



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

▶ **FILE #:** 7-D-17-SP

AGENDA ITEM #: 53

AGENDA DATE: 7/13/2017

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

OWNER(S): Merchant Square Town Center

TAX ID NUMBER: 68 E C PART OF 26 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS:

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

▶ **APPX. SIZE OF TRACT:** 2.28 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:** Vacant land

▶ **PROPOSED USE:** Motel and parking

EXTENSION OF PLAN DESIGNATION: Yes, from the south

HISTORY OF REQUESTS: Associated property to the south was approved for O (Office) in August 2016 (7-B-16-SP)

SURROUNDING LAND USE AND PLAN DESIGNATION:

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

South: Hotel, Pratt Rd. right-of-way / 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-D-17-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 require improvement if the subject site is development for a hotel or other non-residential use. 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) sector 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.

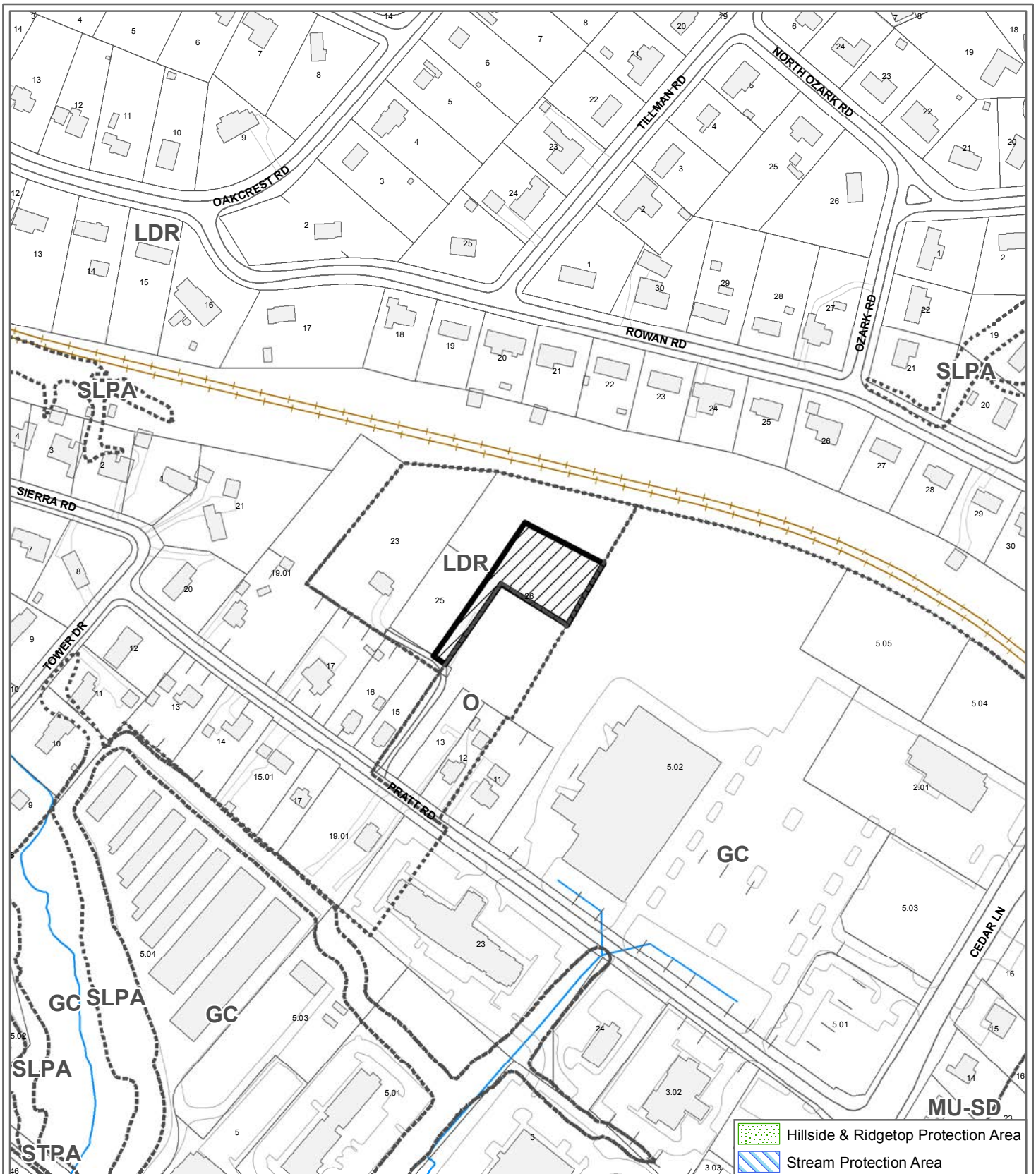
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:



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: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2017 and 8/29/2017. 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-D-17-SP
NORTH CITY SECTOR PLAN AMENDMENT

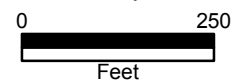
From: LDR (Low Density Residential)
 To: O (Office)



Petitioner: Urban Engineering, Inc.

