



# USE ON REVIEW REPORT

▶ **FILE #:** 12-H-19-UR **AGENDA ITEM #:** 19  
 POSTPONEMENT(S): 12/12/2019 - 1/9/2020 **AGENDA DATE:** 2/13/2020  
 ▶ **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:**

▶ **APPROVE the Use on Review for a 120 room hotel in the O-1 (Office, Medical and Related Services) district, subject to 9 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.
3. Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance.
4. All signs shall meet the requirements of Article 8 (Signs, billboards, and other advertising structures).
5. Installing all sidewalks and crosswalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
6. Implementing the recommendations of the Upscale World's Fair Park Hotel Traffic Impact Study, as required by the City of Knoxville Department of Engineering.
7. Meeting all applicable requirements of the Knoxville Utilities Board regarding the building setback requirements from the above ground electrical lines.
8. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
9. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the standards for canopies extending over a public sidewalk.

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:**

This proposal is for a 120 room, 8-story hotel on this 0.657 acre site. The development proposes two vehicular access points to Clinch Avenue and will provide structured parking that includes three levels underground. The top level of the parking structure is at street grade and will have a brick wall and landscaping along its outer edge (see sheets a4.02 and a4.04). The hotel structure will be located on the eastern portion of the property and will be set back from the 11th Street property line approximately 16.5' and the Clinch Avenue property line 5'. The building will set back further from the intersection of these two streets to accommodate landscape planting beds and an outdoor patio.

Several zoning variances were required to permit the hotel as proposed in the O-1 (Office, Medical and Related Services) zone district. The Board of Zoning Appeals (BZA) approved reduced front yard setbacks for the three street frontages from 25' to 5', reduced the side yard setback along the alley from 15' to 5', increased the maximum height from 45' to 85', reduced the driveway separation an intersection from 50' to 33.9', and increased the maximum lot coverage from 35% to 76%. The height of the proposed hotel is significantly taller than the houses in the historic Fort Sanders neighborhood, however, it is located on the eastern portion of the site, furthest from the residential houses. The development also incorporates an underground parking structure on the western portion of the property, which greatly reduces the impact on the neighborhood.

The adjacent hotel to the south was approved in April 2003 (4-G-03-UR) and also required several zoning variances, similar to those approved for the proposed hotel. The proposed hotel will have a similar height and setback along Eleventh Street as the existing hotel. To the north (across Clinch Avenue) is a 3-story condominium building that sits at a higher elevation and has a 25' setback from Clinch Avenue.

The development will require road and sidewalk improvements on the surrounding streets. The existing on-street parking on the south side of Clinch Avenue is proposed to be removed and the curbline moved north to expand the width of the sidewalk. This also increases the sight distance and safety for vehicles exiting the hotel parking structure and provides more space for pedestrians on the sidewalk and the installation of street trees. The parking structure contains the minimum number of parking spaces for the hotel use. If less parking is requested then the BZA must approve a variance or a parking study must be submitted to and approved by the City of Knoxville Department of Engineering that documents the anticipated parking demand for this hotel will be less than the minimum requirement of the zoning ordinance.

The new City of Knoxville zoning ordinance became effective January 1, 2020, and the new zoning for the property is O (Office) which does not allow consideration of hotels. However, because the applicant submitted the Use On Review application before January 1, 2020, they can continue to seek Use on Review approval based on the O-1 (Office, Medical, and Related Services) that was effective at the time of application.

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

1. All public utilities are available to serve the site.
2. The development has been designed to minimize the impact on the historic Fort Sanders neighborhood by placing the building along the 11th Street frontage and providing underground parking on the portion of the

property nearest to the neighborhood.

3. The proposed development will be compatible with the scale and intensity of development along 11th Street, which includes a hotel, condominium and apartment structures, and large UT parking structure.

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

1. With the recommended conditions and variances approved by the Board of Zoning Appeals, the proposal meets all requirements of the O-1 zoning district, as well as all other criteria for approval of a use on review.

2. The proposed hotel 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 significant amounts of additional traffic through residential areas since it is located on the edge of the Fort Sanders neighborhood and fronts on two minor collector streets.

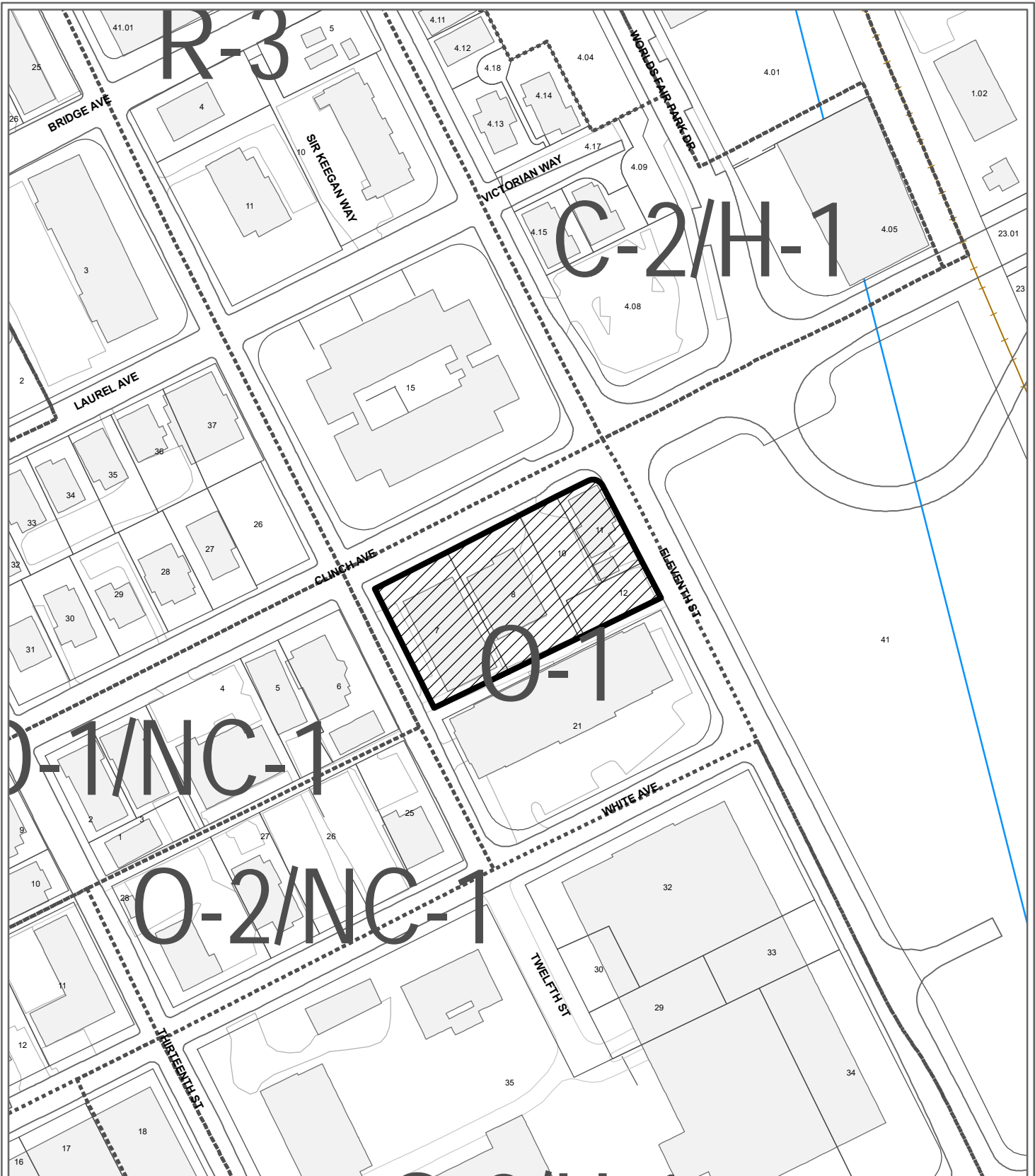
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Fort Sanders Neighborhood mixed use special district (MU-CC15) in the Central City Sector Plan and the City of Knoxville One Year Plan proposes a mix of neighborhood commercial, office, high density residential and medium density residential uses for the site. The proposed facility is consistent with both plans.

