

USE ON REVIEW REPORT

▶ **FILE #:** 12-H-19-UR **AGENDA ITEM #:** 23
 POSTPONEMENT(S): 12/12/2019 **AGENDA DATE:** 1/9/2020
 ▶ **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:

▶ **POSTPONE** the Use on Review application until the February 13, 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) approved front yard setback reductions for the three street frontages from 25' to 5' and increasing the maximum height from 45' to 85' in November and the driveway separation and an intersection from 50' to 33.9' in December. The original lot coverage (35% to 85%) and side setback (15' to 0' along the alley frontage) requests were denied by BZA in November and the applicant has submitted revised requests for the January BZA meeting.

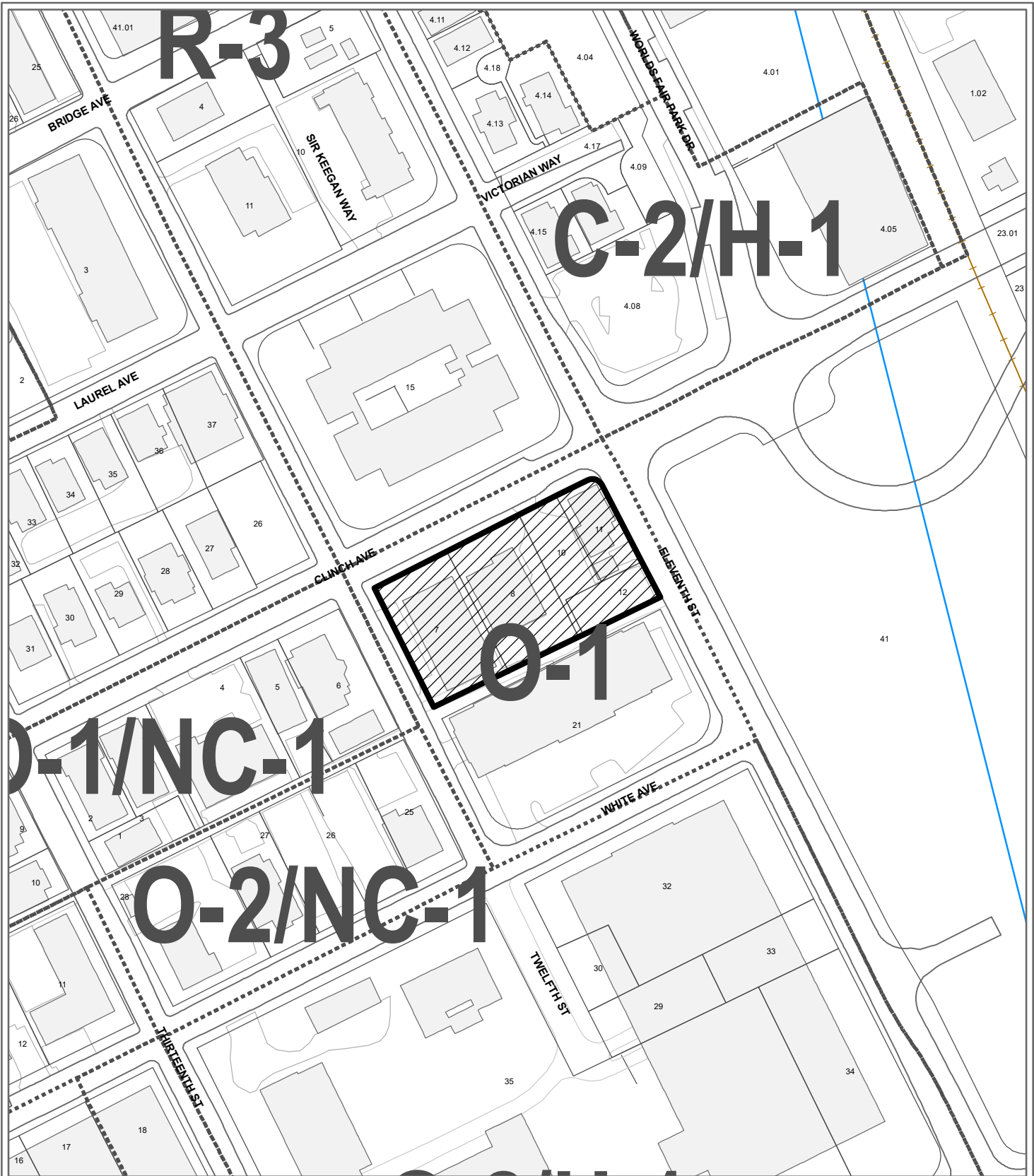
The adjacent hotel to the south approved in April 2003 (4-G-03-UR) and also required several zoning variances, similar to those being requested for the subject hotel proposal. The proposed hotel will have a height and setback along Eleventh Street as the existing hotel.