Map No: 68

Jurisdiction: City



Original Print Date: 6/14/2017 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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, Urban Engineering, Inc., 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 13, 2017, 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-D-17-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-H-17-RZ
7-B-17-PA

AGENDA ITEM #: 53
AGENDA DATE: 7/13/2017

▶ **APPLICANT:** URBAN ENGINEERING, INC.
OWNER(S): Merchant Square Town Center

TAX ID NUMBER: 68 E C PART OF 026 MAP ON FILE AT MPC [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS:

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

▶ **TRACT INFORMATION:** 2.28 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:** Vacant land

▶ **PROPOSED USE:** Motel and parking

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: Associated property to the southwest was rezoned O-1 in August 2016.

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

ZONING

South: Hotel, Pratt Rd. right-of-way / 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:

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. The O-1 zone will allow consideration of the proposed hotel as a use permitted on review. The property to the south was approved for O (Office) One Year Plan designation 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.

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 - Office zoning has been approved west of the commercial zoning along Pratt Rd., creating a transition to residential properties. This request will expand the O (Office) One Year Plan designation that was approved for the property to the south 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 - The property to the south was approved for O (Office) One Year Plan designation 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.

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 area 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.

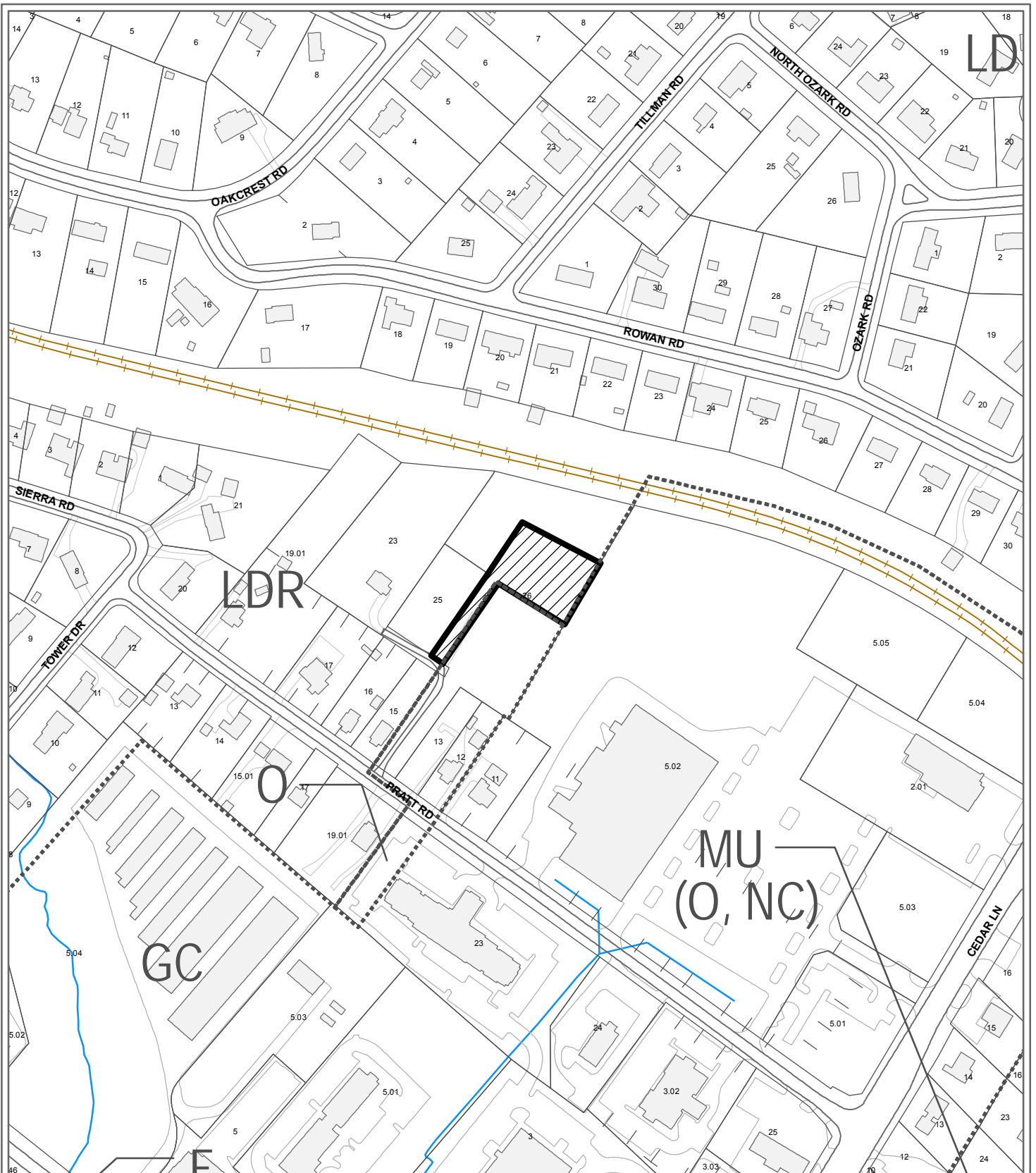
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2017 and 8/29/2017. 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-17-PA / 7-H-17-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

