

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

► **FILE #:** 2-C-18-UR

**AGENDA ITEM #:** 37

**AGENDA DATE:** 2/8/2018

► **APPLICANT:** ALICIA MCAULEY

OWNER(S): Sanjay J Patel

TAX ID NUMBER: 119 03401 AND 03406

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 Executive Park Dr

► **LOCATION:** North side of Executive Park Dr., east side of Directors Dr.

► **APPX. SIZE OF TRACT:** 1.8 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Executive Park Dr. a local street with a 4 lane boulevard section within a 90' right-of-way, and Directors Dr., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **ZONING:** PC (Planned Commercial)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Hotel

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Offices - PC-1 (Retail and Office Park)

South: Offices - PC-1 (Retail and Office Park) and CA (General Business)

East: Medical and professional offices - C-3 (General Commercial)

West: Offices - PC-1 (Retail and Office Park) and PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under PC, PC-1, CA, C-3 and O-1 zoning.

**STAFF RECOMMENDATION:**

► **APPROVE the request for a hotel with up to 81 units as shown on the development plan subject to the following 8 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
3. Installation of sidewalks for the hotel as identified on the development plan. Sidewalks shall meet all

applicable requirements of the Americans with Disabilities Act ( ADA).

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knoxville Department of Engineering for access to the adjacent City streets.
6. Meeting all applicable requirements of the Knox County Fire Marshal's Office..
7. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) zoning district and the criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop this 1.8 acre site with an 81 unit hotel. The site is located on the north side of Executive Park Dr. and east side of Directors Dr. just east of the Cedar Bluff off-ramp from I-40/I-75.

The proposed hotel will be operated by MainStay Suites / Sleep Inn with 81 units that are a combination of standard hotel rooms and suite units. The proposed hotel will include four stories with a total building area of approximately 46,230 square feet (approximately 11,558 square feet per floor). There will be a total of 83 parking space for the hotel.

While the four story building will exceed the maximum height of 45 feet in the PC zoning district, the district allows the Planning Commission to approve greater heights. Other hotels along Executive Park Dr. have been built at up to five stories. The top of the Mainstay gable ridge and Sleep Inn tower will be just under 61 feet in height. The top of the roof ridge for the hotel is approximately 55'. Under Knox County regulations, the building height is measured at the midpoint of the roof structure which puts the building height at close to 50 feet.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible and consistent with surrounding development and zoning in the area.

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

1. The proposed hotel with the recommended conditions meets the standards for development within the PC (Planned Commercial) zoning district and all other relevant requirements of the Zoning Ordinance.
2. The proposed development 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 since the site is located in a commercial area with direct access to streets that serve nonresidential development.

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

1. The Northwest County Sector Plan proposes office uses for this site. The Knox County Zoning Ordinance allows hotels as a permitted use in the general office district. The proposed hotel is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 466 (average daily vehicle trips)

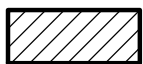
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-C-18-UR  
USE ON REVIEW**

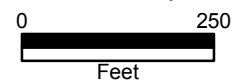


Hotel in PC (Planned Commercial)

Petitioner: McAuley, Alicia

Map No: 119

Jurisdiction: County



Original Print Date: 1/16/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





# 2-C-18-UR

ZONING: PC PARCEL ID: 119 03406 & 03401  
 PROPOSED USE: HOTEL  
 PARKING REQUIREMENTS: 1 REG. 3 ROOMS, PLUS 2 PER 3 EMPLOYEES, 81 UNITS = 41 SPACES, 12 EMPLOYEES = 8 SPACES  
 89 TOTAL SPACES REQUIRED  
 PARKING PROVIDED: 89 TOTAL, 81 REGULAR SPACES & 4 ADA COMPLIANT SPACES  
 SETBACKS: 50' FRONT  
 TOTAL SITE AREA: 1.73 ACRES  
 TOTAL BUILDING SF: 46,230 SF (11,568 SF PER FLOOR)  
 LOT COVERAGE: 17%  
 HEIGHT: 4 STORES - PER BUILDING ELEVATIONS

**MBI**  
 michael brady inc.  
 209 N. WEISBARGER RD.  
 KNOXVILLE, TENNESSEE  
 PHONE: 865.584.0909  
 FAX: 865.584.5213  
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2-C-18-UR  
 Revised: 1/23/2018