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.

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.

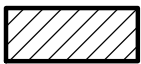
ESTIMATED STUDENT YIELD: Not applicable.

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



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
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



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

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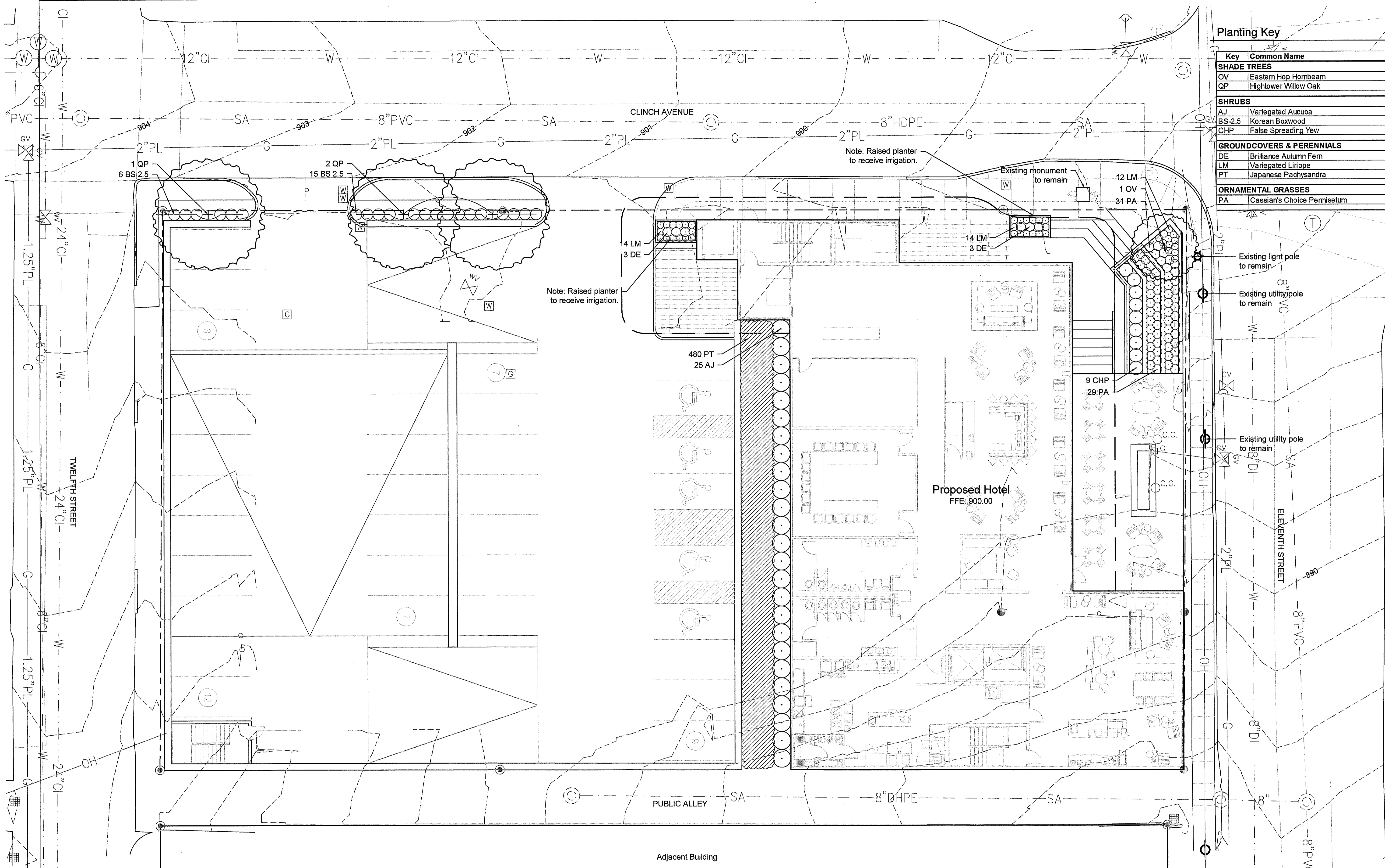
On Wed, Nov 27, 2019 at 3:21 PM Mike Reynolds <mike.reynolds@knoxplanning.org> wrote:

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.

