



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

▶ **FILE #:** 9-D-07-UR

**AGENDA ITEM #:** 85

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** NICK PATEL

OWNER(S): NICK PATEL

TAX ID NUMBER: 94 K S 004

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side of Ailor Ave., northeast side of Citico St.

▶ **APPX. SIZE OF TRACT:** 30430 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Ailor Av., a major collector street with a pavement width of 36' within a 50' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Offices

▶ **PROPOSED USE:** Motel

HISTORY OF ZONING: Most of the property in the area was zoned O-1 (Office, Medical and Related Services District in the 1980's and early 1990's

SURROUNDING LAND USE AND ZONING: North: Business offices / C-3 Commercial & O-1 Office

South: Business offices / C-3 Commercial & O-1 Office

East: Business offices / O-1 Office

West: Residences and a motel / O-1 Office

NEIGHBORHOOD CONTEXT: The area surrounding this site has seen a considerable amount of redevelopment that has resulted in new buildings that contain architectural and engineering firms and business offices. The O-1 zoning in the area dates back to the 1980's when this area was subject to spin-off development surrounding the 1982 World Fair.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a motel at this location with a maximum of 30 guest rooms as shown on the development plan subject to 7 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the appropriate City Building Codes
3. Provision of building plans and site plan prepared by a licensed Architect prior to obtaining any building or site development permits
4. Meeting all applicable access and parking requirements

5. Meeting all applicable requirements of City of Knoxville Engineering Dept.
6. Meeting all relevant requirements of the Knox County Health Dept.
7. Installation of landscaping per the requirements of the City of Knoxville

#### **COMMENTS:**

The applicant is requesting a use on review to convert an existing office building into a motel in this O-1 (Office, Medical and Related Services) District. The structure was originally constructed as the Midtown Inn, a motel, prior to the 1982 World's Fair. At that time a motel was a permitted use in the O-1 District. Sometime after the World's Fair the structure was converted to office use. In addition, the Knoxville Zoning Ordinance was amended to make a motel a use on review in the O-1 District.

The site is located within an area that has seen significant investment in recent years to redevelop area with business and professional office uses. In addition to the new investment in the area there are still a number of dwellings in the immediate vicinity and two other motels. The current structure is in a run down condition and needs to be refurbished and brought up to the current building codes.

Based on the surrounding uses in the area and the proximity of the site to the University of Tennessee and the Interstate highway system, staff recommends approval of this use.

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

1. This request will have no impact on schools and minimal impact on adjacent properties.
2. Public utilities are available to serve the site.
3. Ailor Avenue is a major collector street at this location and has sufficient capacity to handle the additional traffic which will be generated by this development.

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

1. The proposed use 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 of the Zoning Ordinance. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.
2. The request with the noted conditions meets the requirements of the O-1 zoning district, as well as other criteria for approval of a use-on-review.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Central City One Year Plan identifies this property as being in an area designated O (Office) .
2. The current O-1 zoning of the property permits consideration of a motel as a use on review.