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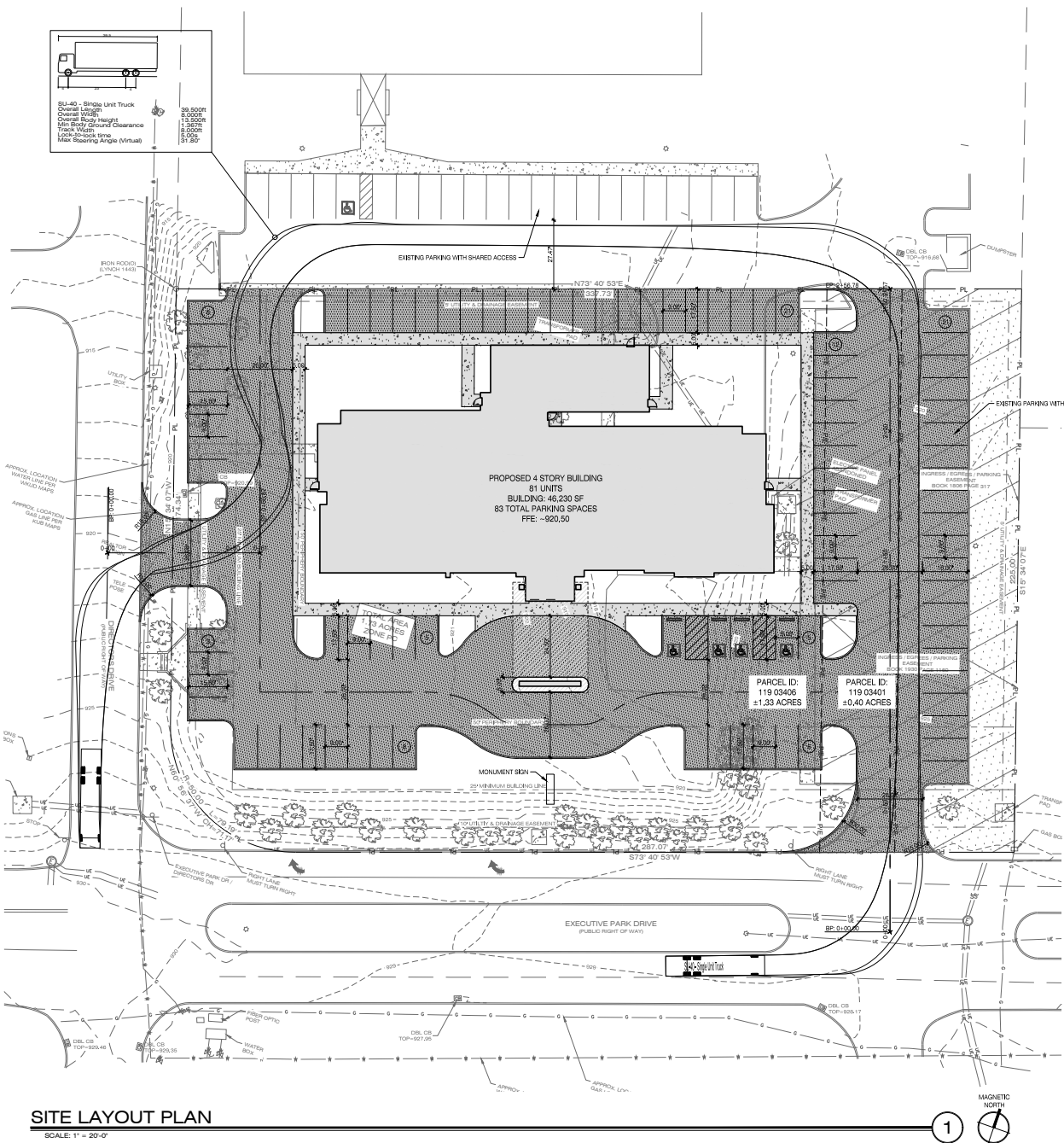
SLEEP/MAINSTAY HOTEL  
 EXECUTIVE DRIVE  
 KNOXVILLE, TN 37923

PROPOSED DEVELOPMENT FOR:  
 THIS DRAWING HAS BEEN PREPARED:  
 FOR REVIEW ONLY  
 FOR PERMITTING ONLY  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS

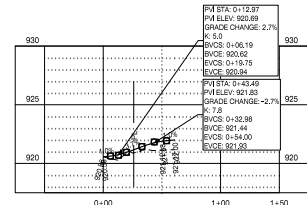
Drawing Title:  
 SITE LAYOUT PLAN

Date: 12/21/2017  
 Designed By: A.N.M.  
 Drawn By: A.N.M.  
 Reviewed By: D.J.M.  
 Comm. No. 170799  
 Revisions:

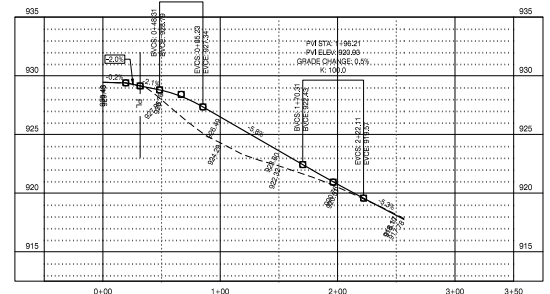
Sheet  
 NO. of C3.0



**SITE LAYOUT PLAN**  
 SCALE: 1" = 20'-0"



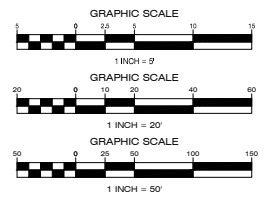
**DIRECTORS DR ENTRANCE PROFILE**  
 SCALE: H: 1" = 50'-0" V: 1" = 5'-0"

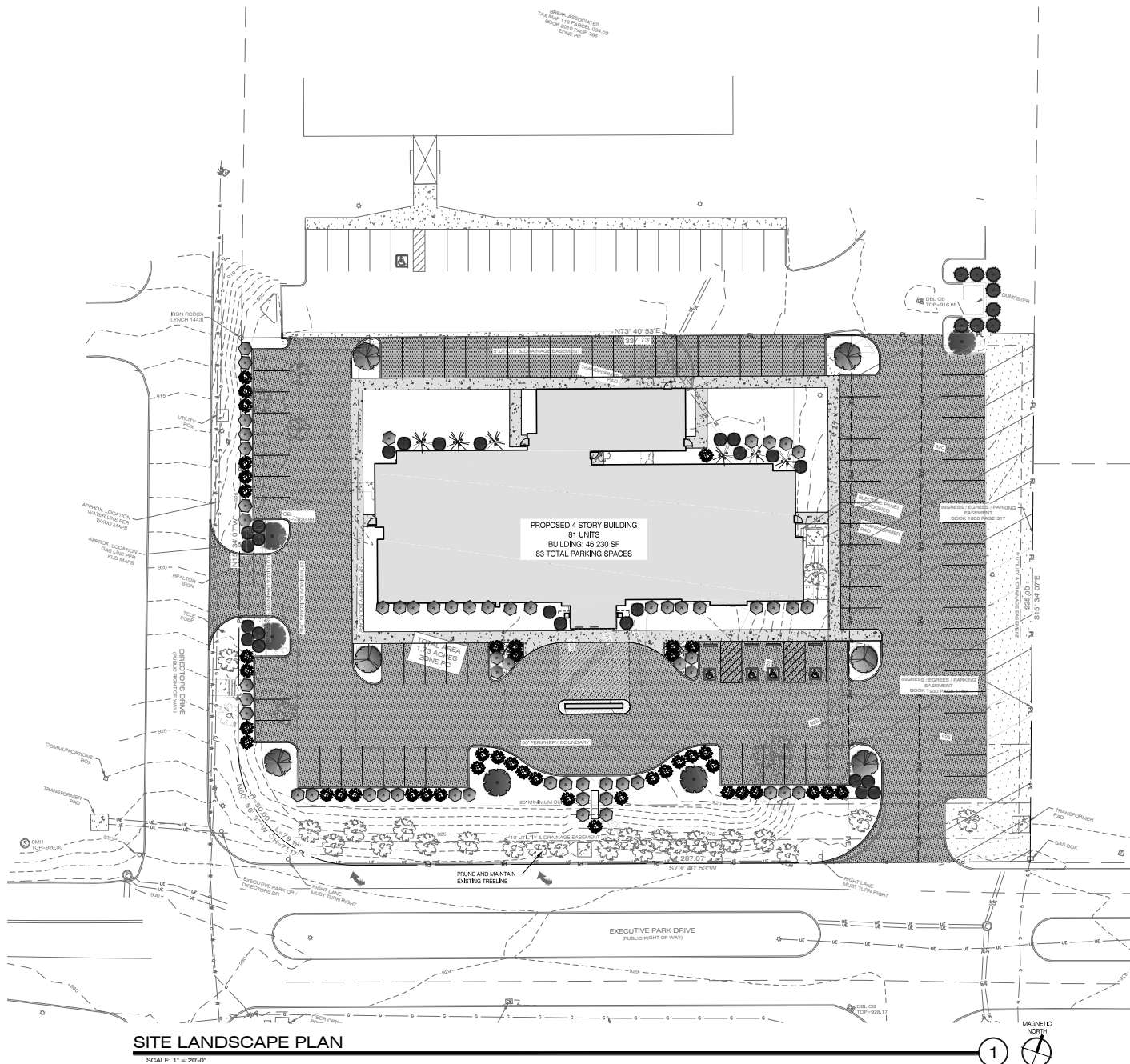


**EXECUTIVE PARK DR ENTRANCE PROFILE**  
 SCALE: H: 1" = 50'-0" V: 1" = 5'-0"



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PLANT SCHEDULE		
<b>DECIDUOUS TREES</b>	<b>QTY</b>	<b>COMMON NAME / BOTANICAL NAME</b>
	5	RED MAPLE / <i>Acer rubrum</i> 'October Glory'™
<b>FLOWERING TREES</b>	<b>QTY</b>	<b>COMMON NAME / BOTANICAL NAME</b>
	6	REDBUD / <i>Cercis canadensis</i>
	2	DOGWOOD / <i>Cornus florida</i>
	8	CRYPE MYRTLE / <i>Lagerstemia indica</i>
<b>ANNUALS/PERENNIALS</b>	<b>QTY</b>	<b>COMMON NAME / BOTANICAL NAME</b>
		VAR. LIRIOPE / <i>Liriope muscari</i> 'Variegata'
<b>DECIDUOUS SHRUBS</b>	<b>QTY</b>	<b>COMMON NAME / BOTANICAL NAME</b>
	44	SPIREA / <i>Spiraea x 'Little Princess'</i>
<b>EVERGREEN SHRUBS</b>	<b>QTY</b>	<b>COMMON NAME / BOTANICAL NAME</b>
	8	BLUE POINT JUNIPER / <i>Juniperus chinensis</i> 'Blue Point'
	25	DWARF NANDINA / <i>Nandina domestica</i> 'Gulf Stream'
	58	OTTO LUYKEN LAUREL / <i>Prunus laurocerasus</i> 'Otto Luyken'

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**SLEEP/MAINSTAY HOTEL**  
EXECUTIVE DRIVE  
KNOXVILLE, TN 37923

2-C-18-UR  
Revised: 1/23/2018

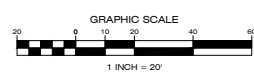
PROPOSED DEVELOPMENT FOR:

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- CONSTRUCTION DOCUMENTS

Drawing Title:  
LANDSCAPE PLANNING PLAN



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Date: 12/21/2017  