**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.



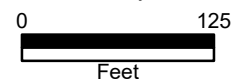
**12-H-19-UR  
USE ON REVIEW**

Petitioner: Randolph Architecture, Mark Randolph

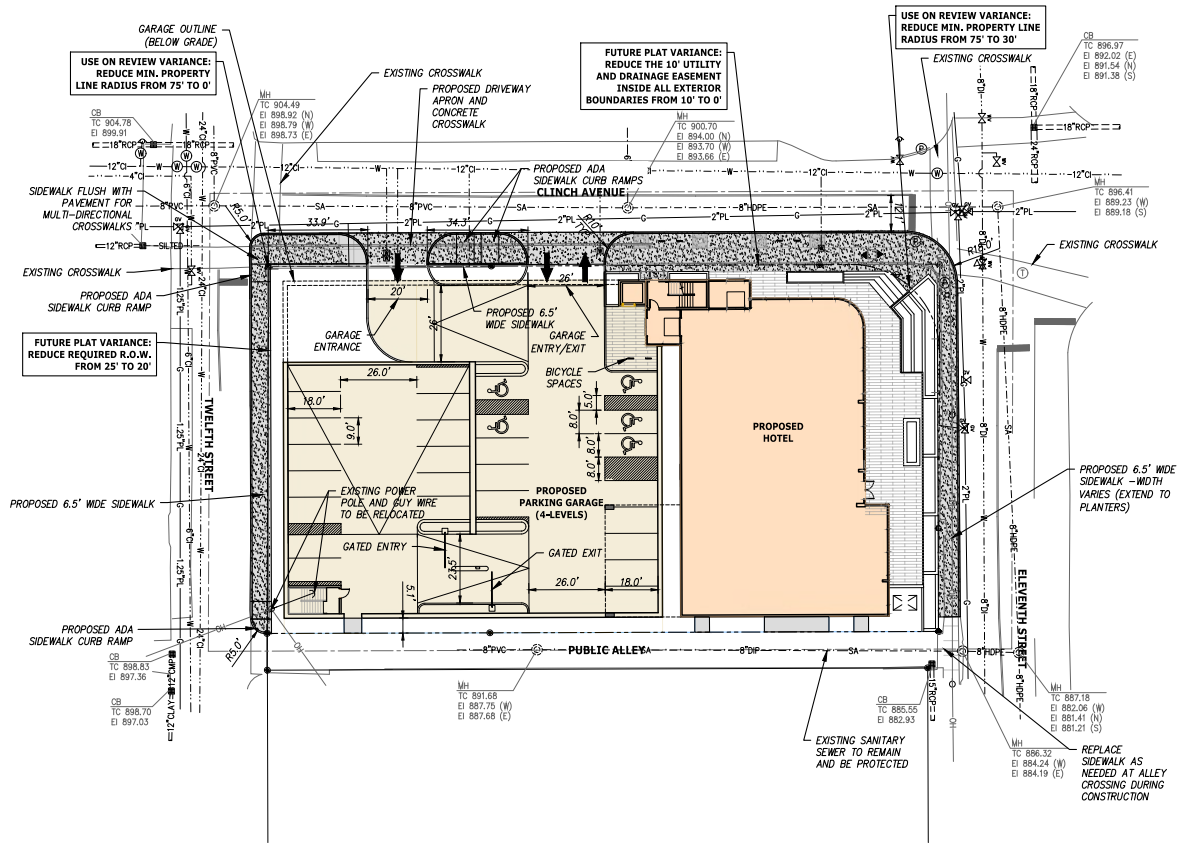
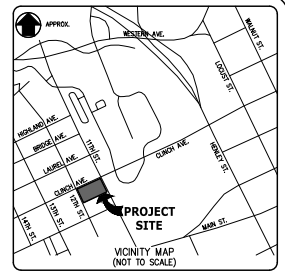
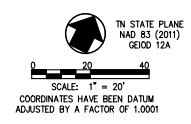


Hotel in O-1 (Office, Medical, and Related Services)

Map No: 94  
Jurisdiction: City



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



USE ON REVIEW VARIANCE:  
REDUCE MIN. PROPERTY  
LINE RADIUS FROM 75' TO 0'

FUTURE PLAT VARIANCE:  
REDUCE THE 10' UTILITY  
AND DRAINAGE EASEMENT  
INSIDE ALL EXTERIOR  
BOUNDARIES FROM 10' TO 0'

USE ON REVIEW VARIANCE:  
REDUCE MIN. PROPERTY LINE  
RADIUS FROM 75' TO 30'

FUTURE PLAT VARIANCE:  
REDUCE REQUIRED R.O.W.  
FROM 25' TO 20'

**LEGEND**

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

**FUTURE PLAT VARIANCES:**

- 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'.

**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)

**BZA VARIANCES APPROVED:**

- 10-D-19-VA APPROVED ON 11/21/2019
  - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG TWELFTH STREET FROM 25 FEET TO 5 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
  - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG CLINCH AVENUE FROM 25 FEET TO 5 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
  - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG ELEVENTH STREET FROM 25 FEET TO 5 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
  - 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)
- 10-D-19-VA APPROVED ON 12/19/2019
  - REDUCE THE MINIMUM DISTANCE BETWEEN A DRIVEWAY AND THE INTERSECTING STREET FROM 50' TO 33.9'. (ARTICLE 4, SECTION 7.1.2.A TABLE 5)
- 1-F-20-VA APPROVED ON 01/16/2020
  - REDUCE THE REQUIRED SIDE YARD SETBACK ALONG THE EXISTING ALLEY FROM 15 FEET TO 5 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 SEVENTY-SIX (76) PERCENT. (ARTICLE 4, SECTION 2.2.1.D.3.B)

**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  
TOTAL ACCESSIBLE SPACES PROVIDED = 12 SPACES

PROVIDED:  
TOTAL STANDARD SPACES PROVIDED = 91 SPACES  
TOTAL ACCESSIBLE SPACES PROVIDED = 5 SPACES  
TOTAL COMPACT SPACES PROVIDED = 24 SPACES  
TOTAL SPACES PROVIDED = 120 SPACES  
BICYCLE SPACES PROVIDED = 12 SPACES

12-H-19-UR  
Revised: 1/27/2020

**LOT COVERAGE**

TOTAL AREA OF SITE (CURRENT)	= 0.664 AC = 28,630 S.F.
TOTAL AREA OF SITE (ROW RADIUS)	= 28,433 S.F.
PROPOSED HOTEL BUILDING	= 7,635 S.F.
PROPOSED GARAGE STRUCTURE	= 11,908 S.F.
TOTAL AREA OF BUILDINGS	= 21,543 S.F.
PROPOSED LOT COVERAGE AREA	= 21,543/28,433 = 76%

- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED AUGUST 28, 2018.
  - 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 BE 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 0-1 "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 10022.
  - 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
    - 800 2708
    - KNOXVILLE, TN 37927
    - PARCEL 7.00
    - 2120 BUILDING PARTNERSHIP
    - 2950 KRAFT DRIVE, SUITE 500
    - MADISON, TN 37204
  - DEVELOPER:
    - THE 9 GROUP
    - 1619 PURPLE MARTIN WAY
    - KNOXVILLE, TENNESSEE 37922
  - UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
    - WATER AND SEWER - KNOXVILLE UTILITY BOARD
    - GAS AND ELECTRIC - KNOXVILLE UTILITY BOARD
    - TELEPHONE - BELLSOUTH
    - CABLE - COMCAST
  - PERMETER 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

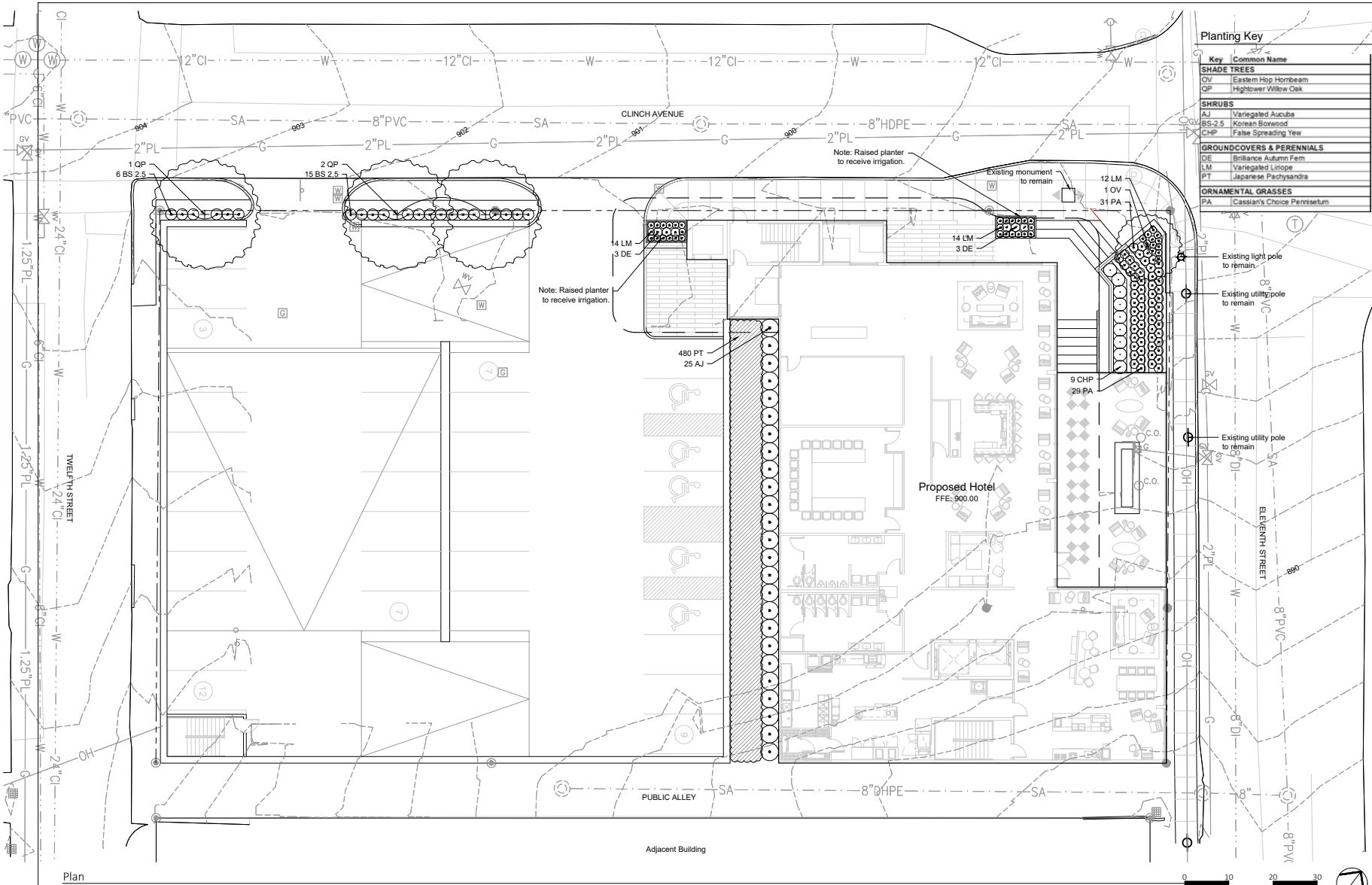
CLIENT: THE 9 GROUP  
1619 PURPLE MARTIN WAY  
KNOXVILLE, TENNESSEE 37922

PROJECT: UPSCALE WORLD'S FAIR PARK HOTEL  
1100 CLINCH AVENUE  
DISTRICT 4, WARD 15, BLOCK 10402  
KNOXVILLE, TENNESSEE

**SITE LAYOUT PLAN**

CD PROJECT NO.	01490-0000
DRAWING DATE	JANUARY 27, 2020
PN	JRH
RC	-
DRAWN	CID
CHECKED	-

USE ON REVIEW SUBMITTAL  
12-H-19-UR  
**UOR1.01**



**Planting Key**

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



This drawing is the property of Hedstrom Design, LLC and is not to be reproduced or copied in whole or in part without the authorization from Hedstrom Design, LLC. It is to be used for the project specifically identified herein and is not to be used on any other project. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field construction details.

