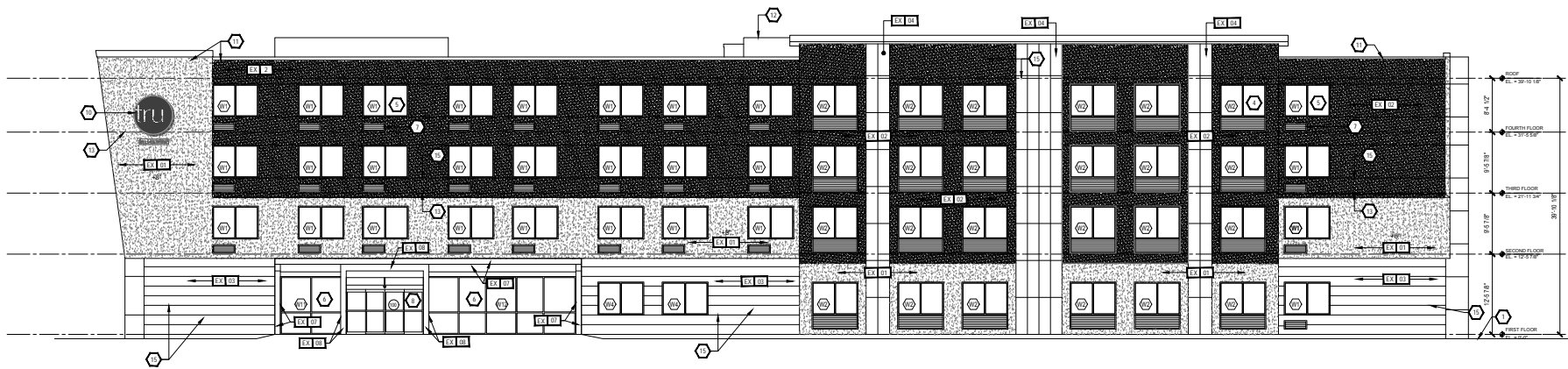
CHRIS SHARP, P.E.
 URBAN ENGINEERING, INC.
 11522 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934
 (865) 966-1924

DWN: BGS CHK: CAS DWG. NO: 1612033



2 RIGHT SIDE ELEVATION
A501 SCALE: 1/8" = 1'-0"

KEY NOTES:	BUILDING STAIRS:
<p>1 APPROXIMATE LINE OF GRADE</p> <p>2 WINDOW SILLING FINISH (CONCRETE/PAINT)</p> <p>3 EXTERIOR WALL AND FOUNDATION WALLS AS REQUIRED PER LOCAL CODES</p> <p>4 EXTERIOR WALL FINISH (TYPICAL BRICK/STONE/CMU, INSULATED ALUMINUM CLADDING, ALUMINUM CLADDING AT FIN. JOINTS)</p> <p>5 ALUMINUM WINDOW FINISH (TYPICAL BRICK/STONE/CMU, INSULATED ALUMINUM CLADDING)</p> <p>6 ALUMINUM WINDOW FINISH (TYPICAL BRICK/STONE/CMU, INSULATED ALUMINUM CLADDING)</p> <p>7 ALUMINUM WINDOW FINISH (TYPICAL BRICK/STONE/CMU, INSULATED ALUMINUM CLADDING)</p> <p>8 ALUMINUM WINDOW FINISH (TYPICAL BRICK/STONE/CMU, INSULATED ALUMINUM CLADDING)</p> <p>9 ALUMINUM WINDOW FINISH (TYPICAL BRICK/STONE/CMU, INSULATED ALUMINUM CLADDING)</p> <p>10 ALUMINUM WINDOW FINISH (TYPICAL BRICK/STONE/CMU, INSULATED ALUMINUM CLADDING)</p>	<p>11 FINISH FLOOR</p> <p>12 FINISH FLOOR</p> <p>13 FINISH FLOOR</p> <p>14 FINISH FLOOR</p> <p>15 FINISH FLOOR</p> <p>16 FINISH FLOOR</p> <p>17 FINISH FLOOR</p> <p>18 FINISH FLOOR</p> <p>19 FINISH FLOOR</p> <p>20 FINISH FLOOR</p> <p>21 FINISH FLOOR</p> <p>22 FINISH FLOOR</p> <p>23 FINISH FLOOR</p> <p>24 FINISH FLOOR</p> <p>25 FINISH FLOOR</p> <p>26 FINISH FLOOR</p> <p>27 FINISH FLOOR</p> <p>28 FINISH FLOOR</p> <p>29 FINISH FLOOR</p> <p>30 FINISH FLOOR</p>



1 FRONT ELEVATION
A501 SCALE: 1/8" = 1'-0"

4-A-17-UR
 Revised: 3/29/2017

FOR
THOMAS BUILDERS
 DESIGN-BUILDERS



NITIN KULKARNI
 AIA NCARB
 PHONE: 604-200-4085
 CELL: 604-514-2465

by HILTON

PRATT ROAD, KNOXVILLE, TN.

A DEVELOPMENT BY

**MERCHANT'S SQUARE
 TOWN CENTER LLC**

Date: JAN 4, 2017

REVISIONS		
NO.	DATE	COMMENTS
1	JAN 4, 2017	FRANCHISE PRELIMINARY DESIGN

Sheet
BUILDING ELEVATIONS

A-501-ELEV

Use on Review Development Plan

Name of Applicant: URBAN ENGINEERING, INC.