#### **ESTIMATED TRAFFIC IMPACT 187 (average daily vehicle trips)**

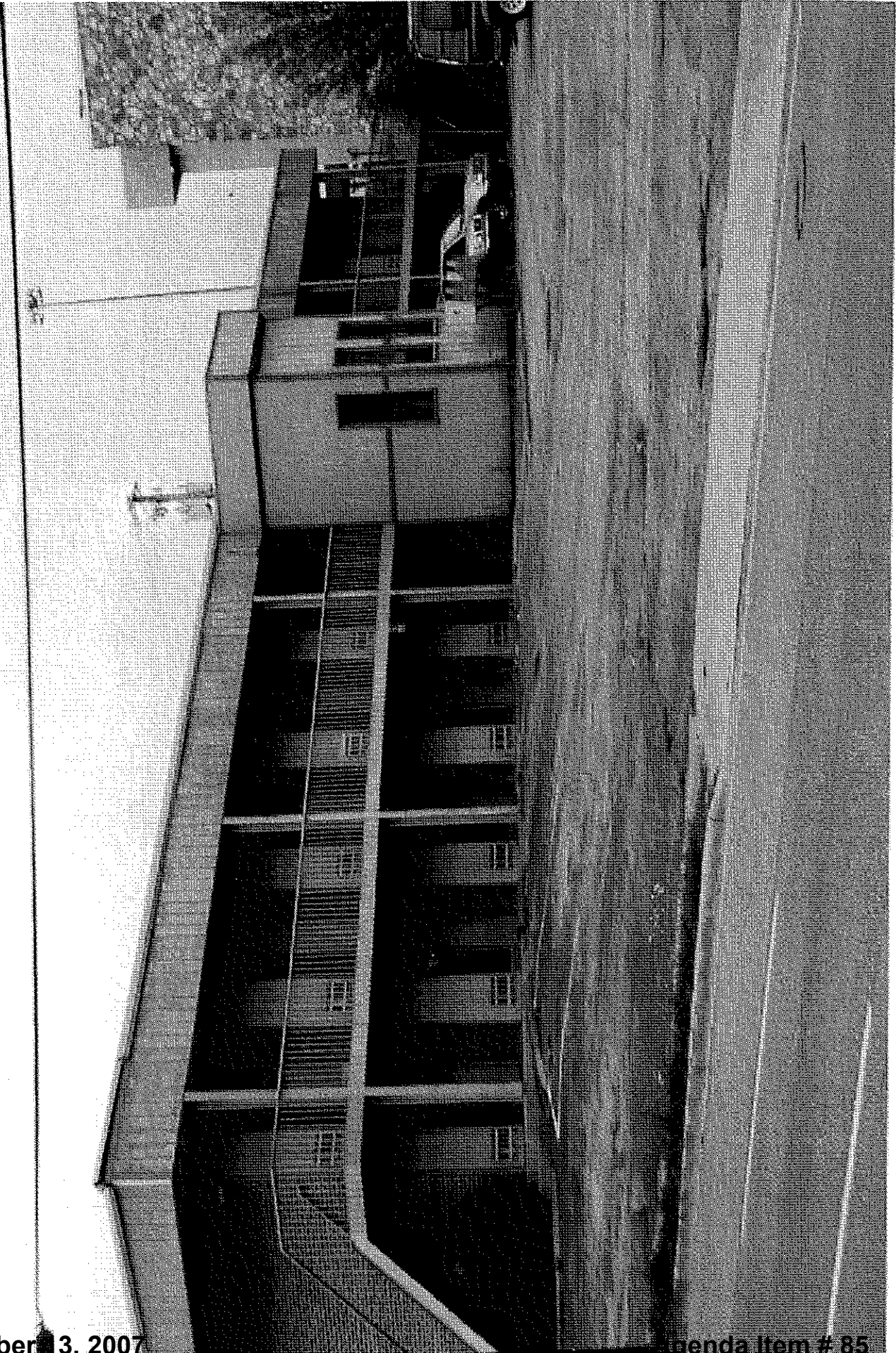
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