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**

12-H-19-UR  
Revised: 1/27/2020

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  
Required Shrubs: 11

Provided Trees: 4  
Provided Shrubs: 11

**Planting Notes**

Item No.	Description	Quantity	Unit	Notes

**Planting Notes**

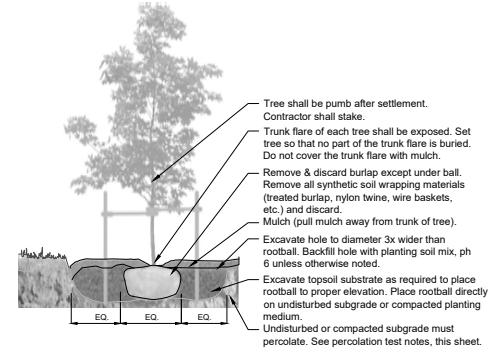
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.
- Plant beds to join walks or walls at an angle between 90° and 60°.
- See civil drawings for further information regarding:
  - Erosion and sediment control.
  - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
  - Limits of construction.
  - Locations of existing and proposed utilities or easements.

**Percolation Test Notes**

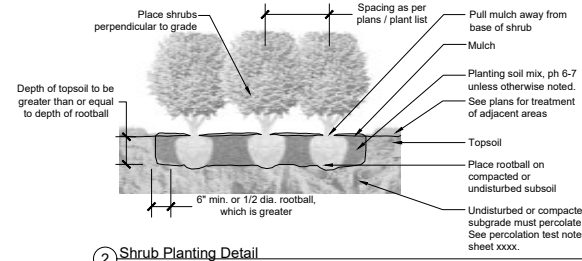
- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

**Planting Soil Composition Notes**

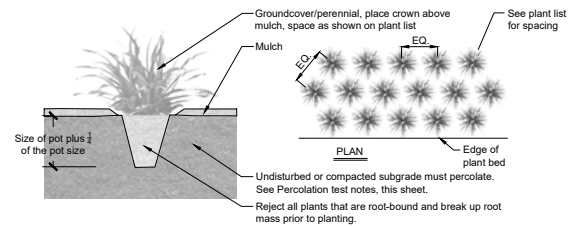
- The Landscape Subcontractor shall provide sufficient planting soil to fulfill all planting operations required of the Contract Documents. Planting soil shall comply with the following notes:
- Planting soil shall be topsoil stripped and stockpiled and meeting, or modified to meet, these notes.
- Textural Analysis of soil to be between sandy clay loam and clay loam, with a clay content between 15 and 25% and an organic content of 4% by dry weight.
- Planting soil shall be free of plants and their roots, debris and other extraneous matter. It shall be uncontaminated by salt water, foreign matter and substances harmful to plant growth. All soil to be free of all rocks, limestone, gravel, & foreign construction debris.
- Soil additives shall be used to counteract soil deficiencies as recommended by the soils analysis conducted by Waypoint Analytical. See Soil Sampling notes, this sheet.
- Soil pH target to be 6.0.
- Soil compaction rating to be 85%.
- Soil particle size shall have 90% passing rate on #20 screen and 100% of material shall pass #10 screen.



**1 Deciduous Tree Planting Detail**  
Scale: NTS



**2 Shrub Planting Detail**  
Scale: NTS



**3 Groundcover/Perennial Planting Detail**  
Scale: NTS

12-H-19-UR  
Revised: 1/27/2020

This drawing is the property of Hedstrom Design, LLC and is not to be reproduced or copied in whole or in part without the authorization from Hedstrom Design, LLC. It is to be used for the project specifically identified herein and is not to be used on any other project. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field construction details.  
  
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.

Not for Construction

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

Rev	Description	Date

Sheet Name:  
Landscape Notes and Details

Sheet Number:  
L200



**randolph  
architecture**

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

MPC  
SUBMISSION

12-H-19-UR  
PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

12-H-19-UR  
Revised: 1/27/2020

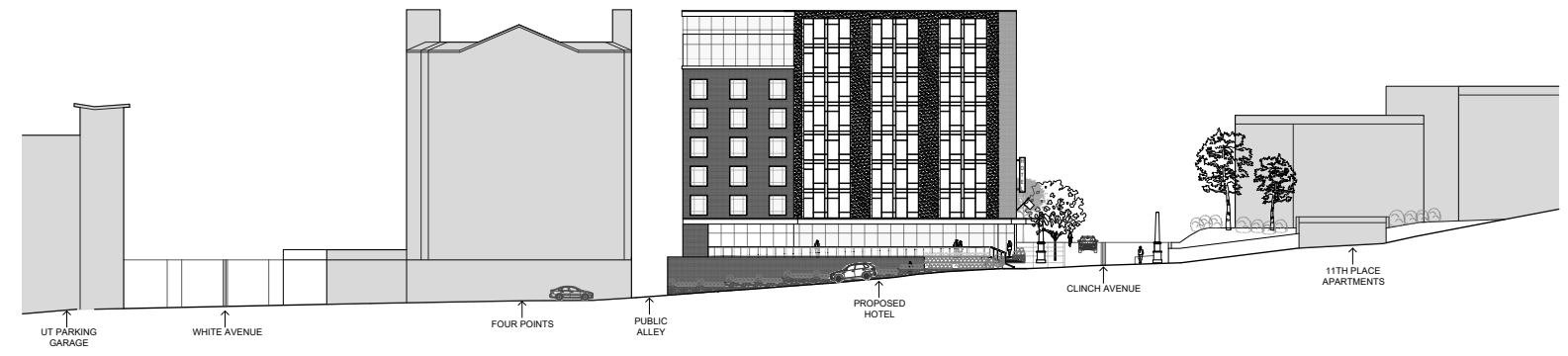
**a0.91**  
site sections



SITE SECTION ALONG CLINCH AVENUE

SCALE: 1"=20'-0"

2



SITE SECTION ALONG ELEVENTH STREET

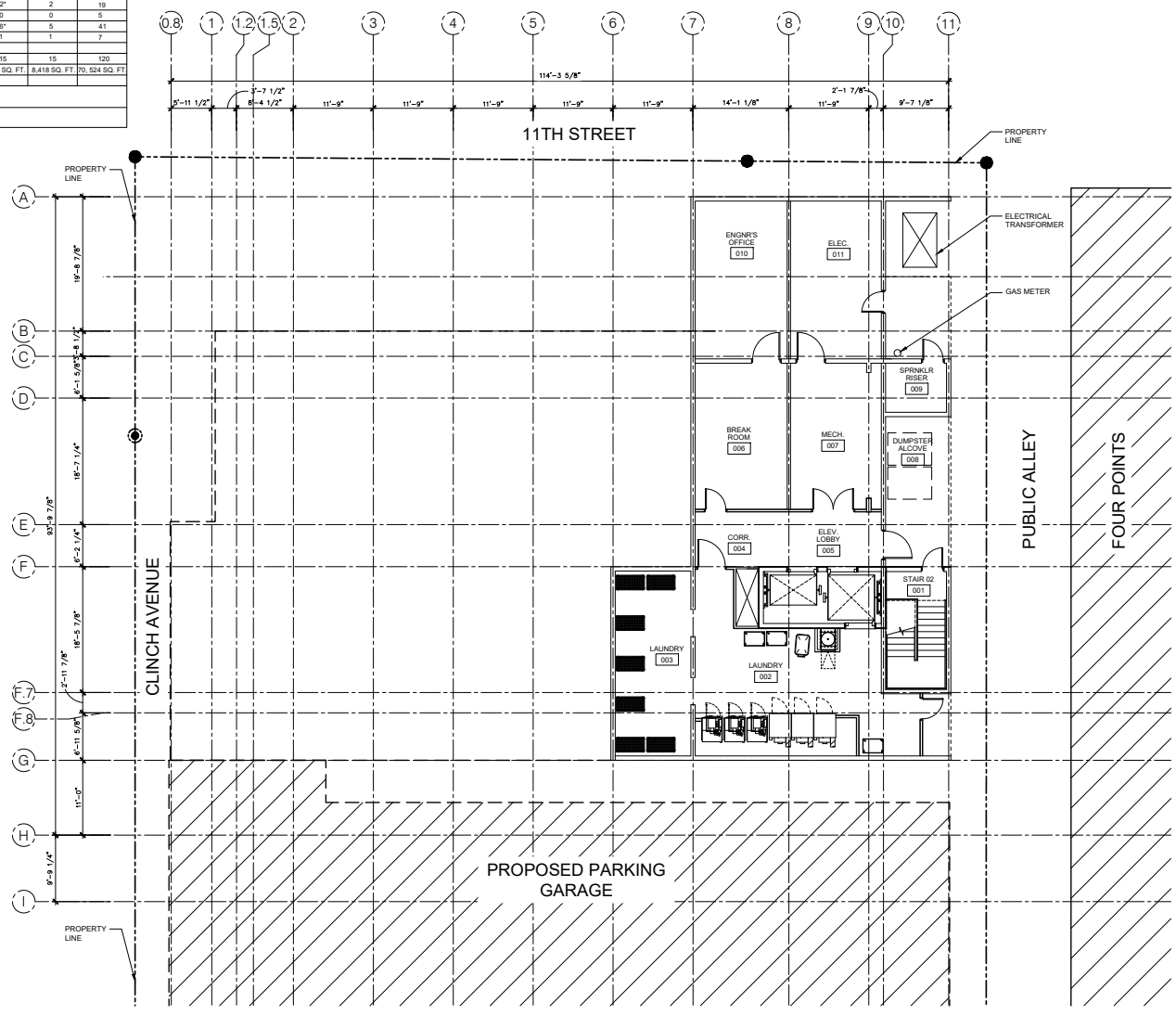
SCALE: 1"=20'-0"

1



ROOM MATRIX										
ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	6	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	6	5	41
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.	

