

# USE ON REVIEW REPORT

▶ **FILE #:** 12-H-19-UR

**AGENDA ITEM #:** 28

**AGENDA DATE:** 12/12/2019

▶ **APPLICANT:** MARK RANDOLPH / RANDOLPH ARCHITECTURE

OWNER(S): Leslie Barrett

TAX ID NUMBER: 94 M G 007, 008, 010, 011, & 012

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1100 , 1104, 1110, 1114 Clinch Ave.

▶ **LOCATION:** **South side of Clinch Ave., west side of Eleventh St., east side of 12th St., north of White Ave.,**

▶ **APPX. SIZE OF TRACT:** **0.657 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Clinch Ave, a minor collector street with 34' of pavement width within 50' of right-of-way; Eleventh St, a minor collector street with 38' of pavement width within 50' of right-of-way; and Twelfth St, a local street with 26' of pavement width within 40' of 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:** **Office and Multi-Family**

▶ **PROPOSED USE:** **Hotel**

HISTORY OF ZONING: N/A

SURROUNDING LAND USE AND ZONING: North: Residential condominium / R-3 (High Density Residential)

South: Hotel / O-1 (Office, Medical and Related Services)

East: Park / C-2 (Central Business District) and D-1 (Downtown Design Overlay)

West: Multi-family / O-1 (Office, Medical and Related Services) and NC-1 (Neighborhood Conservation Overlay)

NEIGHBORHOOD CONTEXT: This site is on the eastern edge of the Fort Sanders Neighborhood, across the street from World's Fair Park and adjacent to an existing hotel. The Fort Sanders Neighborhood Conservation District is located on the west of Twelfth Street, across from this site.

**STAFF RECOMMENDATION:**

▶ **POSTPONE** the Use on Review application until the **January 9, 2020 Planning Commission meeting** as requested by the applicant.

The applicant is requesting postponement to allow additional time to seek approval of zoning variances and to revise the development plans.

**COMMENTS:**

This proposal is for an 8-story hotel that fronts on Eleventh Street and Clinch Avenue. Parking will be provided in a parking garage that is predominantly underground. The top level of the garage is at street grade and is proposed with two access points to Clinch Avenue.

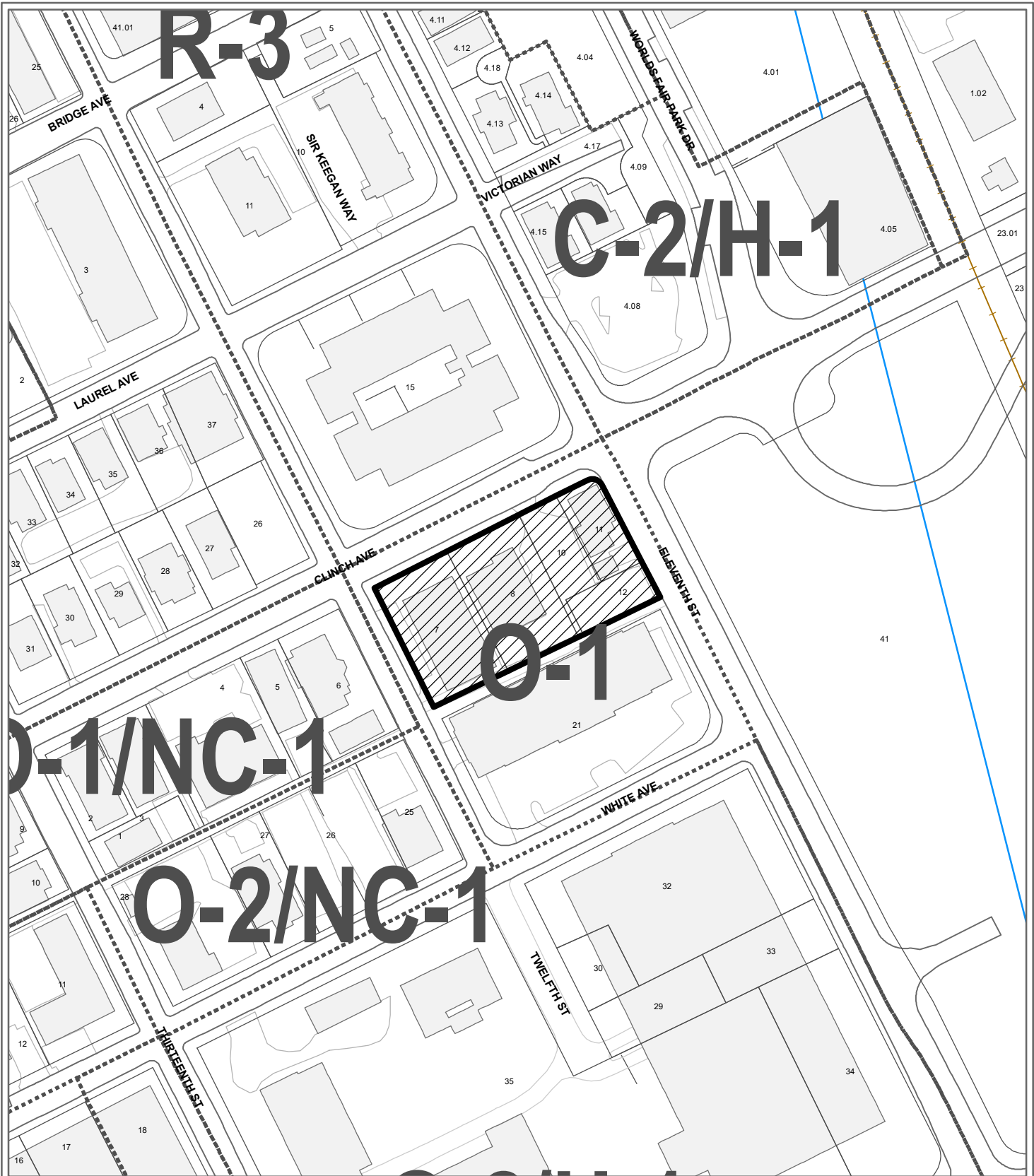
Several zoning variances are required to permit the hotel as proposed in the O-1 (Office, Medical and Related Services) zone district, including front yard setbacks along all street frontages, side yard setback along the alley, lot coverage, height, and driveway separation from an intersection. The Board of Zoning Appeals (BZA) has already approved front yard setback reductions for the three street frontages from 25' to 5' and increasing the maximum height from 45' to 85'. The driveway separation to an intersection was postponed to allow time for the traffic impact study to be revised and address safety concerns with the driveway location. The original lot coverage (35% to 85%) and side setback (15' to 0' along the alley frontage) requests were denied and the applicant is revising the development plan to address concerns that the BZA may have had. They can reapply for the lot coverage and side setback variances as long as it is not for the same request.

The adjacent hotel to the south approved in April 2003 (4-G-03-UR) and also required several zoning variances, similar to those being requested for the subject hotel proposal. The proposed hotel will have a height and setback along Eleventh Street as the existing hotel.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

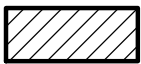
**ESTIMATED STUDENT YIELD:** Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.