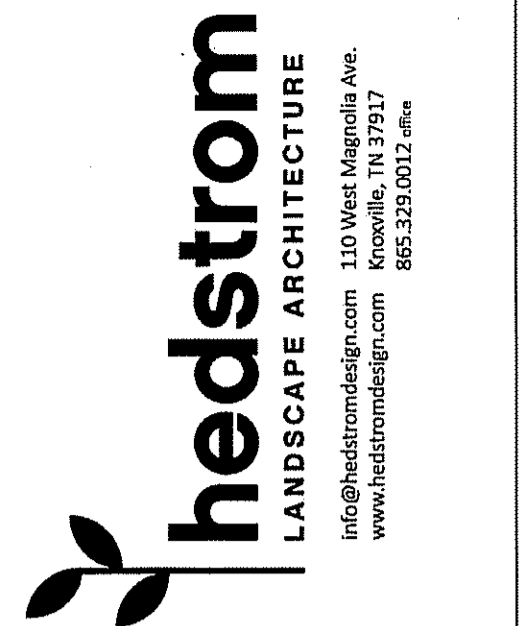
Will you be applying for new variances based on the revised plan?

Thanks, Mike



Planting Key

Key	Common Name
SHADE TREES	
OV	Eastern Hop Hornbeam
QP	Hightower Willow Oak
SHRUBS	
AJ	Variegated Aucuba
BS-2.5	Korean Boxwood
CHP	False Spreading Yew
GROUNDCOVERS & PERENNIALS	
DE	Brilliance Autumn Fern
LM	Variegated Liriope
PT	Japanese Pachysandra
ORNAMENTAL GRASSES	
PA	Cassia'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 criteria.

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

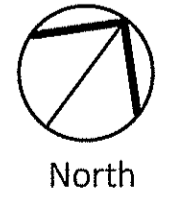
Between parking lots and rights-of-way: A perimeter screening area at least ten (10) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with 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.