\*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA  
NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SMALL HAVE A ROLL IN SHOWER)



LOWER LEVEL FLOOR PLAN - HOUSEKEEPING / MECH. / ELEC.  
SCALE: 1/8"=1'-0"



12-H-19-UR  
Revised: 1/27/2020



MPC  
SUBMISSION

12-H-19-UR  
PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS  
Checked RMR

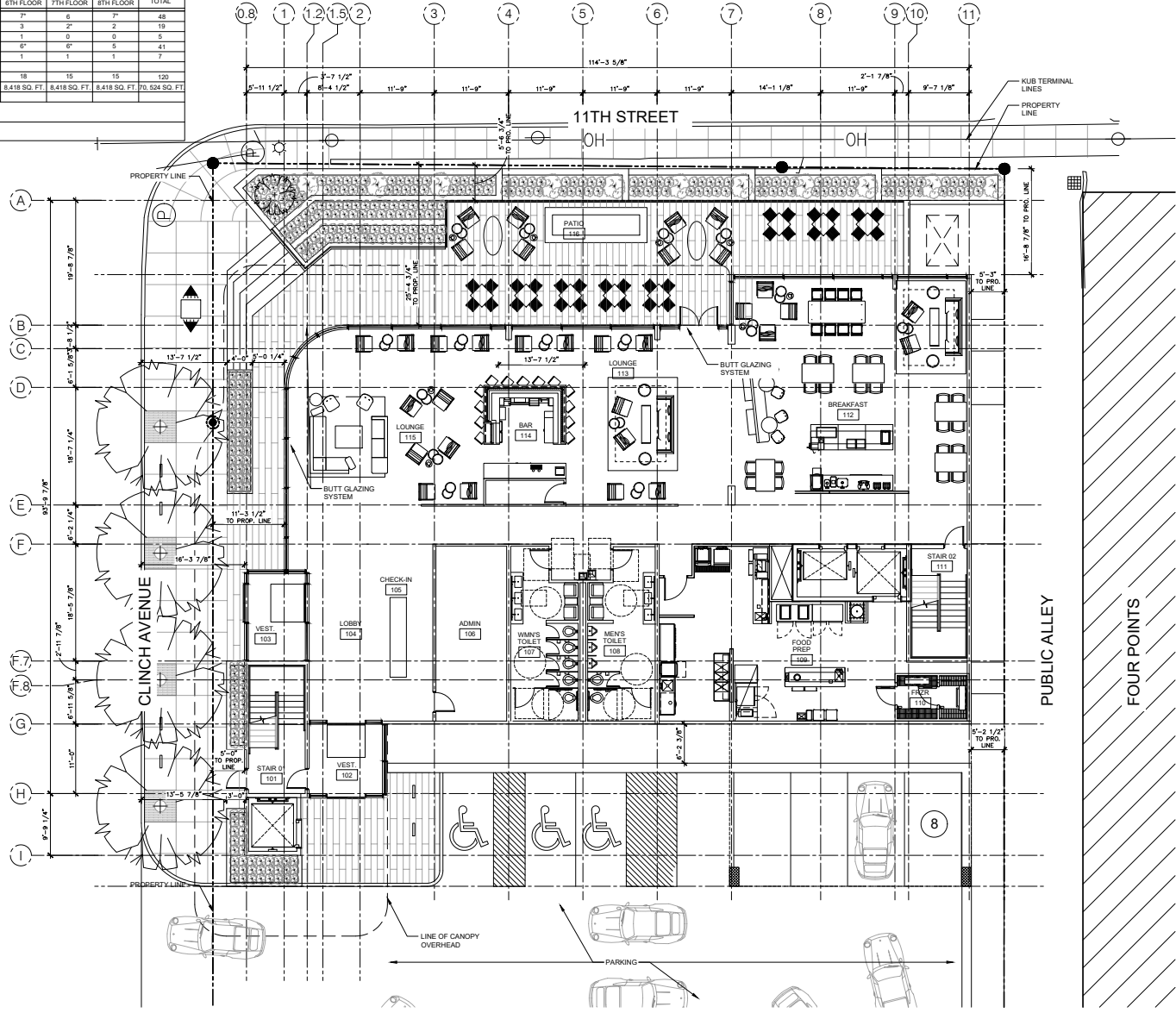
Revisions

a1.01  
lower level overall floor plan

**ROOM MATRIX**

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	0	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	0	6	41
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.

1 DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA  
 NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



**FIRST FLOOR OVERALL PLAN - MAIN LEVEL**

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



**randolph architecture**  
 550 w main street  
 suite 725  
 Knoxville, tn 37902  
 v: 865.357.3750  
 f: 865.357.3746

MPC  
 SUBMISSION

12-H-19-UR  
 PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn Checked  
 RRS RMR

Revisions

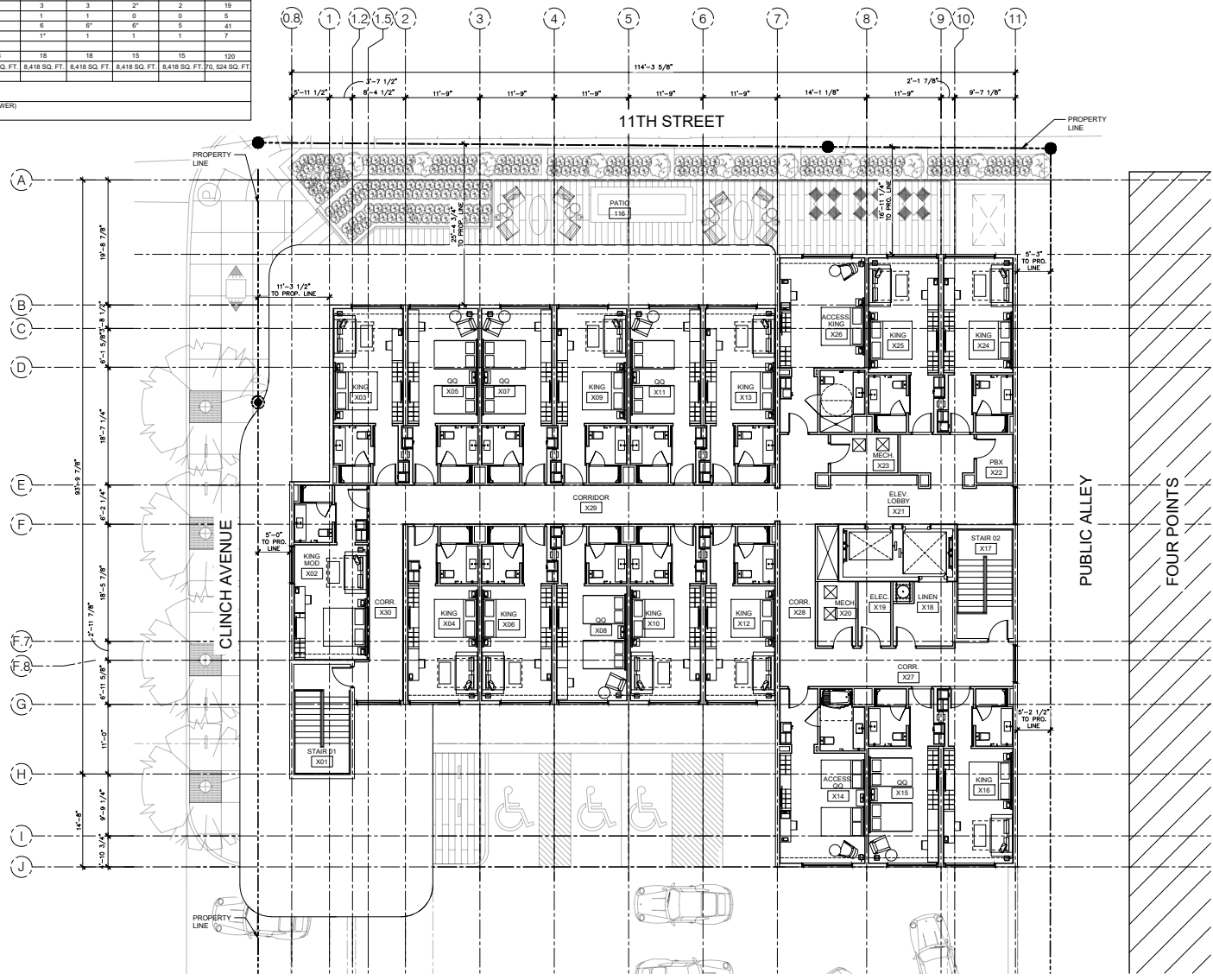
**a1.02**  
 1st floor overall plan

12-H-19-UR  
 Revised: 1/27/2020

**ROOM MATRIX**

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	5	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	0	0	0	0	0	0	0	0
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,324 SQ. FT.	