**12-H-19-UR  
USE ON REVIEW**

Petitioner: Randolph Architecture, Mark Randolph



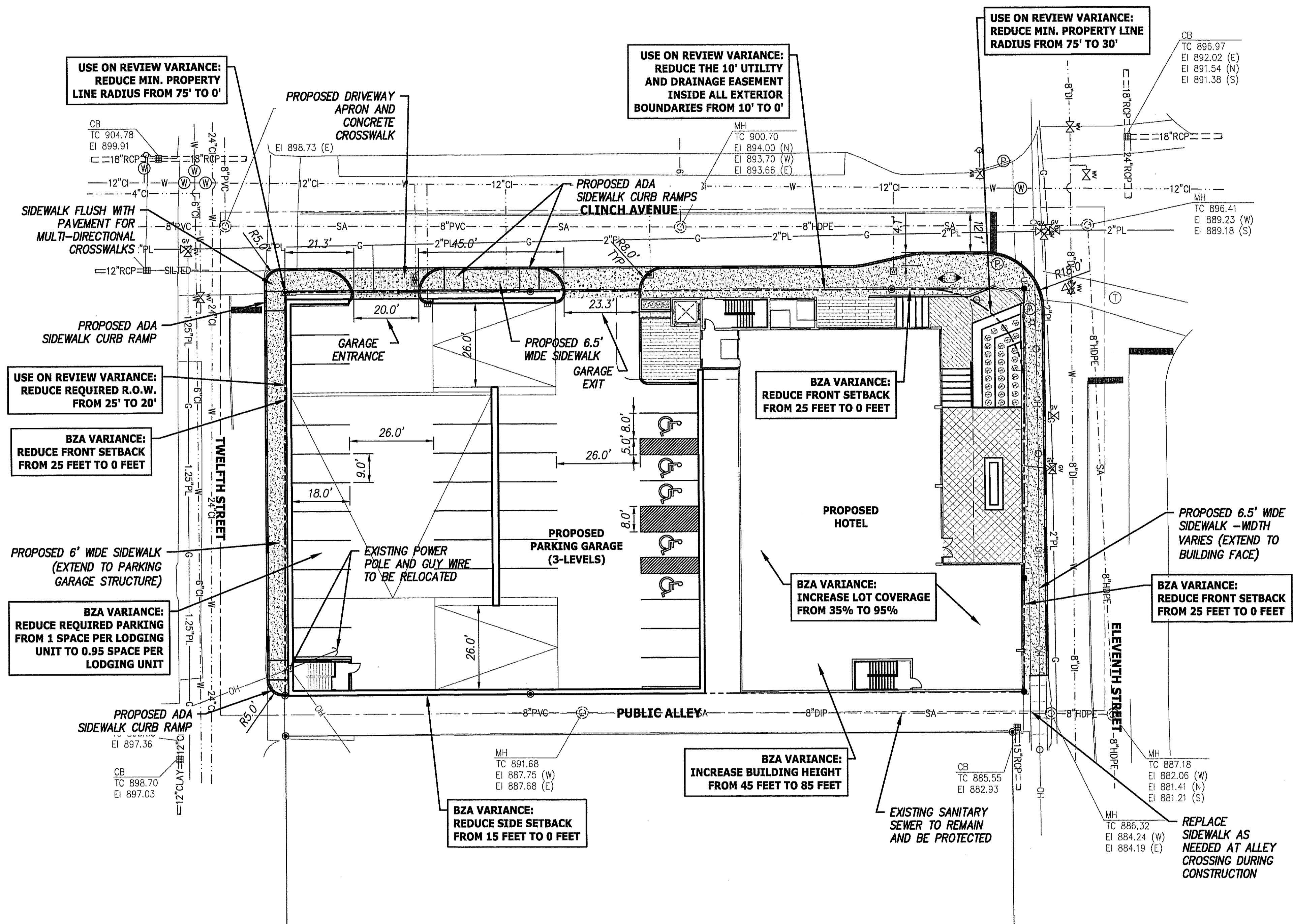
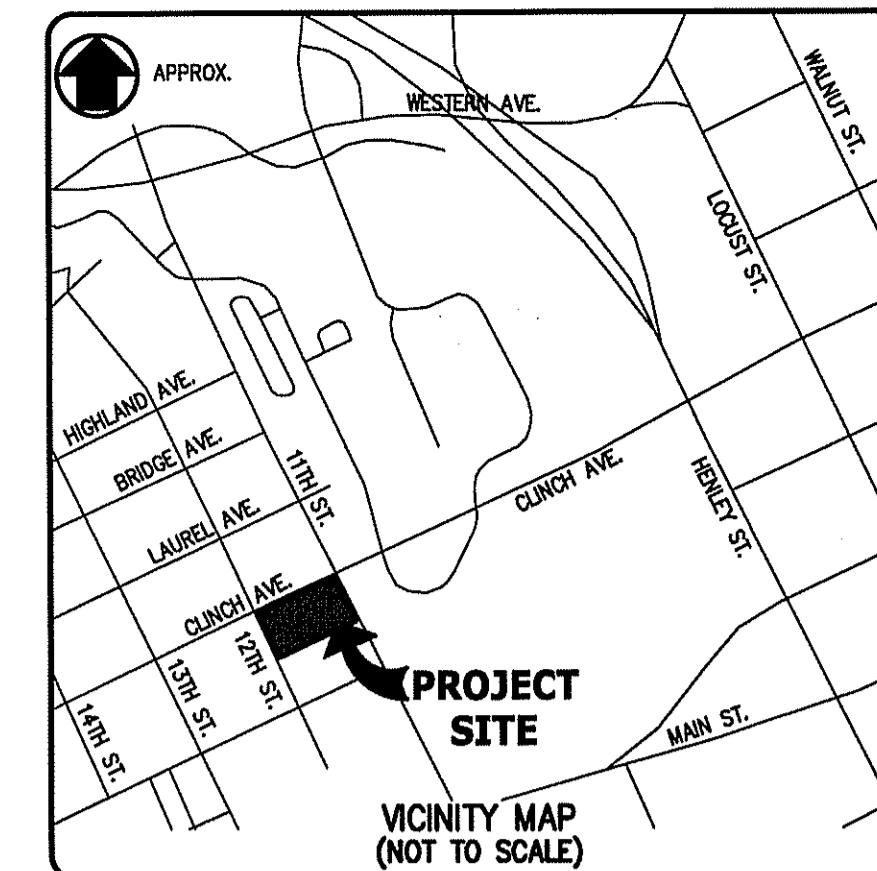
Hotel in O-1 (Office, Medical, and Related Services)

Map No: 94  
Jurisdiction: City



Original Print Date: 11/7/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**LEGEND**

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- EXIST. R.O.W.
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP

- USE ON REVIEW VARIANCES REQUESTED:**
- REDUCE THE MINIMUM PROPERTY LINE RADIUS AT THE INTERSECTION OF TWELFTH STREET AND CLINCH AVENUE FROM 75' TO 0' (ARTICLE 3, SECTION 3.04.J.3)
  - REDUCE THE MINIMUM PROPERTY LINE RADIUS AT THE INTERSECTION OF ELEVENTH STREET AND CLINCH AVENUE FROM 75' TO 30' (ARTICLE 3, SECTION 3.04.J.3)
  - REDUCE THE REQUIRED R.O.W. OF TWELFTH STREET FROM 25' TO 20'
  - REDUCE THE 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES FROM 10' TO 0'