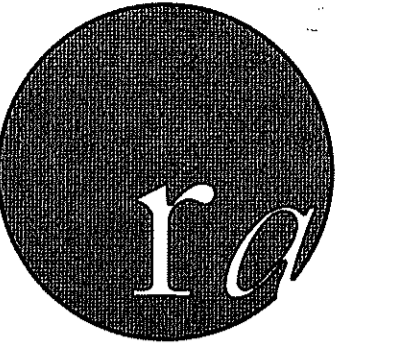
Site Information

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

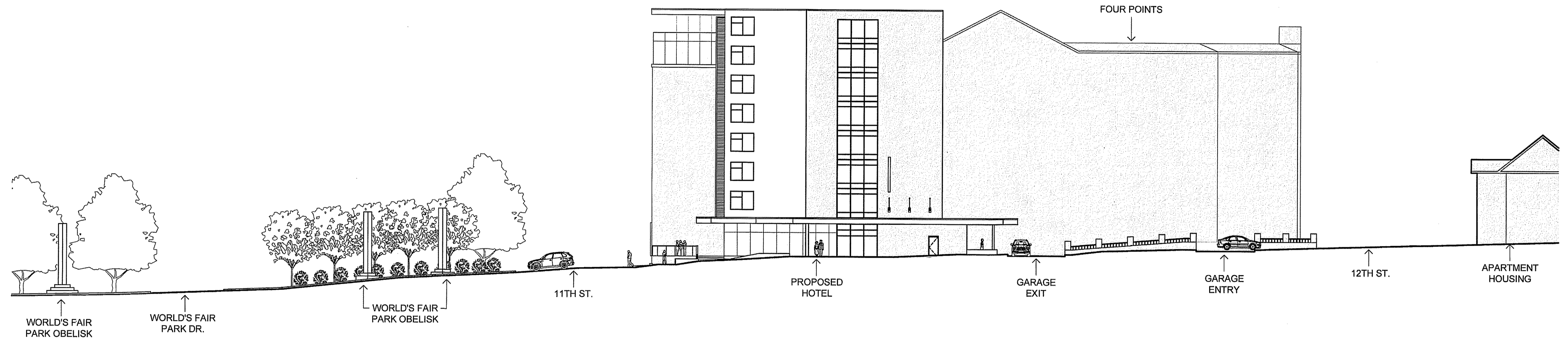




**randolph
architecture**

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

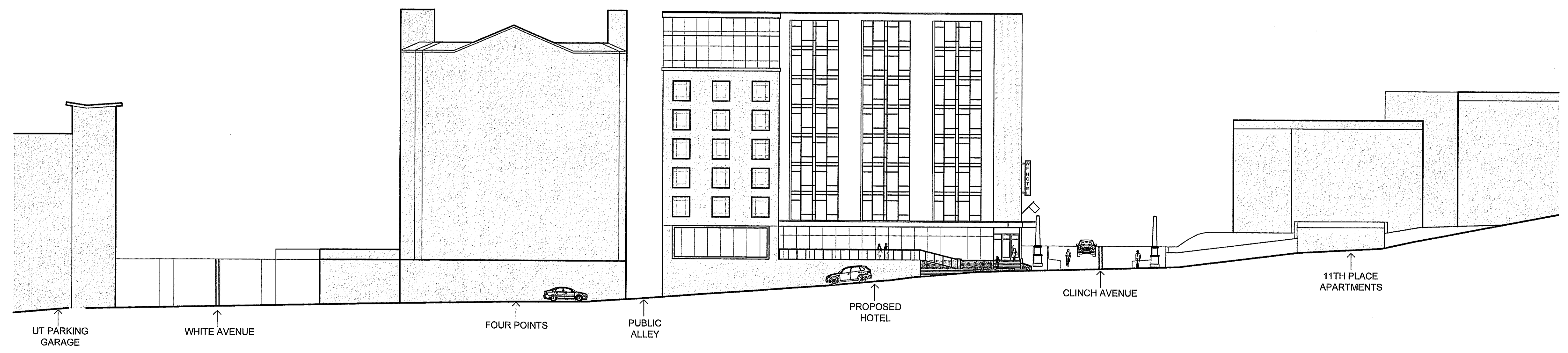
MPC
SUBMISSION



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