1 DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA  
 NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



**TYPICAL FLOOR OVERALL PLAN - FLOORS 2 - 6**

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



12-H-19-UR  
 Revised: 1/27/2020



MPC  
 SUBMISSION

12-H-19-UR  
 PROPOSAL

WORLD'S FAIR PARK HOTEL

**THE 9 GROUP**  
 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

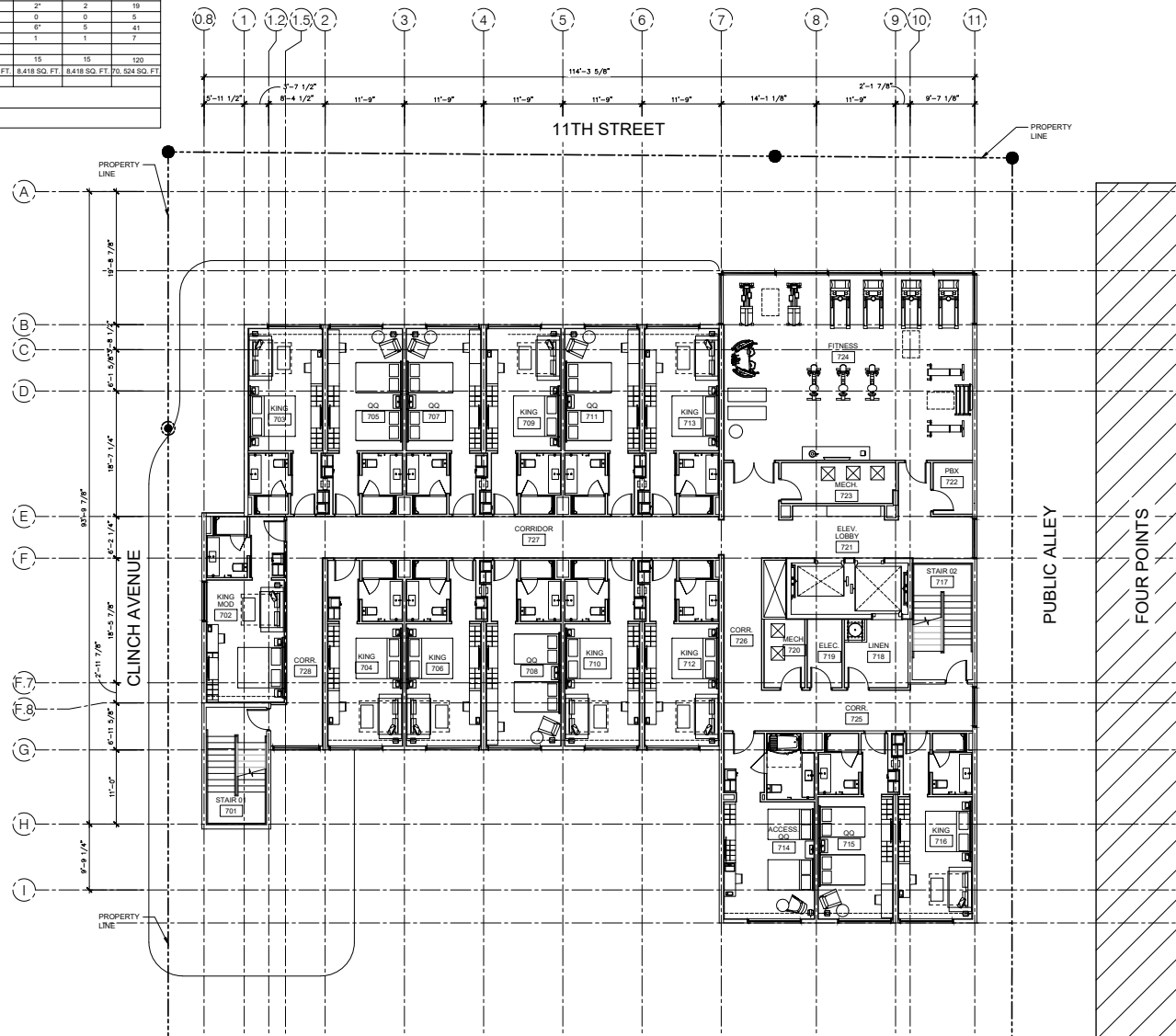
Revisions

a1.03  
 Typical floor overall plan

**ROOM MATRIX**

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	5	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	0	0	0	0	0	0	0	0
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,324 SQ. FT.	

1 DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA  
 NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



**SEVENTH FLOOR OVERALL PLAN - FITNESS**

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



**randolph architecture**

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

MPC  
 SUBMISSION

12-H-19-UR  
 PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn Checked  
 RRS RMR

Revisions

**a1.04**

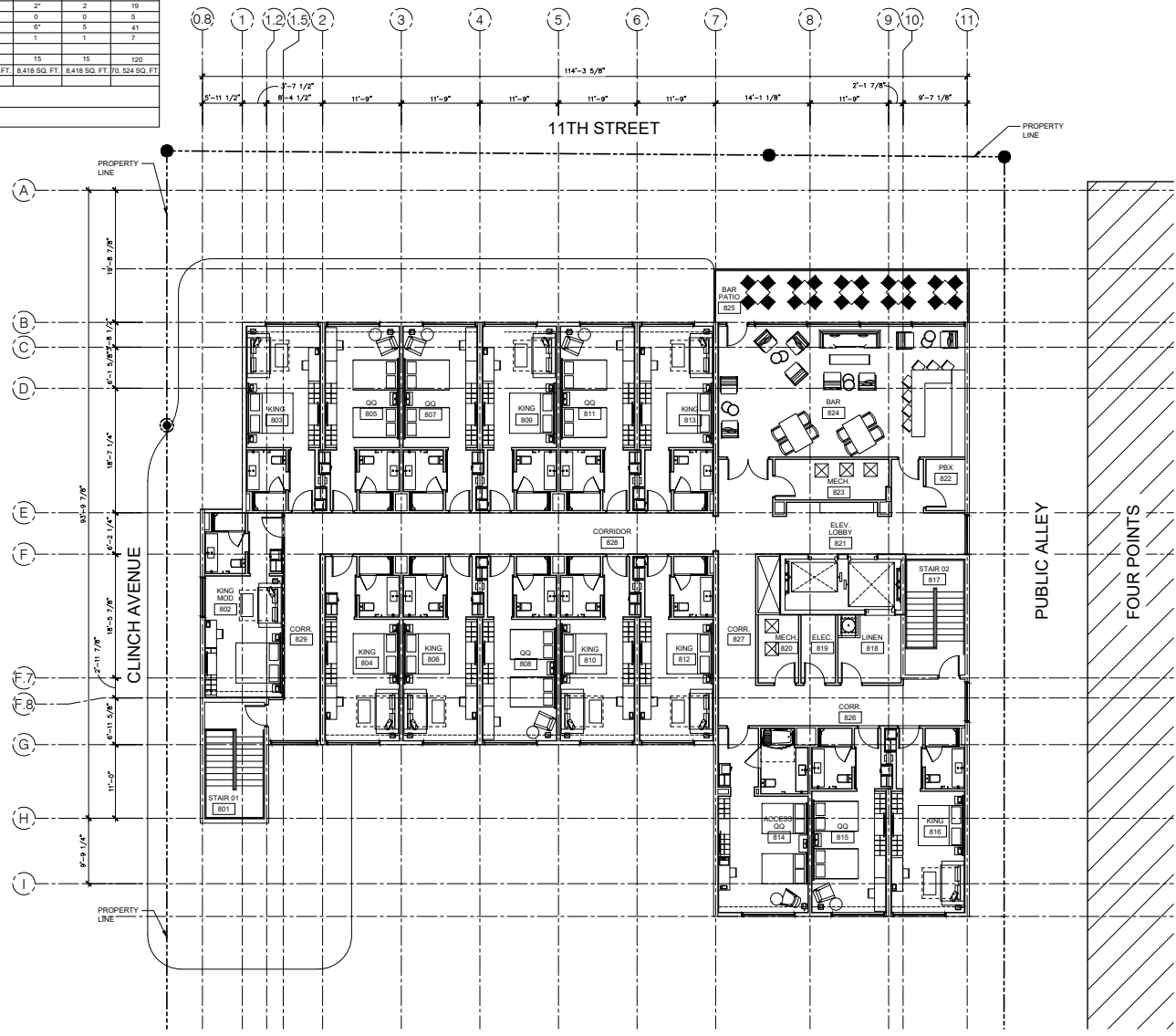
7th floor overall plan - fitness level

12-H-19-UR  
 Revised: 1/27/2020

**ROOM MATRIX**

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	5	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	0	0	0	0	0	0	0	0
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,324 SQ. FT.	