- BZA VARIANCES REQUESTED:**
- (BZA FILE: 10-D-19-VA FOR 10/28/19 MEETING)
- REDUCE THE REQUIRED FRONT YARD SETBACK ALONG TWELFTH STREET FROM 25 FEET TO 0 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
  - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG CLINCH AVENUE FROM 25 FEET TO 0 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
  - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG ELEVENTH STREET FROM 25 FEET TO 0 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
  - REDUCE THE REQUIRED SIDE YARD SETBACK ALONG THE EXISTING ALLEY FROM 15 FEET TO 0 FEET. (ARTICLE 4, SECTION 2.2.1.D.2)
  - INCREASE THE REQUIRED MAXIMUM LOT COVERAGE AREA FOR MAIN AND ACCESSORY BUILDINGS FROM THIRTY-FIVE (35) PERCENT TO NINETY-FIVE (95) PERCENT. (ARTICLE 4, SECTION 2.2.1.D.5.B)
  - INCREASE THE HEIGHT REGULATION FROM FORTY-FIVE (45) FEET IN HEIGHT TO EIGHTY-FIVE (85) FEET IN HEIGHT. (ARTICLE 4, SECTION 2.2.1.E.2)
  - REDUCE THE REQUIRED PARKING FOR A HOTEL DEVELOPMENT FROM 1 SPACE PER LODGING UNIT TO 0.95 SPACES PER LODGING UNIT. (ARTICLE 5, SECTION 7.D.1)

**PARKING SUMMARY:**

**REQUIRED PARKING**  
PROPOSED USE: HOTEL (120 LODGING UNITS)  
1 SPACES MINIMUM PER LODGING UNIT  
1.5 SPACES MAXIMUM PER LODGING UNIT  
1 x 120 = 120 REQUIRED PARKING SPACES

101 TO 150 STANDARD SPACES REQUIRES  
7 CAR ACCESSIBLE AND 1 VAN ACCESSIBLE SPACES  
TOTAL ACCESSIBLE REQUIRED = 5 ACCESSIBLE SPACES

TOTAL SPACES PROVIDED = 120 SPACES

**PROVIDED:**  
TOTAL STANDARD SPACES PROVIDED = 103 SPACES  
TOTAL ACCESSIBLE SPACES PROVIDED = 5 SPACES  
TOTAL SPACES PROVIDED = 115 SPACES

**LOT COVERAGE**  
TOTAL AREA OF SITE= 0.657± AC  
PROPOSED AREA OF MAIN AND ACCESSORY BLDGS= 0.589± AC  
PROPOSED LOT COVERAGE AREA= 657/589 OR 90%

- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED AUGUST 29, 2019.
  - THE DISTURBED AREA IS APPROXIMATELY 0.657± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 0.657± ACRES. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
  - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
  - PROPERTY CONCERNED REFLECTS PARCELS 8.00, 9.00, 10.00, 11.00, AND 12.00 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 94-M AND ALSO PARCEL 7.00 AS SHOWN ON TAX MAP 94-M. ZONING FOR THE PROPERTY IS O-1 "OFFICE, MEDICAL, AND RELATED SERVICES DISTRICT". TOTAL AREA IS 0.657± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.657± ACRES. CITY BLOCK NUMBER IS 10402.
  - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
  - OWNER:  
PARCELS 8.00, 10.00, 11.00, AND 12.00:  
LESLIE A BARRETT  
BOX 27569  
KNOXVILLE, TN 37927  
PARCEL 7.00  
2120 BUILDING PARTNERSHIP  
2850 KRAFT DRIVE, SUITE 500  
NASHVILLE, TN 37204  
DEVELOPER:  
THE 9 GROUP  
1619 PURPLE MARTIN WAY  
KNOXVILLE, TENNESSEE 37922
  - UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:  
WATER, SEWER, GAS AND ELECTRIC - KNOXVILLE UTILITY BOARD  
TELEPHONE - BELLSOUTH  
CABLE- COMCAST
  - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
  - ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING," OF THE KNOXVILLE, KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
  - REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
  - PROPOSED SITE LIGHTING PLAN SHALL MEET KNOX PLANNING AND CITY OF KNOXVILLE REGULATIONS.

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

**CANNON & CANNON INC**  
CONSULTING ENGINEERS - FIELD SURVEYORS

TEL: 865.670.8555 | 8550 Kingston Pike  
www.cannon-cannon.com | Knoxville, TN 37919

CLIENT:  
**THE 9 GROUP**  
1619 PURPLE MARTIN WAY  
KNOXVILLE, TENNESSEE 37922

PROJECT:  
**UPSCALE WORLD'S FAIR PARK HOTEL**  
1100 CLINCH AVENUE  
DISTRICT 4, WARD 10, BLOCK 10402  
KNOXVILLE, TENNESSEE

**SITE LAYOUT PLAN**

CCI PROJECT NO. 01490-0000  
DRAWING DATE OCTOBER 28, 2019

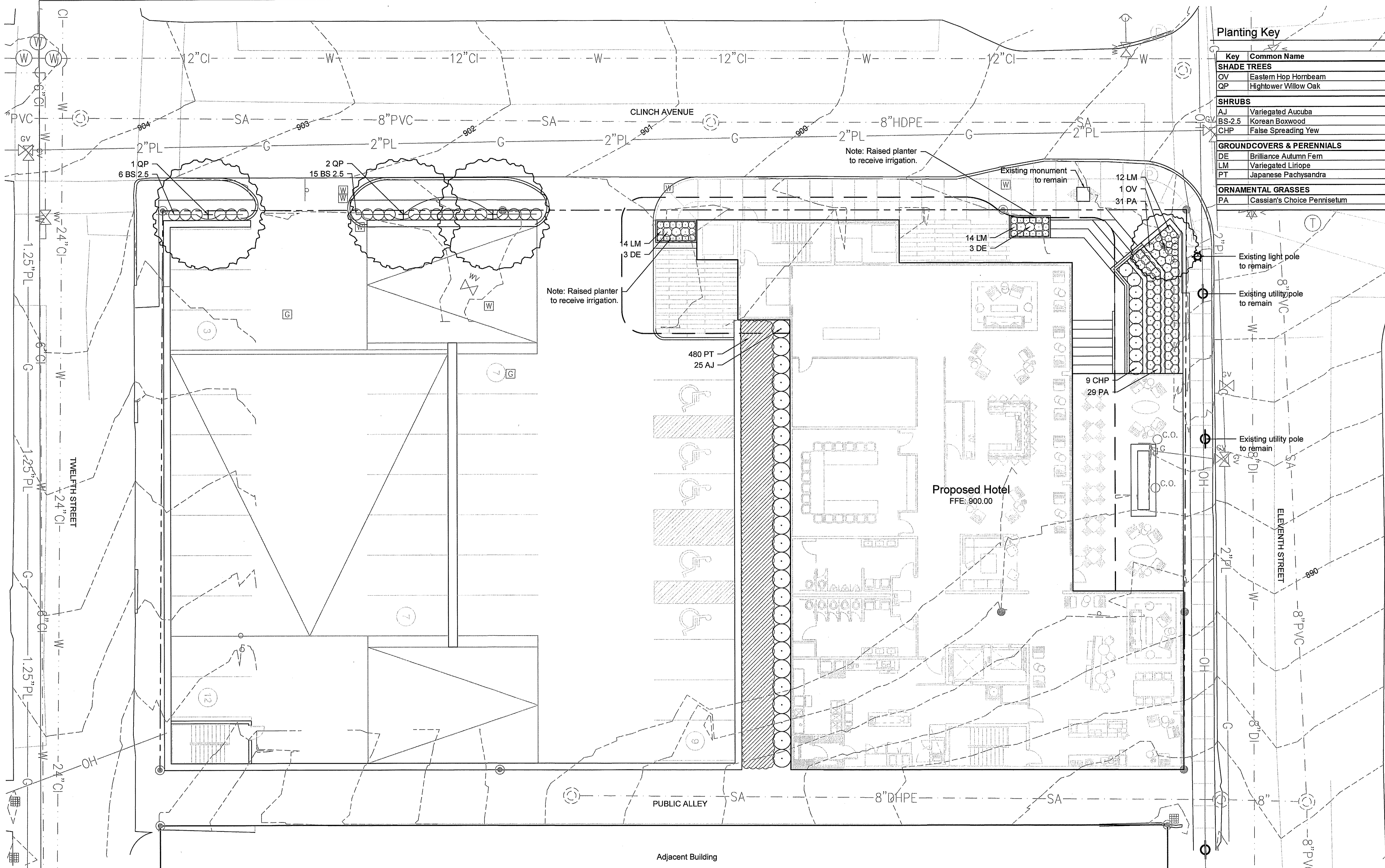
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DRAWN	CIO	CHECKED	-