**randolph
architecture**

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

MPC
SUBMISSION

PROPOSAL

WORLD'S FAIR PARK HOTEL

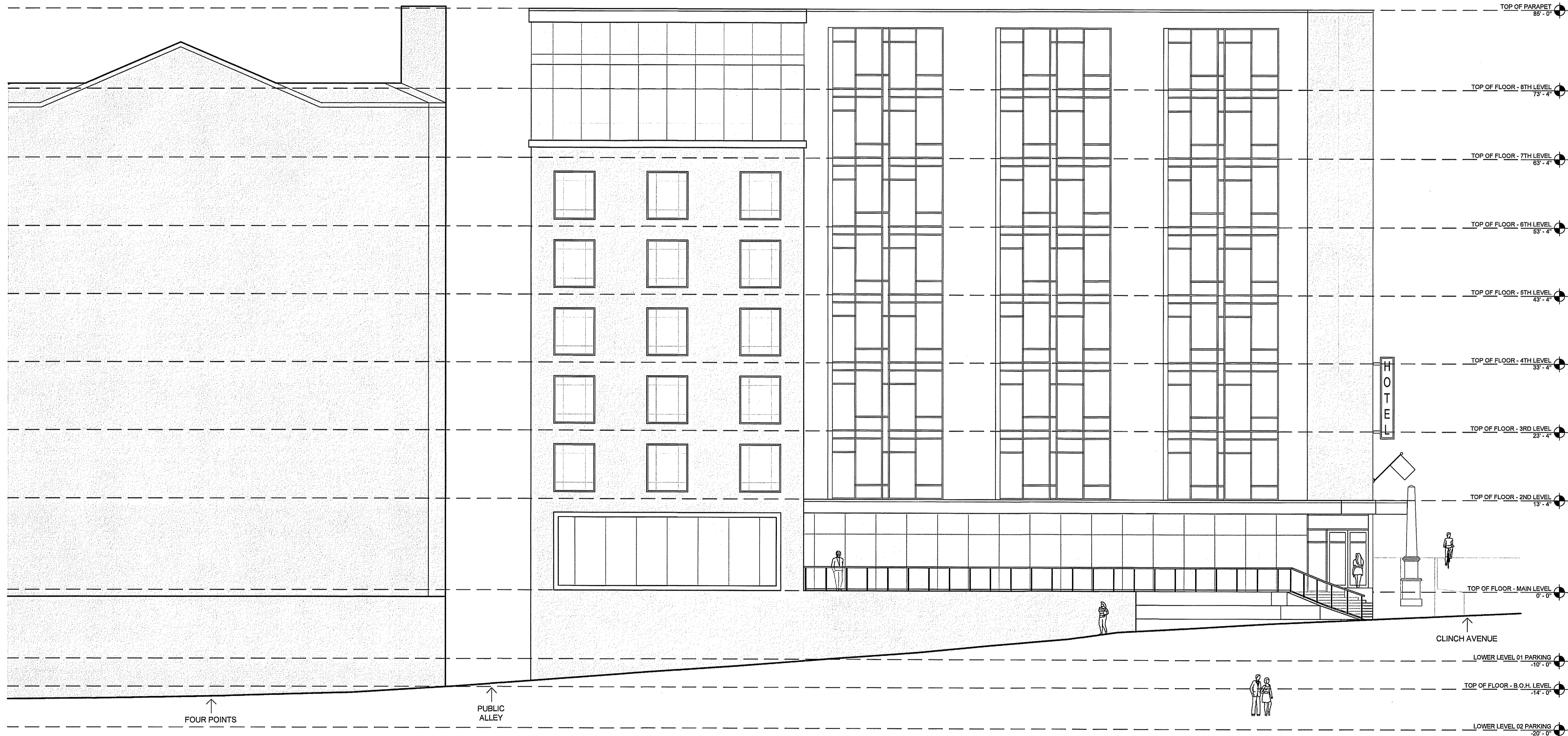
THE 9 GROUP

CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

Drawn RRS Checked RMR

Revisions



ELEVATION FROM ELEVENTH STREET

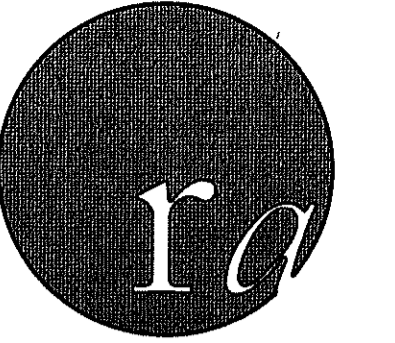
SCALE: 1/8"=1'-0"