Date Filed: 2/24/2017 Meeting Date: 4/13/17

Application Accepted by: M. Payne

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1500 File Number: Use on Review 4-A-17-UR



PROPERTY INFORMATION

Address: PRATT ROAD 5426
5414, 5418, 5420, 5430, 5440

General Location: MERCHANT@
I-75

Tract Size: 2.0 No. of Units: 94

Zoning District: 0-1

Existing Land Use: RESIDENCES +
VACANT LOTS

Planning Sector: NORTH CITY

Sector Plan Proposed Land Use Classification: 0

Growth Policy Plan Designation: Urban

Census Tract: 49

Traffic Zone: 200

Parcel ID Number(s): 68EC011, 12, 13, 26
25, 23

Jurisdiction: City Council 5 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: MR. ED SMITH

Company: MERCHANT SQUARE T.C., LLC

Address: 5411 PRATT ROAD

City: KNOXVILLE State: TN Zip: 37912

Telephone: (865) 689-1011

Fax: _____

E-mail: HAMPTONTVSNO@GMAIL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHRIS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: (865) 966-1924

Fax: _____

E-mail: UEI@TDS.NET

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

USE ON REVIEW

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: CHRIS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934


Telephone: (865) 966-1924

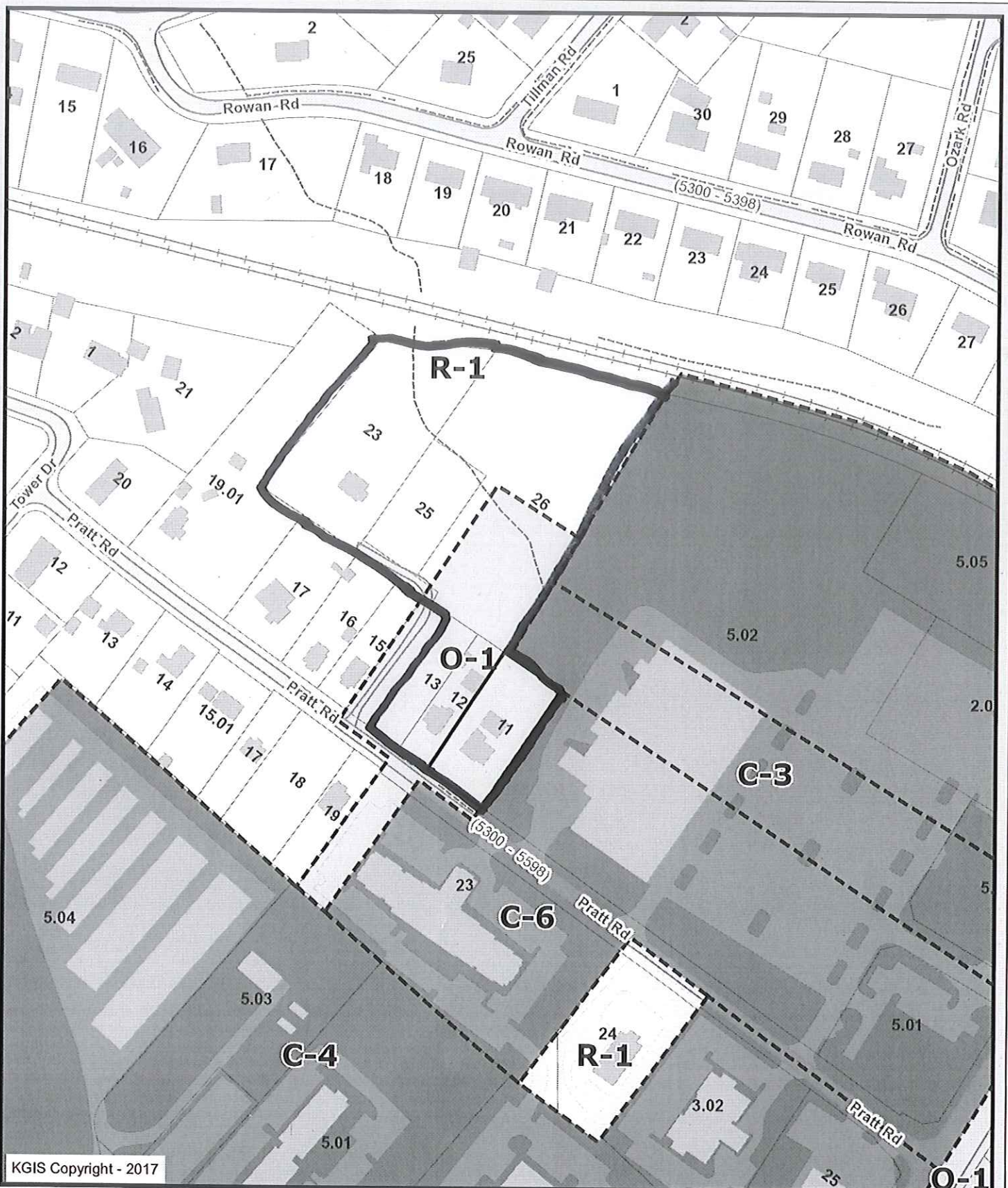
E-mail: UEI@TDS.NET

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
 Edward F Smith Jr	5411 Pratt Rd	Knoxville	TN	37912	<input checked="" type="checkbox"/>	<input type="checkbox"/>

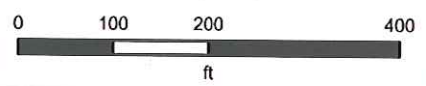


KGIS Copyright - 2017

Letter Portrait

Printed: 2/24/2017 at 8:47:10 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.