**USE ON REVIEW SUBMITTAL**

**UOR1.01**

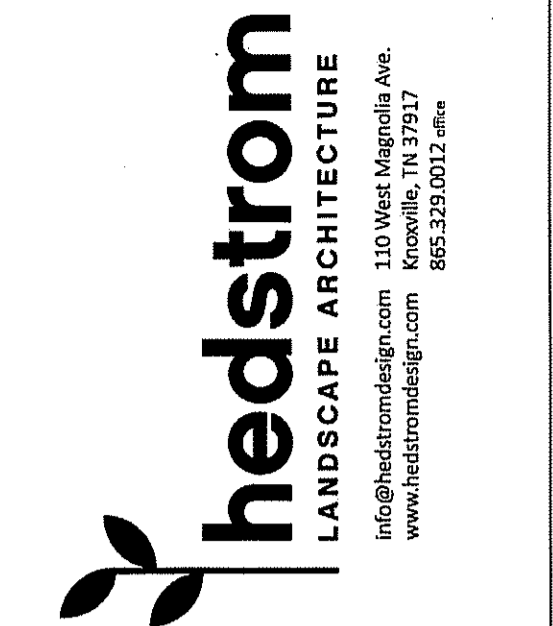
12-H-19-UR  
10/28/2019





**Planting Key**

Key	Common Name
<b>SHADE TREES</b>	
OV	Eastern Hop Hornbeam
QP	Hightower Willow Oak
<b>SHRUBS</b>	
AJ	Variegated Aucuba
BS-2.5	Korean Boxwood
CHP	False Spreading Yew
<b>GROUNDCOVERS &amp; PERENNIALS</b>	
DE	Brilliance Autumn Fern
LM	Variegated Liriope
PT	Japanese Pachysandra
<b>ORNAMENTAL GRASSES</b>	
PA	Cassia's Choice Pennisetum



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Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications, and site conditions shall be immediately reported to the Landscape Architect in writing. The Landscape Architect will promptly correct the same in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

**Worlds Fair Park Hotel**  
Address  
Knoxville, TN

Not for Construction

Date: 10.28.19  
Job Number: 19-075  
Drawn By: WC CK'd By: AS

Rev	Description	Date

Sheet Name:

Site Plan

Sheet Number:

L100

Plan  
Scale: 1" = 10'-0"

**Perimeter Landscape Requirements**

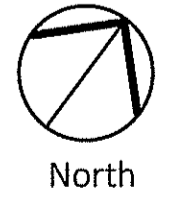
Between parking lots and rights-of-way: A perimeter screening area at least ten (10) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen. For parking lots, including vehicular use areas, of less than twenty thousand (20,000) square feet, the width of the perimeter screening area may be reduced to six (6) feet.

**Site Information**

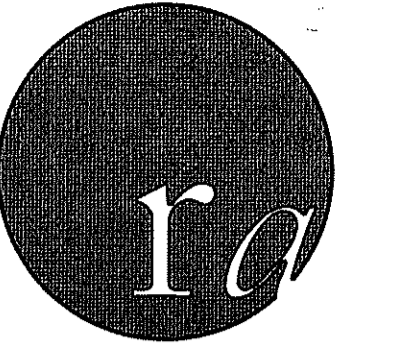
Parking Lot Size: 14,503 sf  
Parking Lot ROW frontage: 108 lf

Required Trees: 4      Provided Trees: 4  
Required Shrubs: 11    Provided Shrubs: 11

12-H-19-UR  
10/28/2019





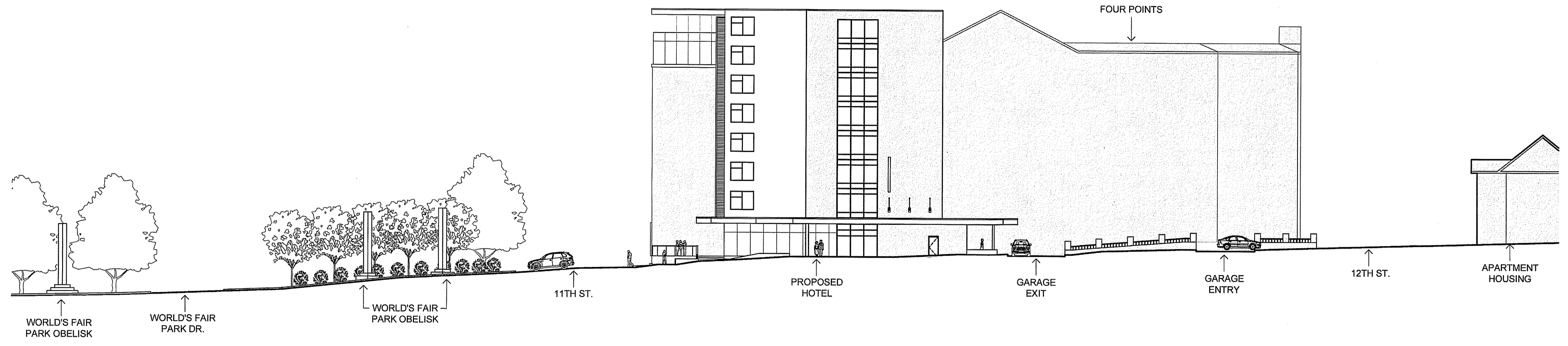


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architecture**

550 w main street  
suite 725  
knoxville, tn 37902  
v: 865.357.3750  
f: 865.357.3746