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

1

a4.01

elevation from 11th
street



**randolph
architecture**

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

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SUBMISSION

PROPOSAL

WORLD'S FAIR PARK HOTEL

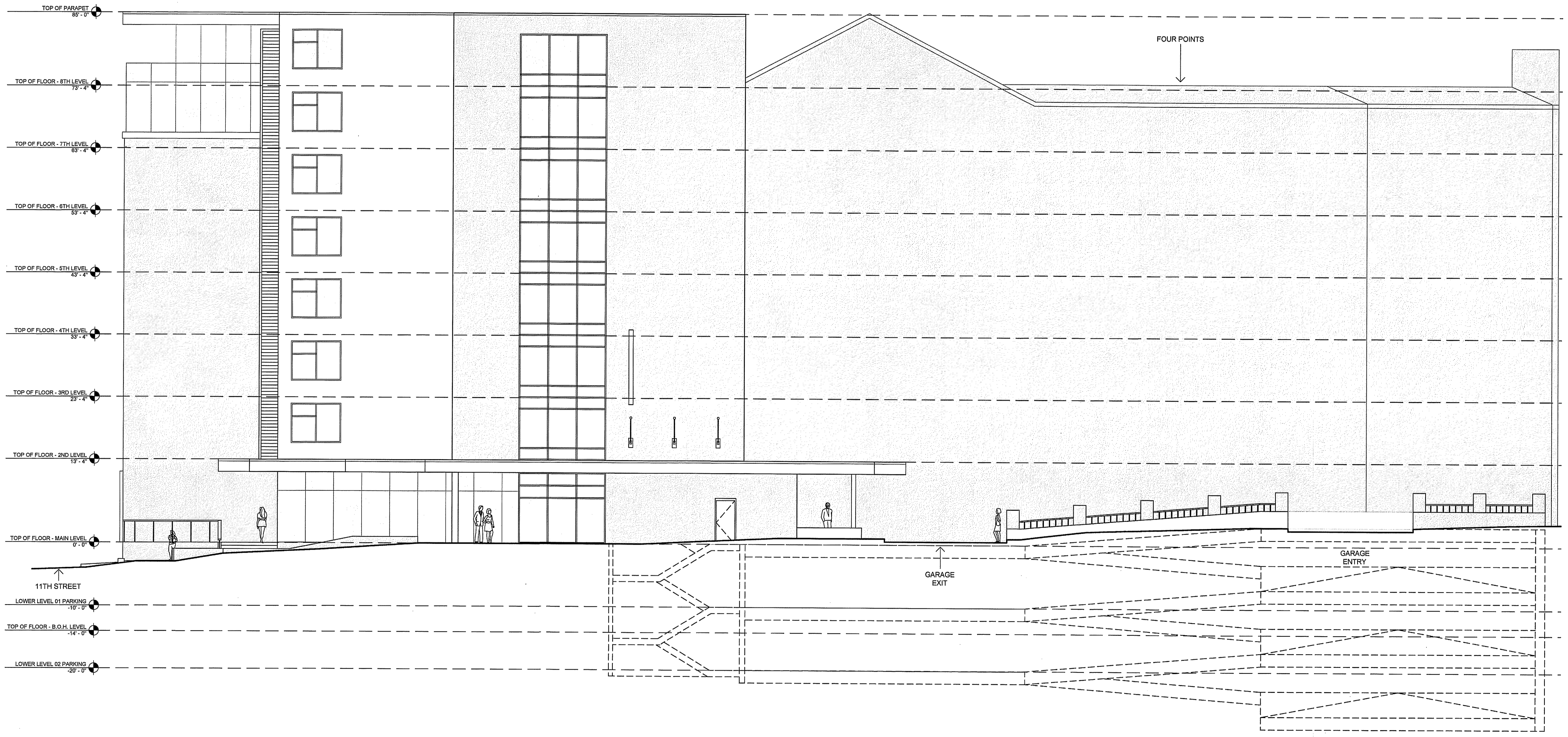
THE 9 GROUP

CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

Drawn RRS Checked RMR

Revisions



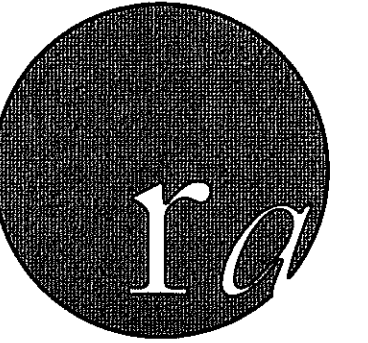
ELEVATION FROM CLINCH AVENUE

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

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

1

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