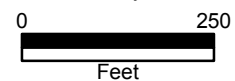
To: O (Office)



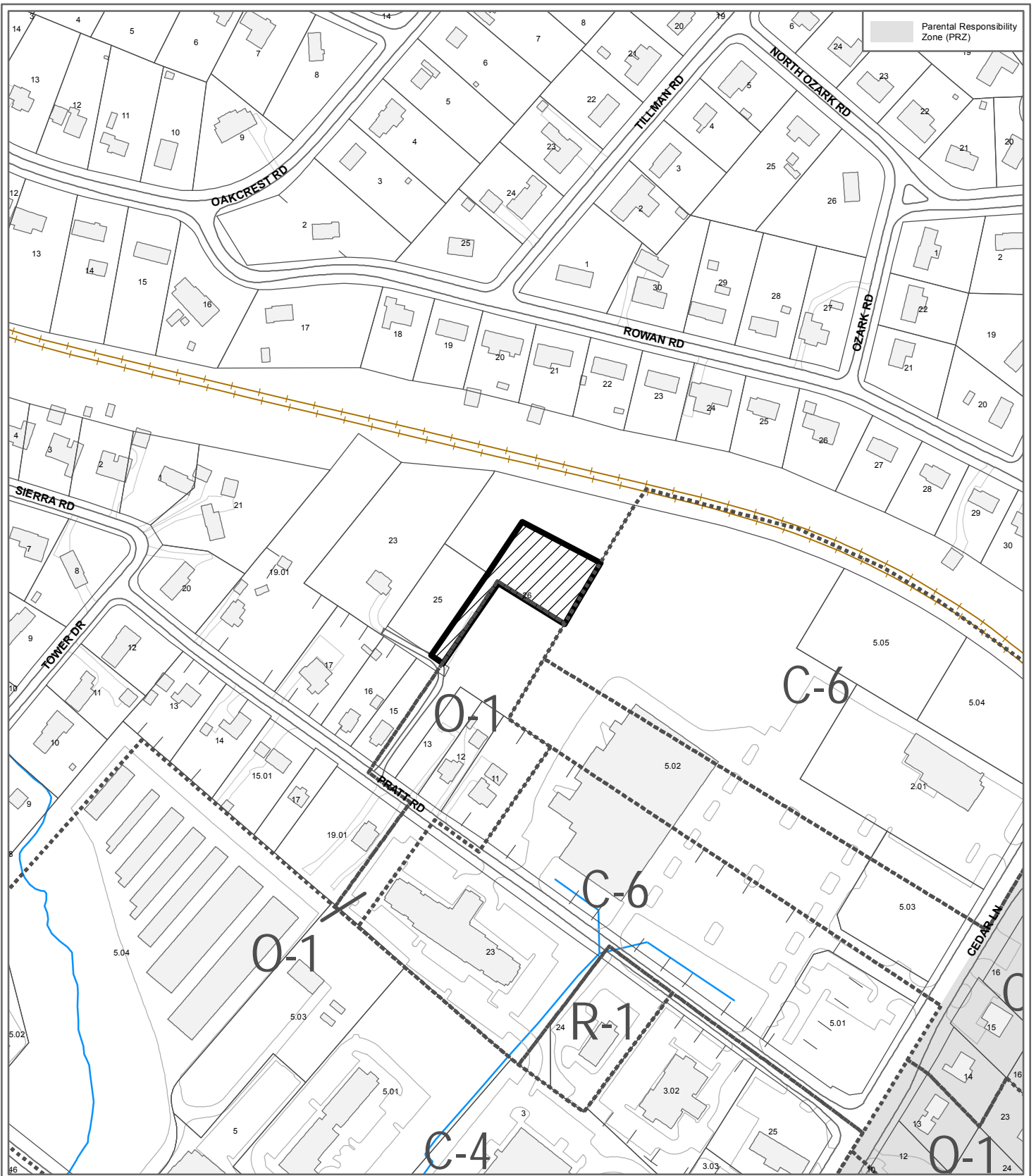
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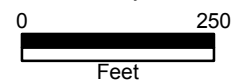
**7-H-17-RZ
REZONING**

From: R-1 (Low Density Residential)
To: O-1 (Office, Medical, and Related Services)



Petitioner: Urban Engineering, Inc.

Map No: 68
Jurisdiction: City



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