MPC  
SUBMISSION

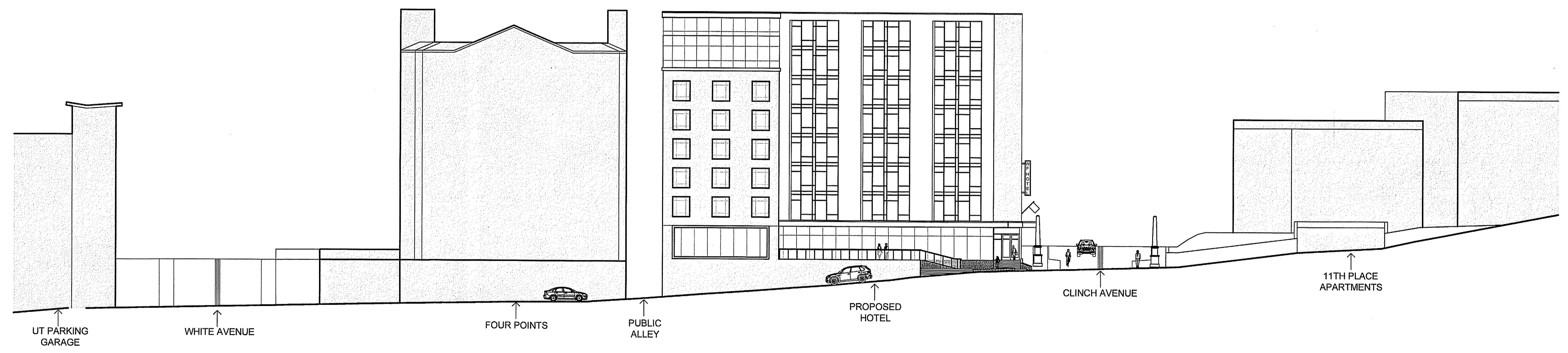
PROPOSAL



SITE SECTION ALONG CLINCH AVENUE

SCALE: 1"=20'-0"

2



SITE SECTION ALONG ELEVENTH STREET

SCALE: 1"=20'-0"

1

WORLD'S FAIR PARK HOTEL

**THE 9 GROUP**

CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

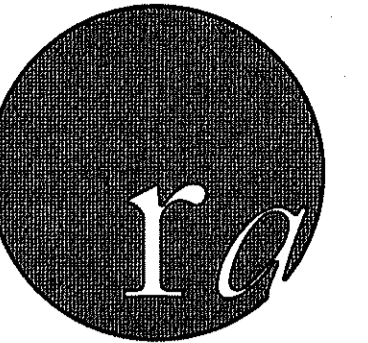
Drawn RRS Checked RMR

Revisions

12-H-19-UR  
10/28/2019

a0.91  
site sections





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SUBMISSION

PROPOSAL

WORLD'S FAIR PARK HOTEL

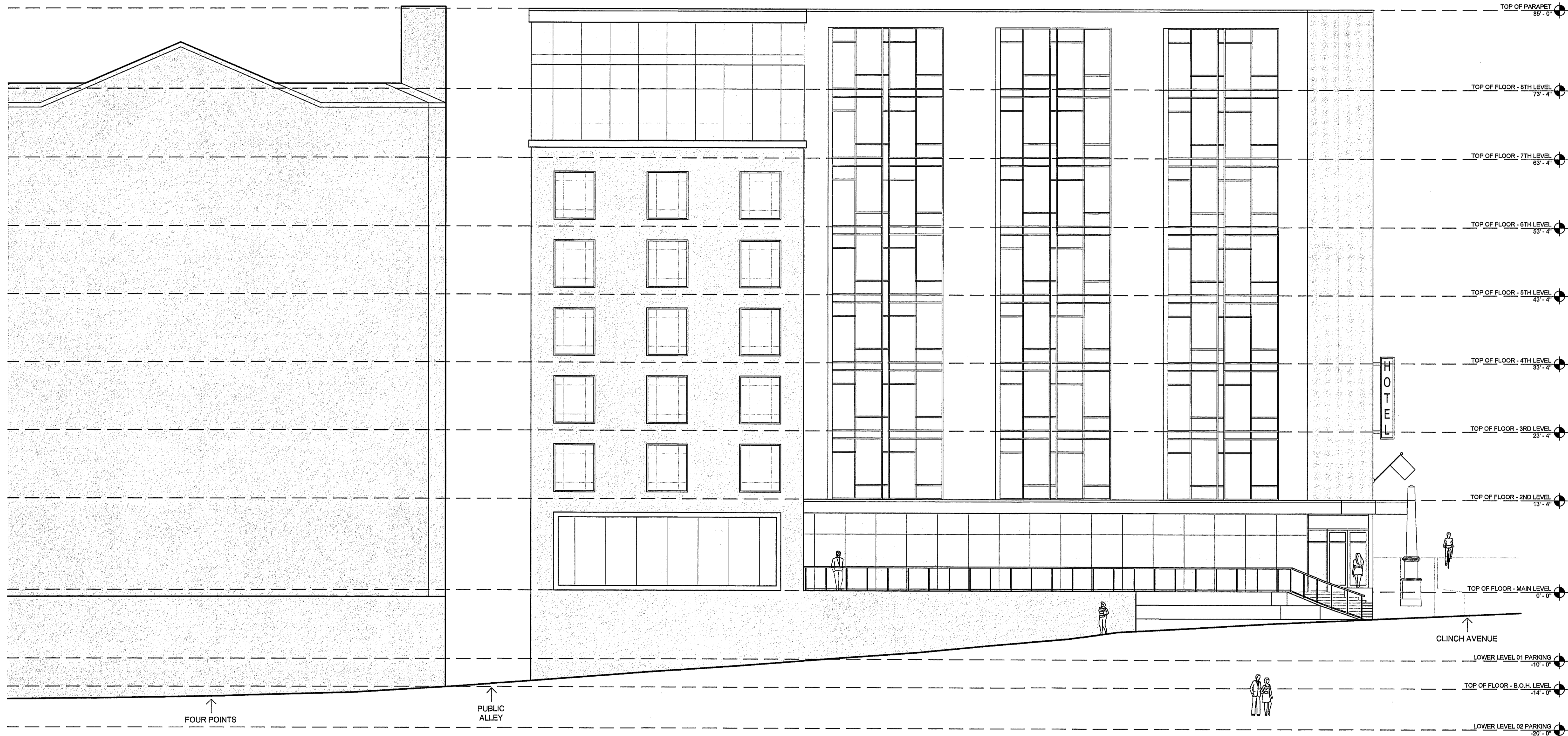
**THE 9 GROUP**

CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

Drawn RRS Checked RMR

Revisions



ELEVATION FROM ELEVENTH STREET

SCALE: 1/8"=1'-0"