MPC
SUBMISSION

PROPOSAL

WORLD'S FAIR PARK HOTEL

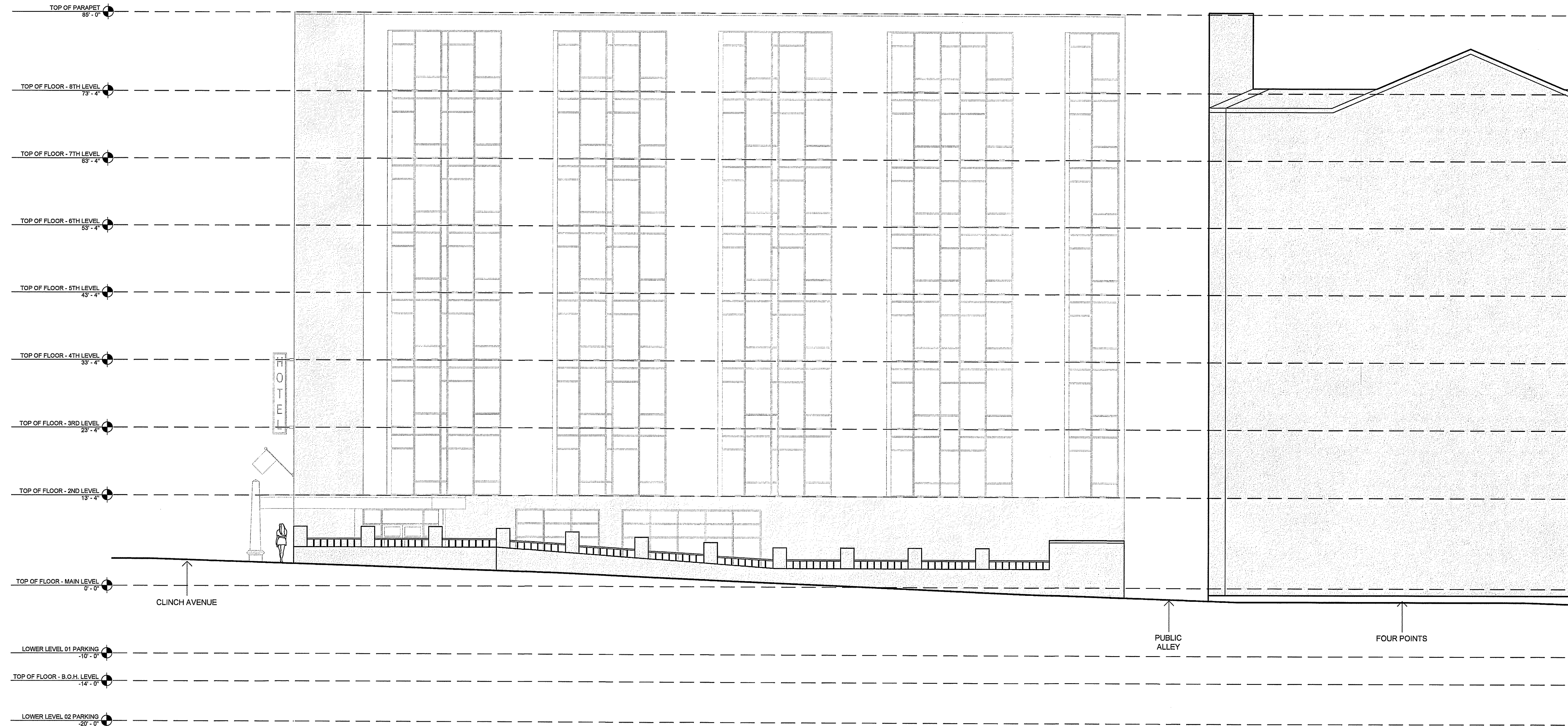
THE 9 GROUP

CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Issue Date 10-28-2019

Drawn RRS Checked RMR

Revisions



ELEVATION FROM TWELFTH STREET

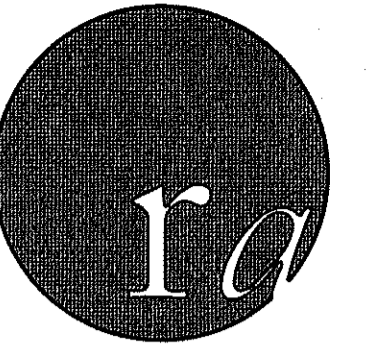
SCALE: 1/8"=1'-0"

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

1

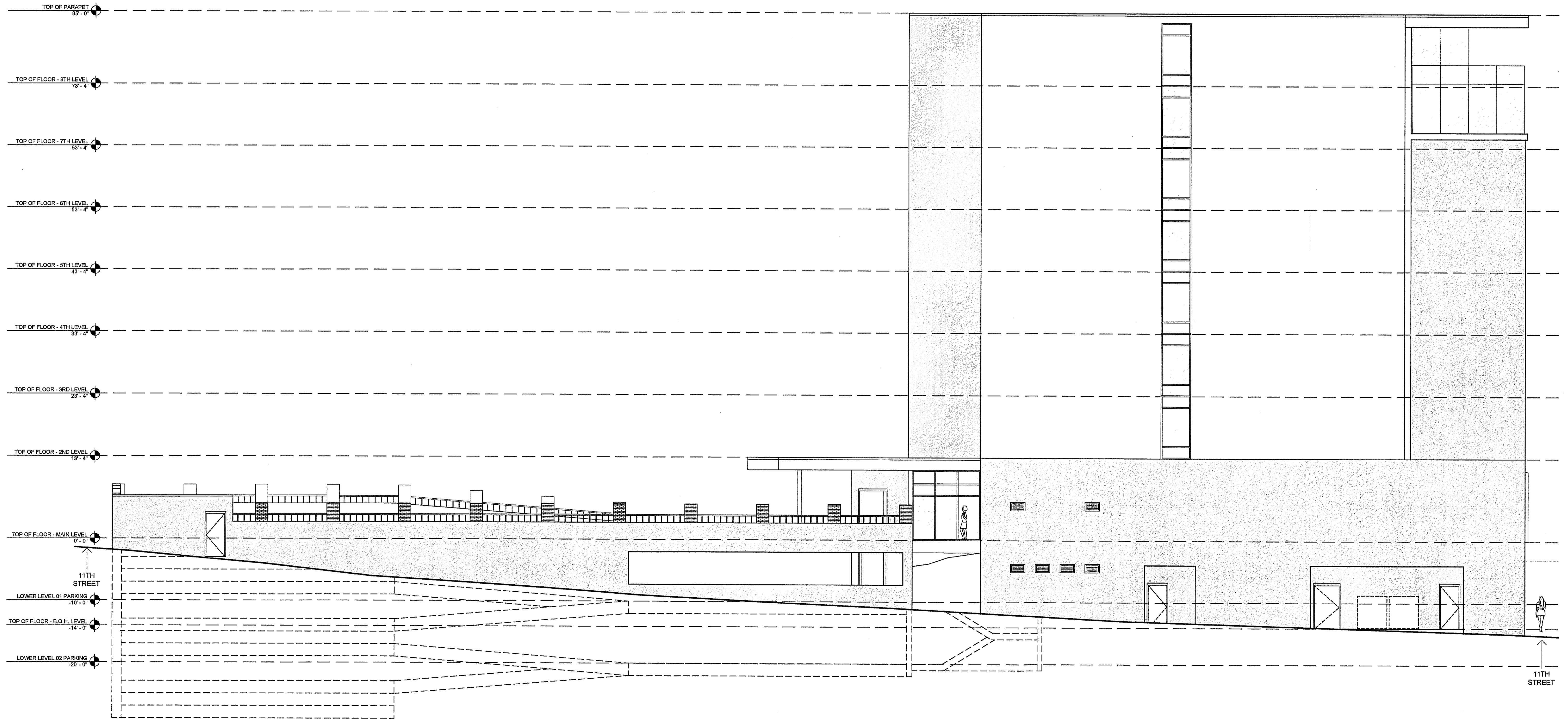
a4.04

elevation from 12th
street



**randolph
architecture**

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



MPC
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 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.