Designed By: A.N.M.  
Drawn By: A.N.M.  
Reviewed By: D.J.M.  
Comm. No. 170799  
Revisions:

Sheet No. 1 of 1  
Sheet No. L1.0



**Use on Review**  **Development Plan**

Name of Applicant: Alicia McAuley

Date Filed: 12/27/2017 Meeting Date: February 8, 2018

Application Accepted by: M. Payne

Fee Amount: 7 File Number: Development Plan 7

Fee Amount: 1500.00 File Number: Use on Review 2-C-18-UR



**PROPERTY INFORMATION**

Address: 0 Executive Park Drive

General Location: Corner of Executive Park Dr and Directors Dr

Tract Size: 1.5 acres No. of Units: 80

Zoning District: PC

Existing Land Use: IND

Planning Sector: 0

Sector Plan Proposed Land Use Classification: OFFICE

Growth Policy Plan Designation: N/A

Census Tract: 46.10

Traffic Zone: 220

Parcel ID Number(s): 119 03406/03401

Jurisdiction:  City Council 2 District  
 County Commission 3 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Sanjay J. Patel

Company: \_\_\_\_\_

Address: 203 Woodland Trace Drive

City: Farragut State: TN Zip: 37934

Telephone: 513-767-3355

Fax: 865-428-6700

E-mail: sam8429@yahoo.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Alicia McAuley

Company: MBI

Address: 299 N. Weisgarber Rd

City: Knoxville State: TN Zip: 37919

Telephone: (865) 584-0999

Fax: (865) 584-5213

E-mail: aliciam@mbiarch.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)  
Hotel in a PUD zone

**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: Alicia McAuley

PLEASE PRINT

Name: Alicia McAuley

Company: MBI

Address: 299 N Weisgarber Rd

City: Knoxville State: TN Zip: 37919

Telephone: (865) 584-0999

E-mail: aliciam@mbiarch.com