\*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA.  
 NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



**EIGHTH FLOOR OVERALL PLAN - BAR**

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



MPC SUBMISSION  
 12-H-19-UR PROPOSAL

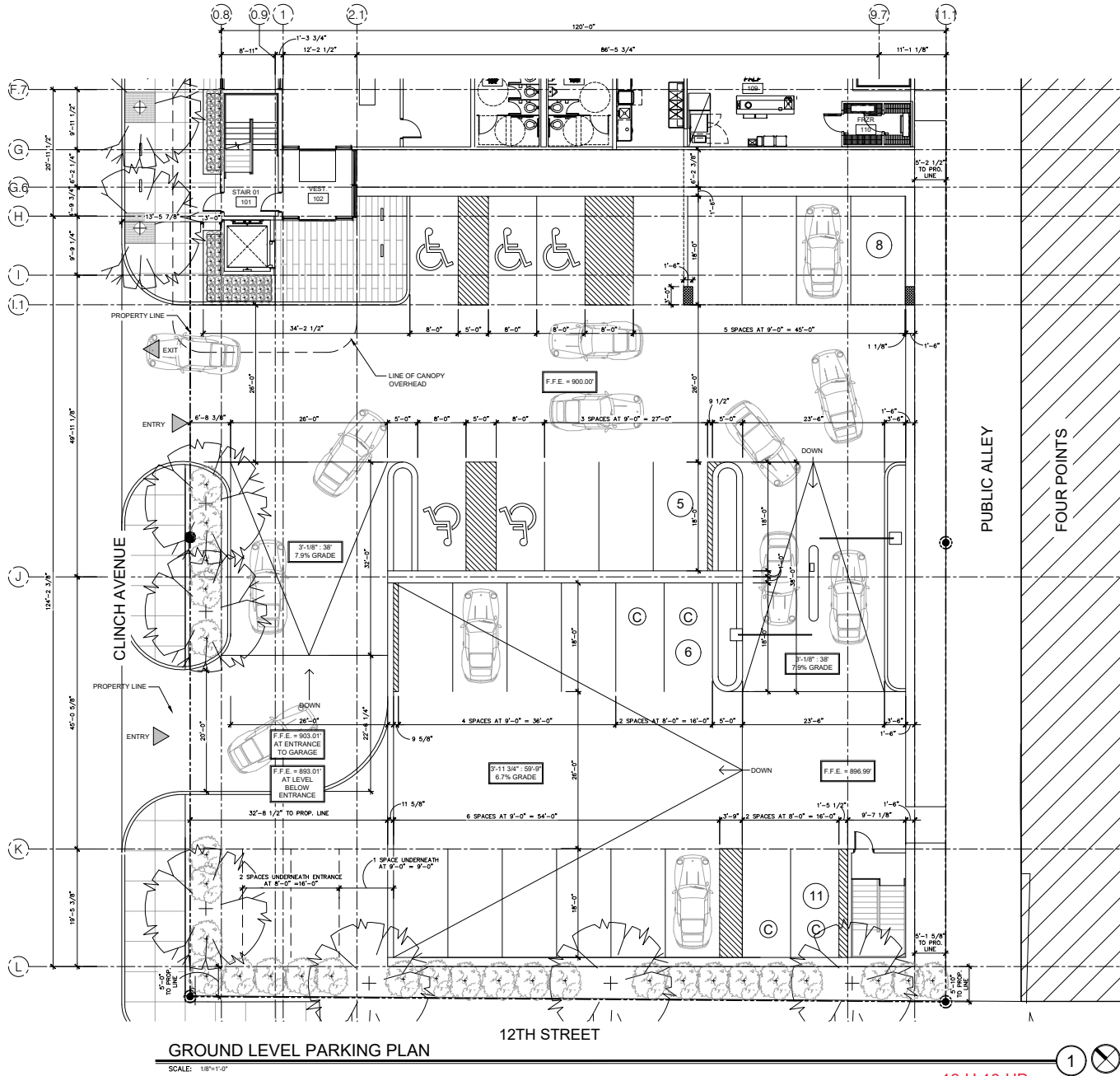
WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020  
 Drawn RRS Checked RMR  
 Revisions

a1.05  
 8th floor overall plan - bar level

12-H-19-UR  
 Revised: 1/27/2020

PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL G3	20 SPACES
LOWER LEVEL G2	35 SPACES
LOWER LEVEL G1	35 SPACES
MAIN LEVEL	30 SPACES
TOTAL	120 SPACES



GROUND LEVEL PARKING PLAN

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

12TH STREET



**randolph architecture**  
 550 w main street  
 suite 725  
 Knoxville, tn 37902  
 v: 865.357.3750  
 f: 865.357.3746

MPC SUBMISSION

12-H-19-UR PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn Checked  
 RRS RMR