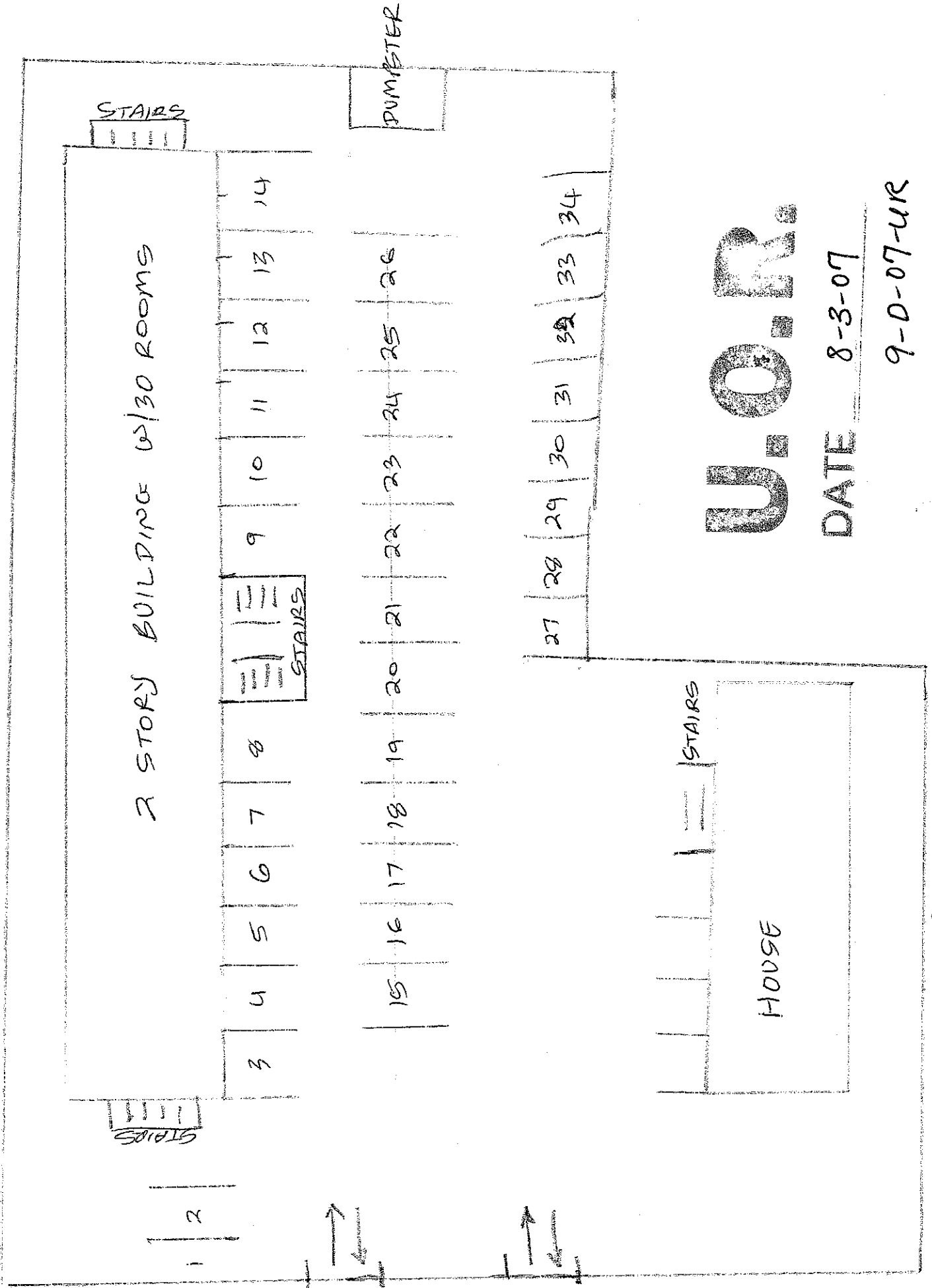


9-B-07-UR



Motel Site Plan

(not to scale)



**U.O.R.**

DATE 8-3-07  
9-0-07-UR

In the Motel Building

- Ø Paint Parking lot
- Ø Paint Motel building inside/outside
- Ø Fix All new lighting in the rooms and outside building
- Ø Put New Carpet
- Ø Put New Furniture (Bed, Bed sheet Mattress Pillows Blankets Head Board New Dresser, Tables, TV, Microwave, Refrigerator
- Ø Put new Bathtub, Shower, Sink, Toilet, Shower Curtain, Mirror
- Ø Put new Air Conditioner
- Ø New Telephone
- Ø Fire System
- Ø Sprinkler System
- Ø Fix the motel Sign

Basically remodeling the motel according to the City Code

In the House

- Paint
- Fix Carpet

Basically remodeling the house according to City Code

Lanny Davis  
c/o Center City Offices  
1810 Ailor Avenue  
Knoxville, TN 37921

September 2, 2007

**Ref: Use-on-review /Scheduled September 13, 2007  
Ailor Avenue and Citico Street**

Dear MPC member,

My name is Lanny Davis. I am a retired Architect and Civil Engineer. I have practiced as a professional for 35 years at my office located at 1810 Ailor Avenue.

At the time I started my business in 1970, this community was an old residential area consisting mostly of small dilapidated wood frame houses and vacant lots. Many of the lots were no more than 30' and 40' wide on the front property line. As my business grew, I was able to buy property in the immediate area, remove the deteriorated houses and cleared the lots. Between 1969 and 1995, I bought and cleared 25 of lots, all contiguous and between Ailor Avenue and the Interstate.

During this time, with the encouragement of the city planners, we worded to have this area zoned to O-1. The plan was to improve this area for use as professional offices. The Plan For Development, as recommend and adopted by the city of Knoxville, zoned the area to O-1. It has remained that zone for many years. Several new office buildings have been built in the area and now provide facilities for medical, technical (architectural and engineering) and financial related firms. We have worked hard to improve this community into an up-beat business area.

A developer is requesting to renovate an existing deteriorated office building into a motel and has applied for a Use-On-Review to allow a motel in the present O-1 area. The property is located at 1912 Ailor Avenue, on the southeast corner of the Citico Street and Ailor Avenue intersection. The work will require the renovation of an existing "sub-standard" building that was temporally permitted to be used for housing during the Worlds Fair. It is built on top of a city storm sewer and across a city easement. The building has numerous openings on it's east side near the west wall of our building at 1910 Ailor Avenue. Aside from the many problems with the present building, a second floor landing exits directly into the drug treatment center across the alley, on the south. .

This building does not conform to code requirements and the use as a "low budget" motel does not conform to the cities plans for development. It will lower the value of property in this area and will discourage future development, as intended. Police have told us that this type of motel will typically increase crime and police calls in the area. Furthermore, two other motels exist within a block of this location. However, these were built in a properly zoned area and in accordance with applicable building codes.

Certainly, another motel immediately adjacent to us will not help. It will be detrimental to our many years of hard work and effort to improve this area. I urge you to support our cities plans for the proper development of this area. Please stick to the present O-1 zone requirements and vote against a motel use on this property.

Respectfully submitted,

Lanny Davis