12-H-19-UR

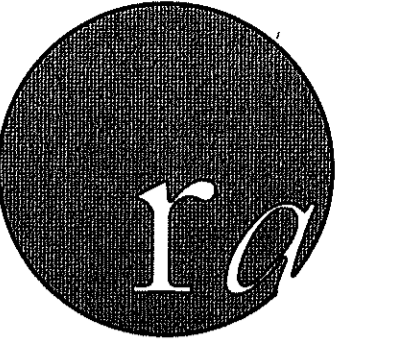
10/28/2019

1

a4.01

elevation from 11th  
street





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PROPOSAL

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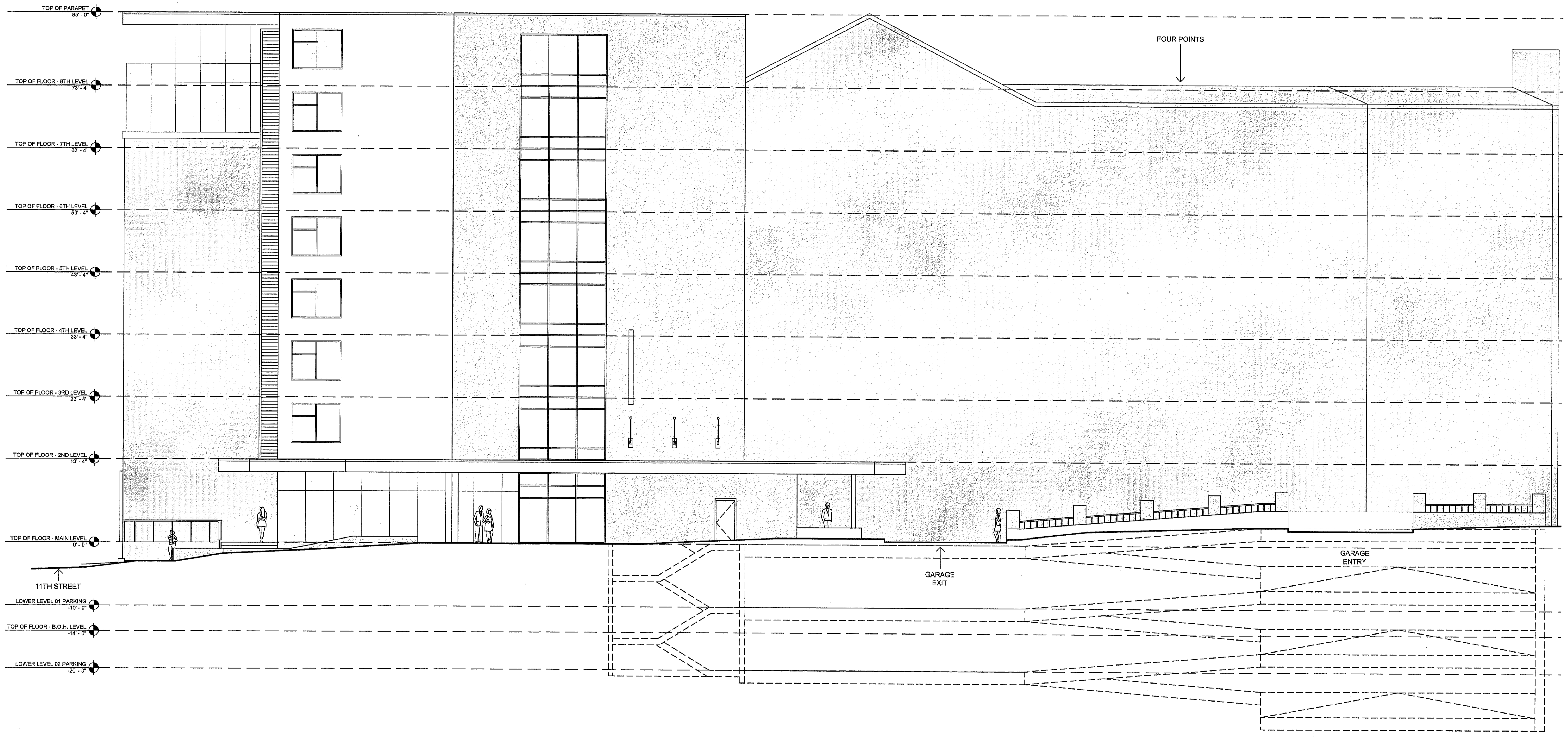
**THE 9 GROUP**

CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

Drawn RRS Checked RMR

Revisions



ELEVATION FROM CLINCH AVENUE

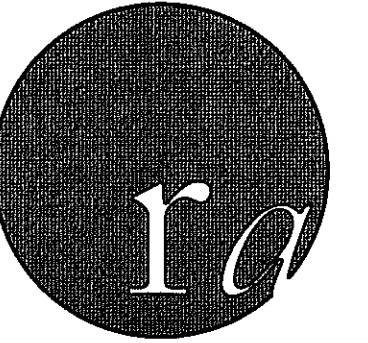
SCALE: 1/8"=1'-0"

12-H-19-UR  
10/28/2019

1

a4.02  
elevation from clinch  
avenue





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PROPOSAL

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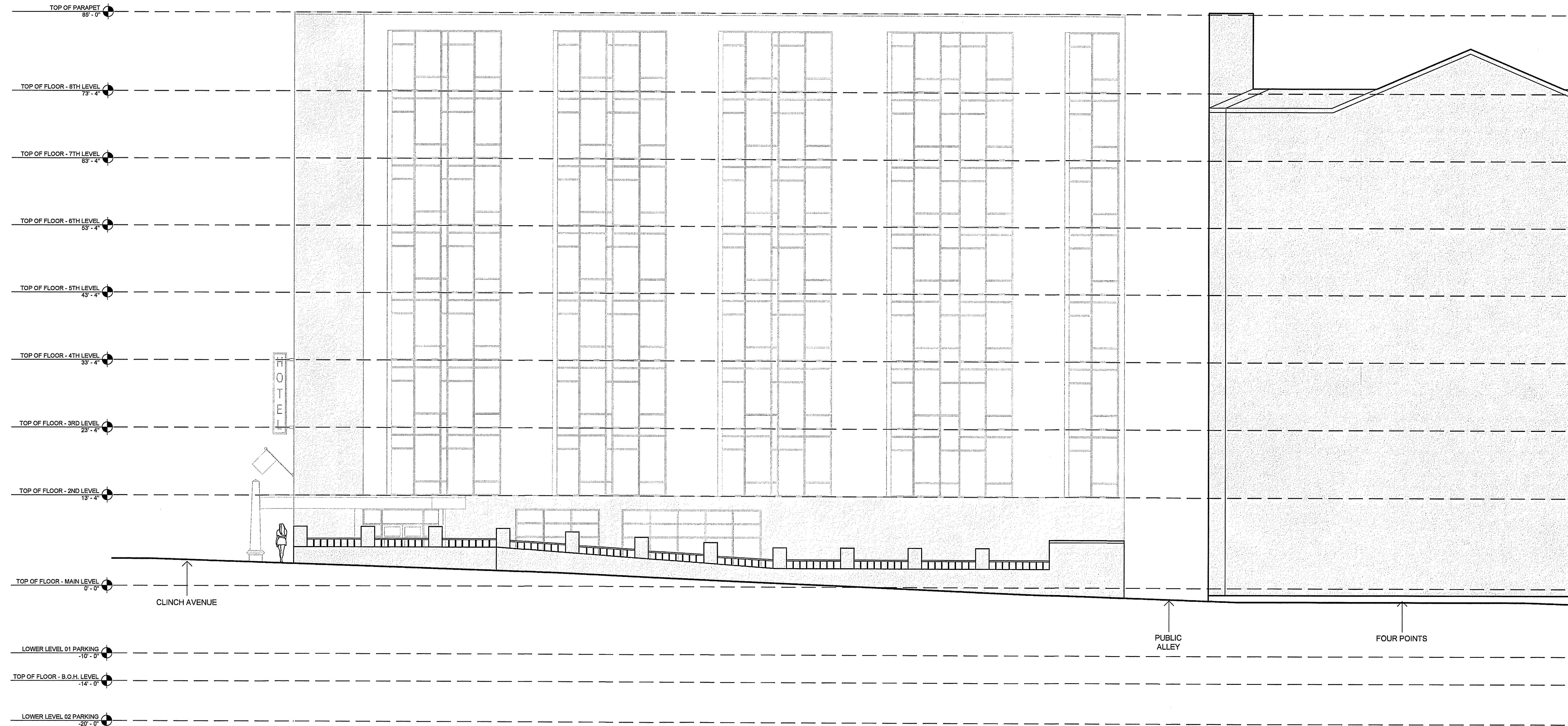
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KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