Revisions

a1.20  
 ground level parking plan

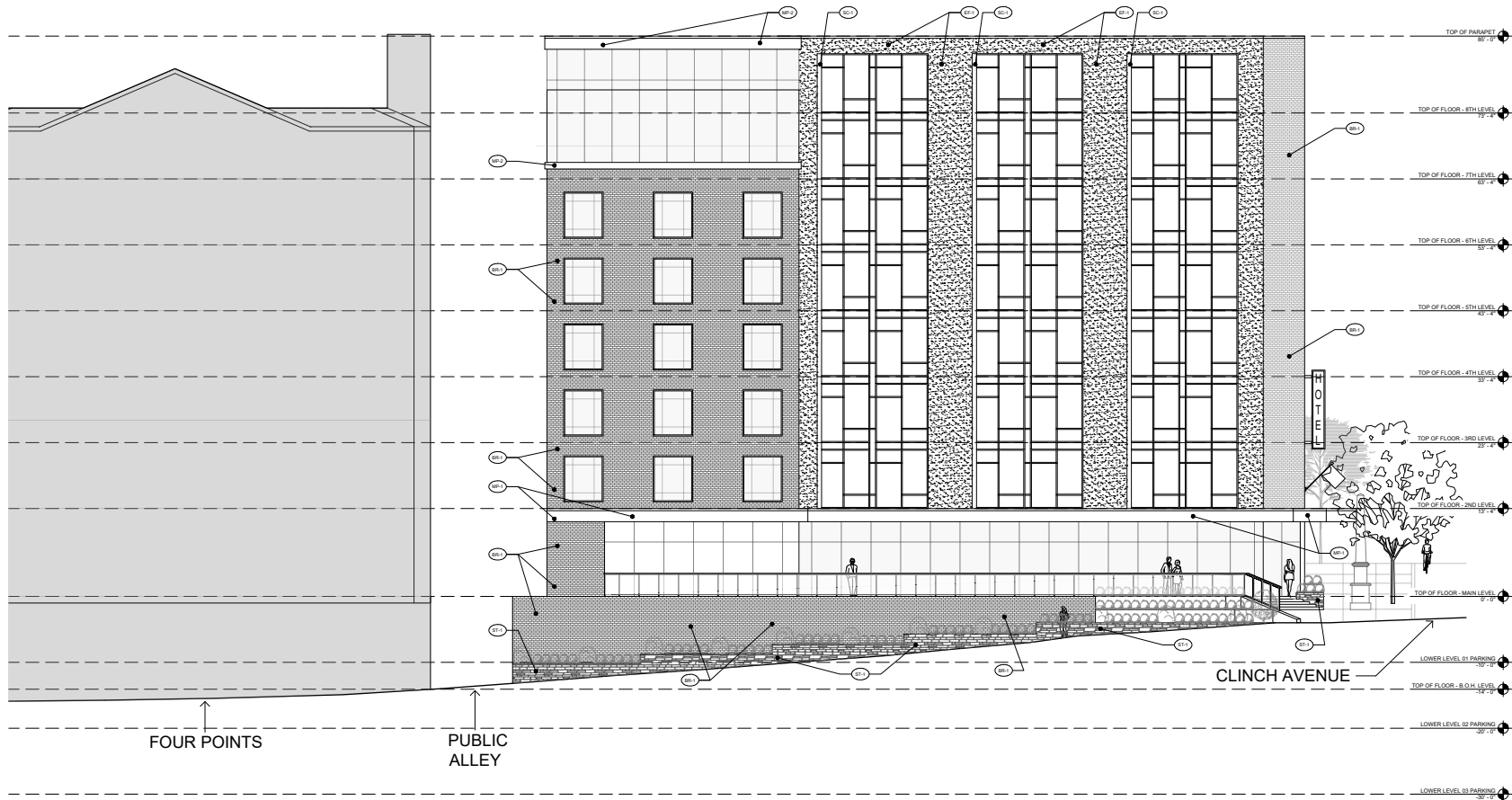
12-H-19-UR  
 Revised: 1/27/2020



**randolph  
architecture**

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

EXTERIOR FINISH KEY	
	EIFS
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



MPC  
SUBMISSION

12-H-19-UR  
PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

ELEVATION FROM ELEVENTH STREET

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

1

12-H-19-UR  
Revised: 1/27/2020

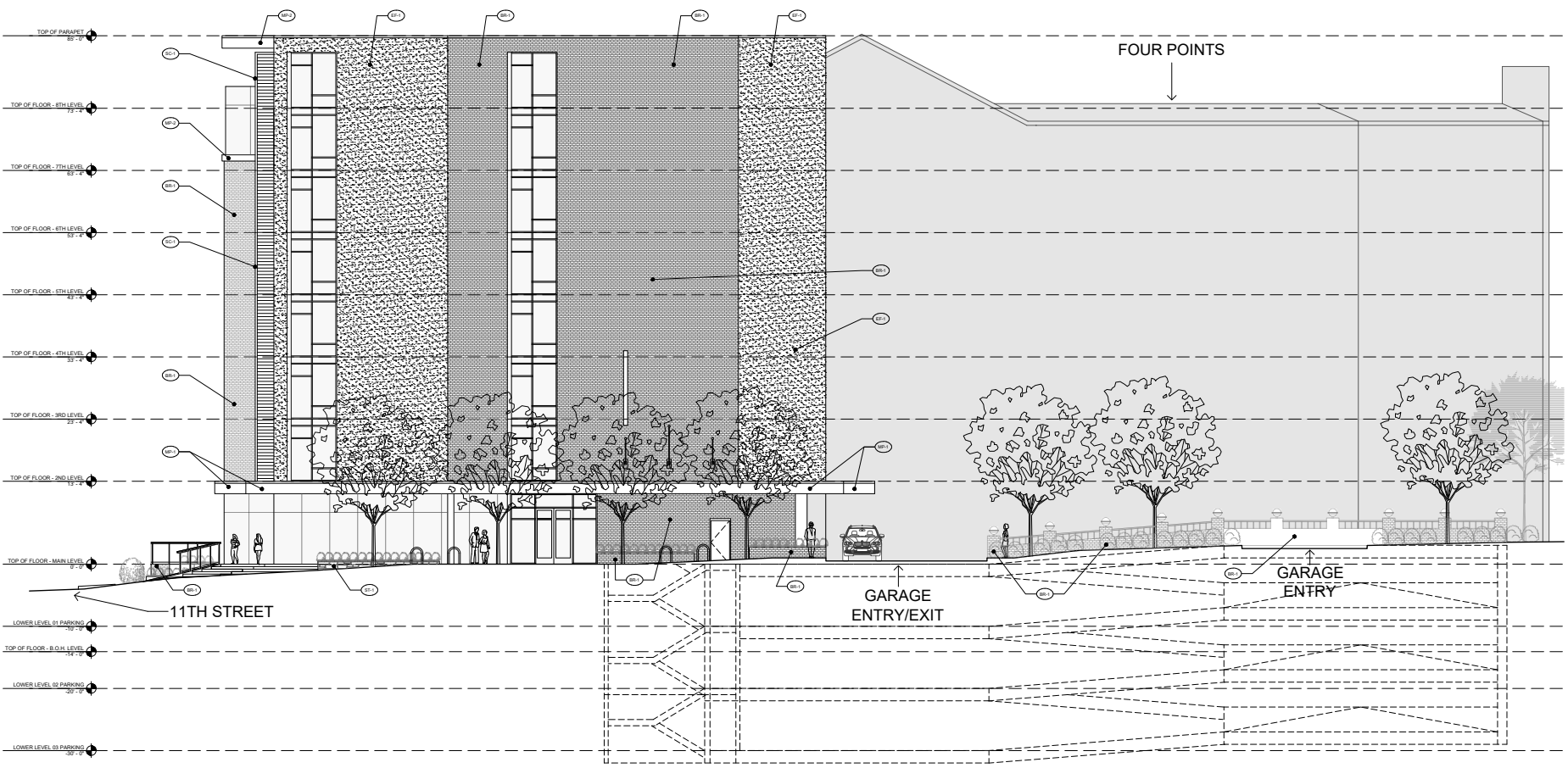
**a4.01**  
elevation from 11th  
street



**randolph  
architecture**

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

EXTERIOR FINISH KEY	
	E.I.F.S.
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



MPC  
SUBMISSION

12-H-19-UR  
PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

ELEVATION FROM CLINCH AVENUE

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

1

12-H-19-UR  
Revised: 1/27/2020

**a4.02**  
elevation from clinch  
avenue





**randolph  
architecture**

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

EXTERIOR FINISH KEY	
	EIFS
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



MPC  
SUBMISSION

12-H-19-UR  
PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

**ELEVATION FROM PARKING STRUCTURE**

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

1

12-H-19-UR  
Revised: 1/27/2020

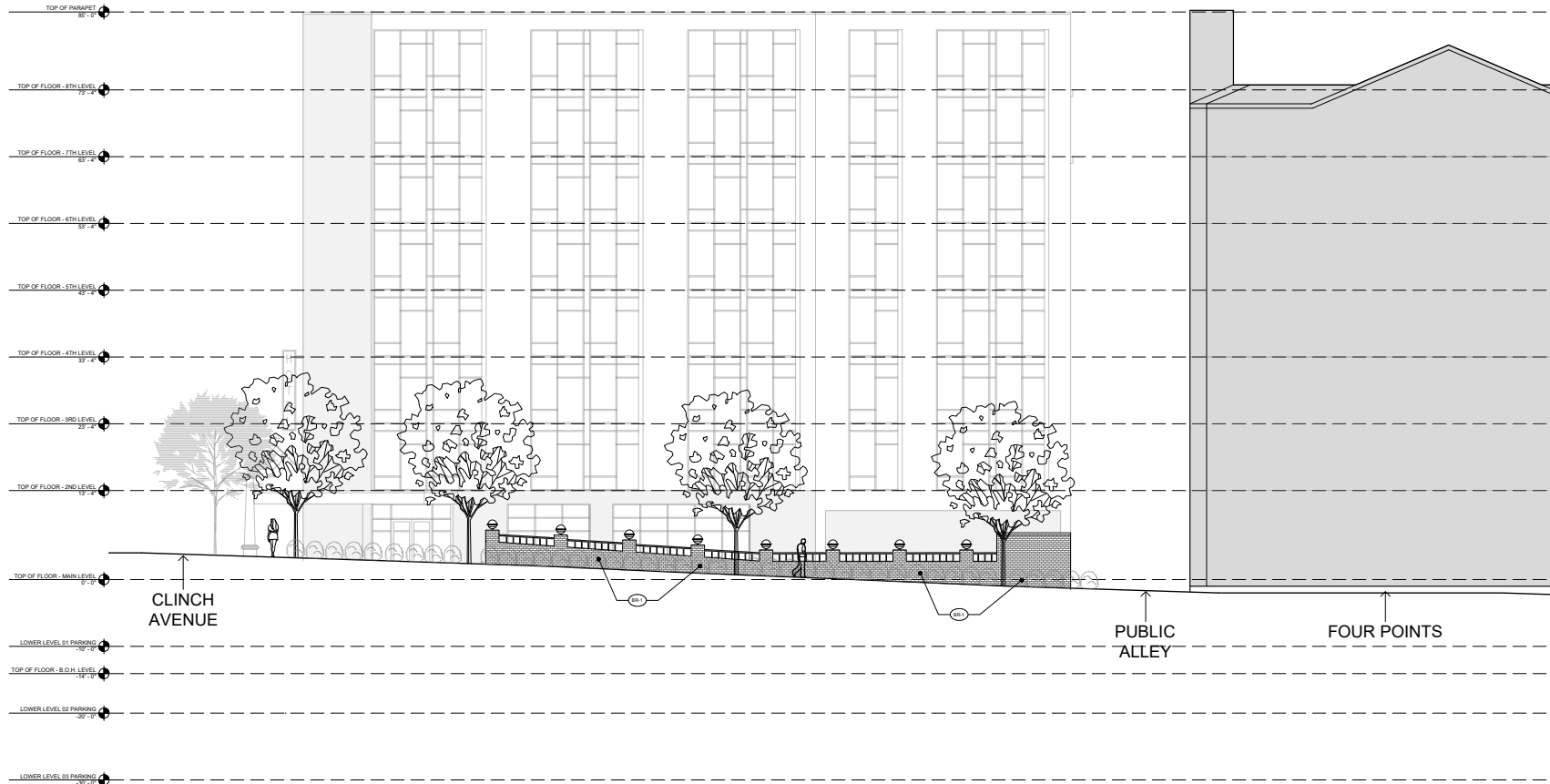
**a4.03**  
elevation from parking  
structure