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ELEVATION FROM TWELFTH STREET

SCALE: 1/8"=1'-0"

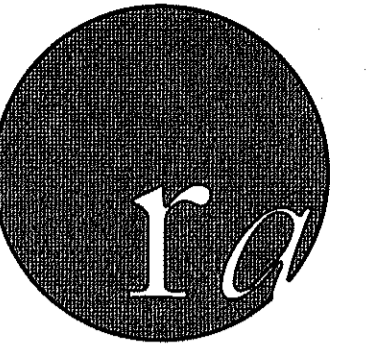
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10/28/2019

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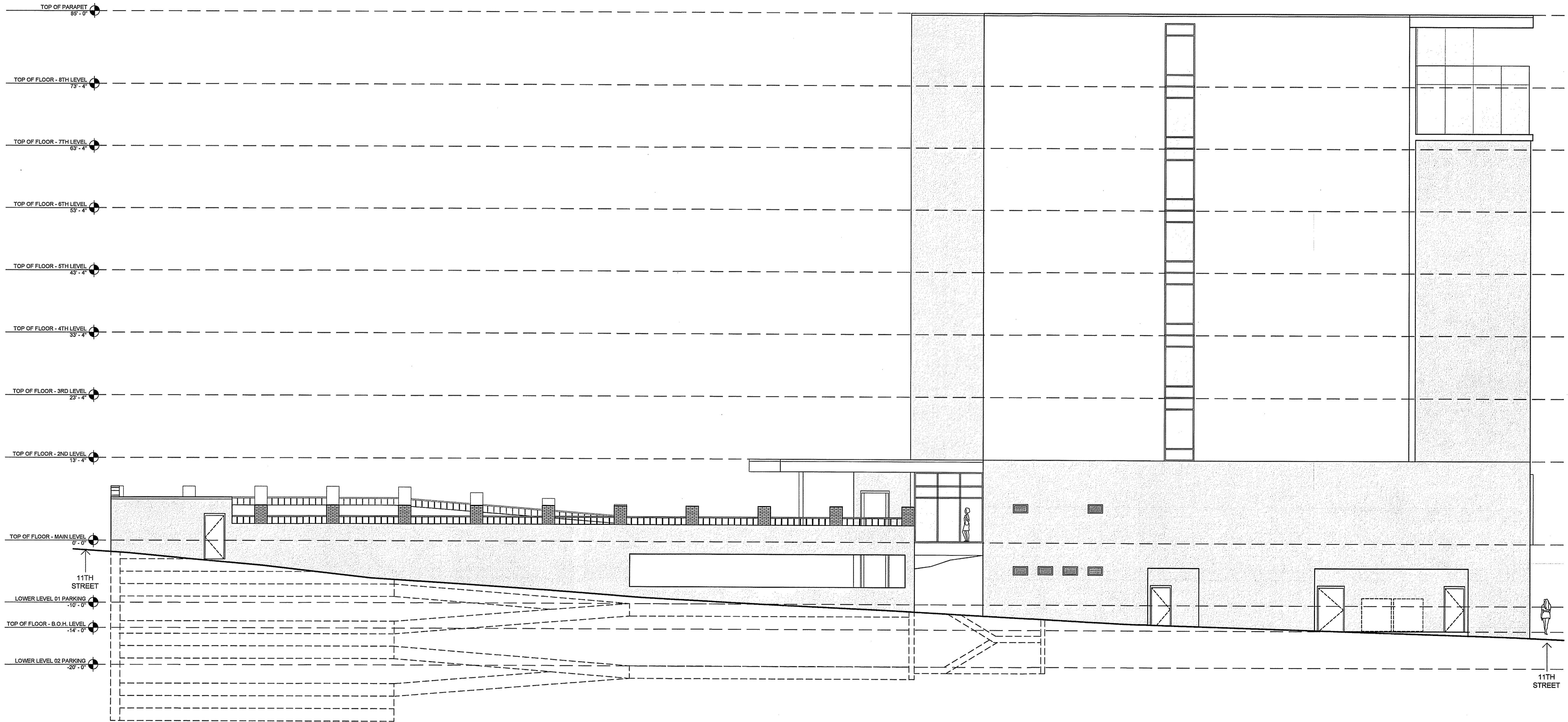
elevation from 12th  
street





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PROPOSAL

WORLD'S FAIR PARK HOTEL

**THE 9 GROUP**

CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

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Revisions

ELEVATION FROM PUBLIC ALLEY

SCALE: 1/8"=1'-0"

12-H-19-UR  
10/28/2019

1

a4.05

elevation from public  
alley





Dori Caron <dori.caron@knoxplanning.org>

12-H-19-UR - PA - 12/12/2019

Fwd: World's Fair Park Hotel (12-H-19-UR)

Mike Reynolds <mike.reynolds@knoxplanning.org>

Wed, Dec 4, 2019 at 8:14 AM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>

FYI - Request to postpone 12-H-19-UR until the January 9, 2020, Planning Commission meeting.

----- Forwarded message -----

From: Mark Randolph <mrandolph@randolphar.com>

Date: Tue, Dec 3, 2019 at 5:07 PM

Subject: Re: World's Fair Park Hotel (12-H-19-UR)

To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Mike, good late afternoon, due to not acquiring all the Variances we applied for by the BZA, in the November BZA Meeting, and with our current design based upon acquiring those variances, we would like to postpone our item being on the December 12, 201 MPC meeting/agenda.

We are in the process of redesigning our Building to acquire a 5' setback along the alley and also address the 20' setback required along 11 th Street that is required by KUB for the high voltage transmission lines.

We will be applying for a modification/revision to the 2 variances that were not approved by BZA, those being a. lot coverage and b. setback along the Alley and will do so by the december 16, 2019 deadline.

This will place us on the January BZA Agenda for those 2 variances. We feel confident we can revise the design and address those two items.

So, let us postpone being on the MPC Agenda, until January,

thank you, mark

R. Mark Randolph, AIA

**Randolph Architecture**

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fx: 865.357.3746

www.randolphar.com

On Wed, Nov 27, 2019 at 3:21 PM Mike Reynolds <mike.reynolds@knoxplanning.org> wrote:

Mark,

Since the needed variances have such a substantial impact on the design/feasibility of the project, this needs to be postponed until either the variances are approved or the hotel design conforms with the variances that were approved and the zoning. If the project could happen with only minor revisions if the required variances were denied then it would be possible to remain on the December agenda but that won't be the case.

Will you be applying for new variances based on the revised plan?

Thanks, Mike





# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan  
 Use on Review / Special Use

## SUBDIVISION

- Concept Plan  
 Final Plat

## ZONING

- Plan Amendment  
 Rezoning



Applicant: Randolph Architecture, Mark Randolph.

Date Filed: 10-28-19 Meeting Date (if applicable): December 12, 2019 File Numbers(s): 12-H-19-UR

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant  Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Name: Mark Randolph Company: Randolph Architecture

Address: 550 W. Main Street, Suite 725 Knoxville, TN. 37902.

Phone: 065.357.3750 Email: mrandolph@randolphar.com

\* The G Group (Shailesh hotel) has an option to purchase property.

## CURRENT PROPERTY INFO

- parcels 0.00; 10.00; 11.00; 12.00 → Leslie Barrett, Box 27569, Knoxville, TN. 37927
- (parcel 7.00) → 2120 Building Partnership, 2950 Kraft Dr., Suite 500, Nashville, TN. 37204.

Owner Name (if different): 1114 Clinch Ave Owner Address: 094 MG 007, 008, 010, 011 & 012 Owner Phone: \_\_\_\_\_

Property Address: 1100 Clinch Ave. parcel 011 Parcel ID: \_\_\_\_\_

General Location: Corner of Clinch Ave. & 11th Street Tract Size: 0.657 acres

Jurisdiction (specify district above): District 4, Ward 10, Block 10402 - 0-1 Zone Zoning District: \_\_\_\_\_

Planning Sector: Central City Sector Plan Land Use Classification: MU-SD Growth Policy Plan Designation: Urban

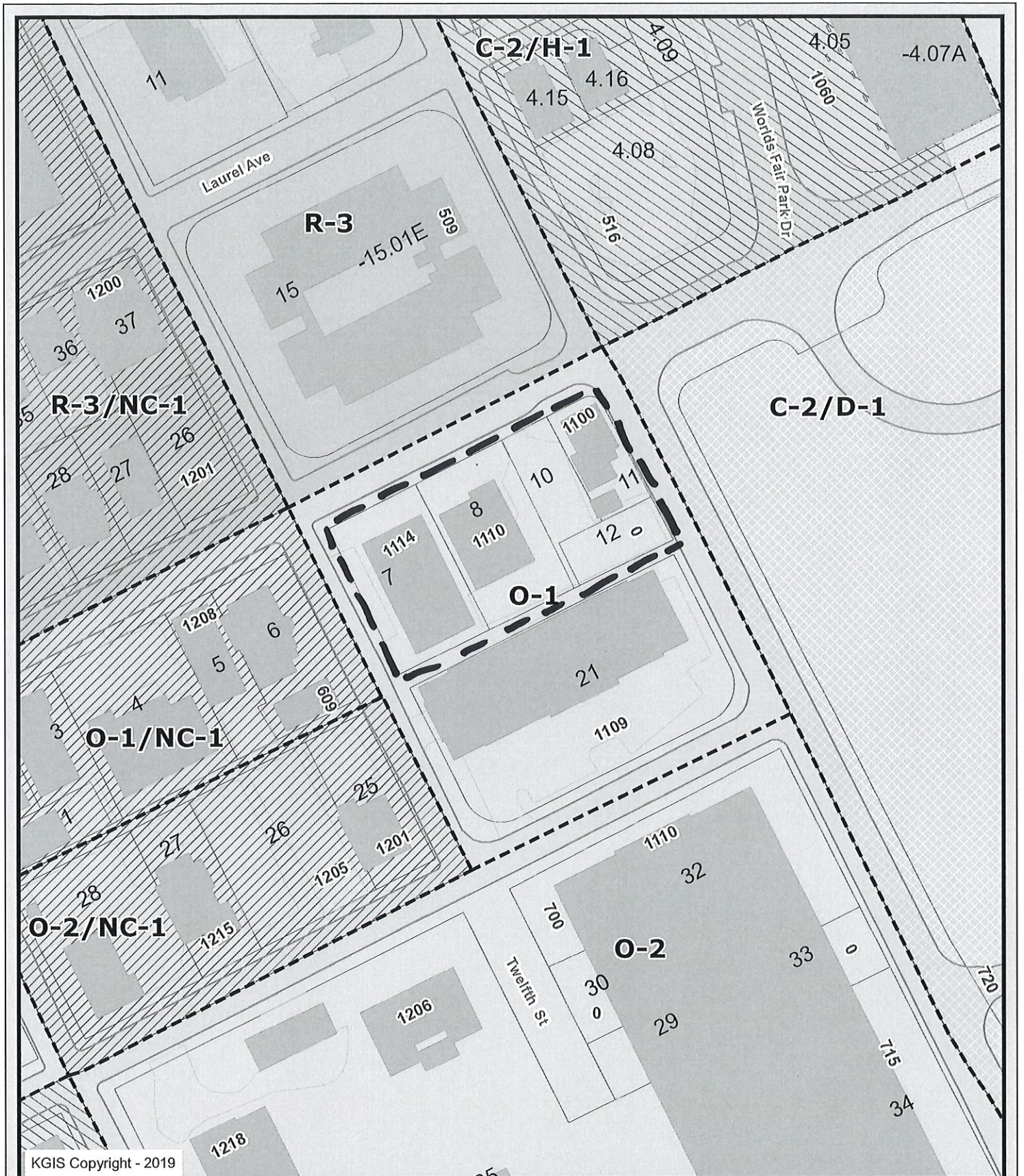
Existing Land Use: Office Bldg. & Apartments Septic (Y/N): (N) Sewer Provider: KUB Water Provider: KUB

parcel 008 - 1110 Clinch Ave.  
 parcel 010 - 1104 Clinch Ave.  
 parcel 012 - 0 Eleventh St.









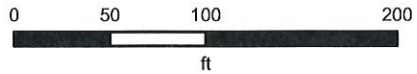
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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/28/2019 at 3:41:26 PM



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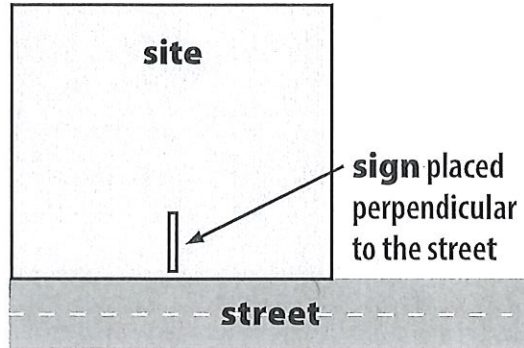
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/27/2019 and 12/13/2019  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Handwritten Signature]

Printed Name: P. Mark Randolph

Phone: 865.357.3750 Email: mrandolph@randolphar.com

Date: 10/28/19.

File Number: 12-H-19-UR