**randolph  
architecture**

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

EXTERIOR FINISH KEY	
	EIFS
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



MPC  
SUBMISSION

12-H-19-UR  
PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

ELEVATION FROM TWELFTH STREET

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

1

12-H-19-UR  
Revised: 1/27/2020

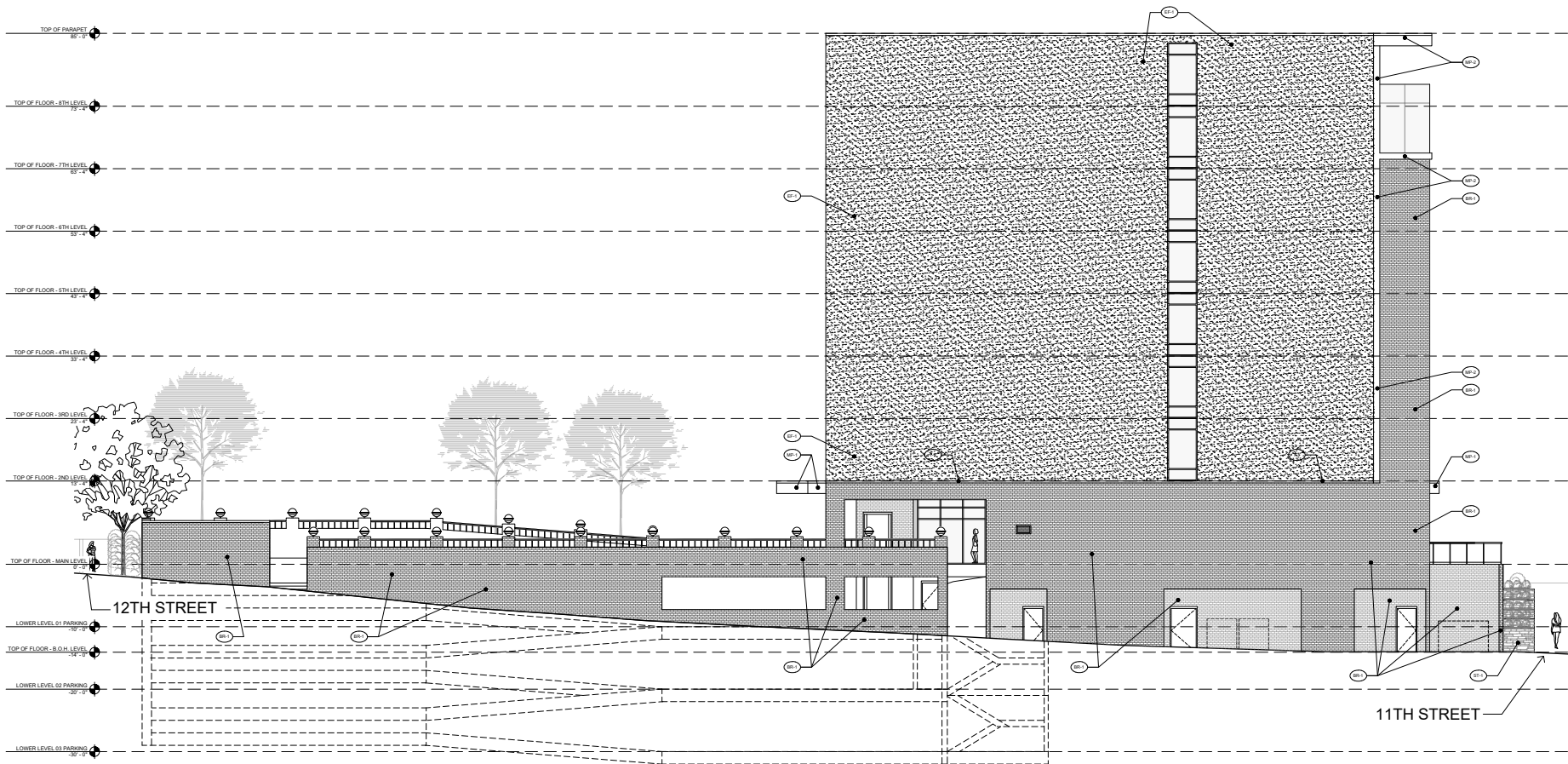
a4.04  
elevation from 12th  
street



**randolph  
architecture**

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

EXTERIOR FINISH KEY	
	EIFS
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



MPC  
SUBMISSION

12-H-19-UR  
PROPOSAL

WORLD'S FAIR PARK HOTEL  
**THE 9 GROUP**  
CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

ELEVATION FROM PUBLIC ALLEY

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

1

a4.05

elevation from public  
alley

12-H-19-UR  
Revised: 1/27/2020



Dori Caron <dori.caron@knoxplanning.org>

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

**Mike Reynolds** <mike.reynolds@knoxplanning.org> Thu, Jan 2, 2020 at 10:36 AM  
To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

The forwarded email below is a 30-day postponement request from the applicant for 12-H-19-UR until the February 13, 2020 Planning Commission meeting.

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----  
From: **Mark Randolph** <mrandolph@randolphar.com>  
Date: Thu, Jan 2, 2020 at 10:16 AM  
Subject: Re: World's Fair Park Hotel (12-H-19-UR)  
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Mike, good morning, Yes, in terms of the MPC Schedule we would like to request that the "Use On Review" for the Clinch Ave or Worlds Fair Park Hotel be delayed until February 13, 2020 Planning Commission Meeting.

We are currently on the BZA Agenda for January 16, 2020 to address 2 remaining items, so the January Planning Commission Agenda would not allow us to know if these 2 items would be granted.

thank you, mark

R. Mark Randolph, AIA

**Randolph Architecture**  
550 W. Main St. | Suite 725  
Knoxville, Tennessee 37902  
ph: 865.357.3750 ext. 26  
fx: 865.357.3746  
[www.randolphar.com](http://www.randolphar.com)



**POSTPONEMENT REQUEST: 30 DAYS**

**File #:** 12-H-19-UR

**Meeting Date:** 1-9-2020

On Fri, Dec 27, 2019 at 2:43 PM Mike Reynolds <mike.reynolds@knoxplanning.org> wrote:

Mark,

When you have an opportunity, please email me a request to postpone the UOR until the February 13th Planning Commission meeting.



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**  
550 W. Main St. | Suite 725  
Knoxville, Tennessee 37902  
ph: 865.357.3750 ext. 26  
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



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**  
550 W. Main St. | Suite 725  
Knoxville, Tennessee 37902  
ph: 865.357.3750 ext. 26  
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): 12-11-19-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 9 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: 094 MG 007, 008, 010, 011 & 012

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 - Eleventh St.

# REQUEST

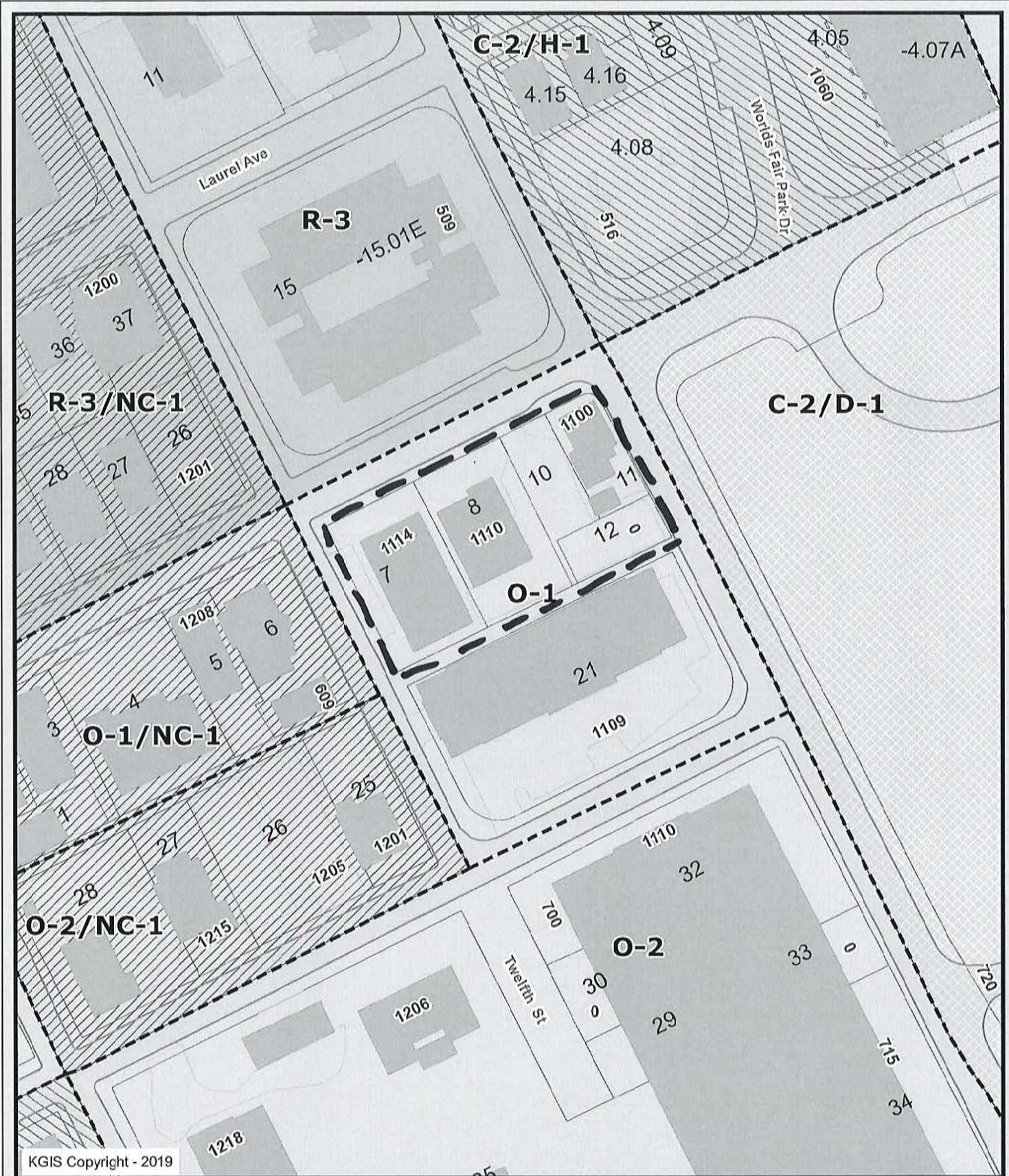
<b>DEVELOPMENT</b>	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____ <input checked="" type="checkbox"/> Other (specify): <u>Hotel</u>
<b>SUBDIVISION</b>	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
	<input type="checkbox"/> Zoning Change: <u>Maintain current zoning of O-1. / Use on Review for Hotels</u> Proposed Zoning _____
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
<b>ZONING</b>	<input checked="" type="checkbox"/> Proposed Property Use (specify) <u>Proposed Hotel of 120 units / guest rooms.</u> Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	<b>FEE 1:</b> <u>1500.00</u>	<b>TOTAL:</b> \$ <u>1500.00</u>
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	

## AUTHORIZATION

<u>Thomas Brechko</u> Staff Signature	<u>Thomas Brechko</u> Please Print	<u>10/28/19</u> Date
<u>Mark Randolph</u> Applicant Signature	<u>Mark Randolph</u> Please Print	<u>10/20/19.</u> Date





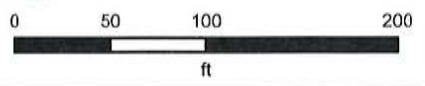
KGIS Copyright - 2019

### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



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



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.

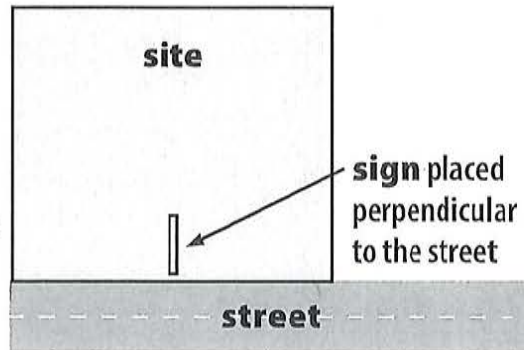
## REQUIRED SIGN POSTING AGREEMENT

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