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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.

REQUEST

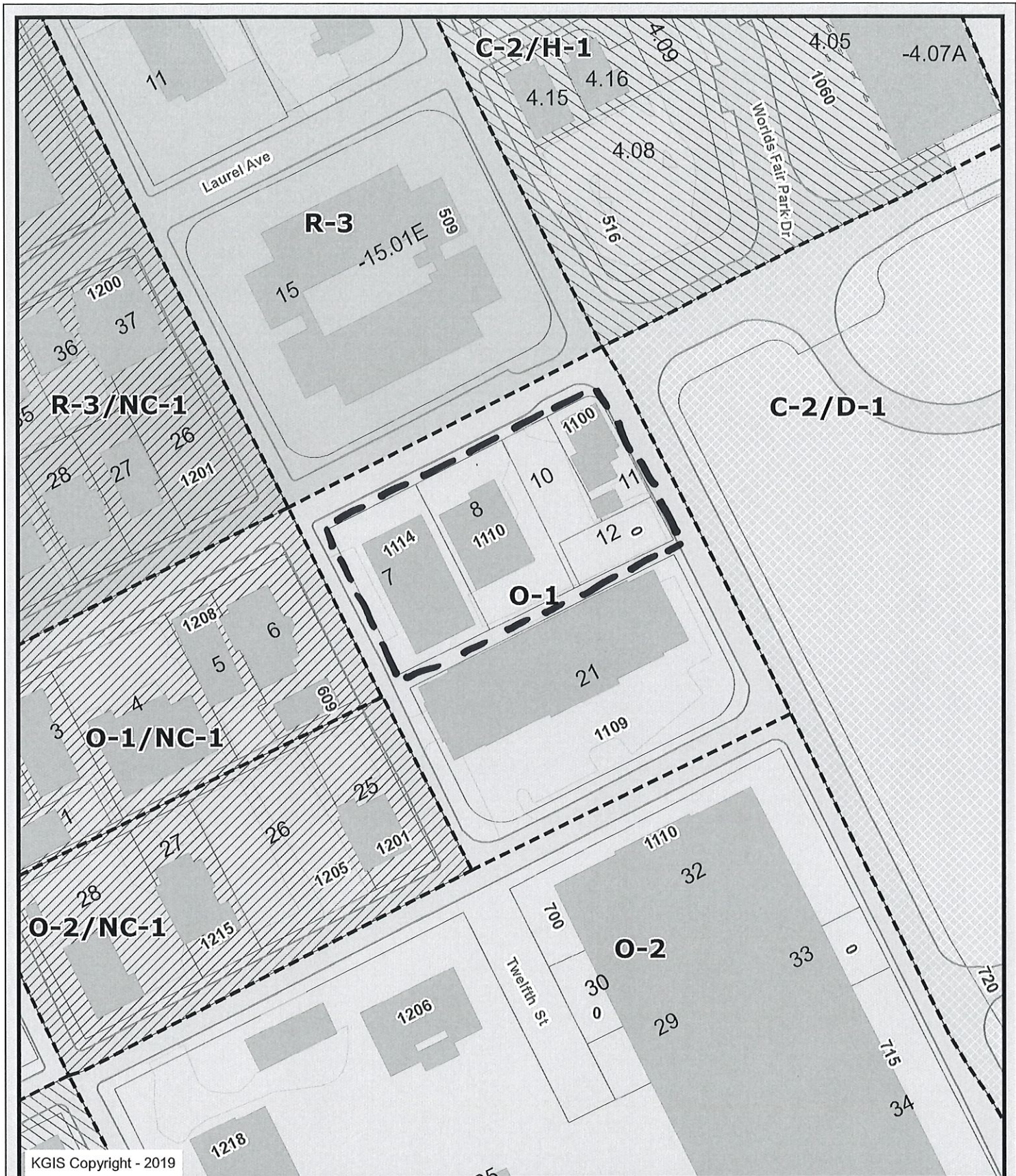
DEVELOPMENT	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Use on Review / Special Use	
	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential	
SUBDIVISION	<input type="checkbox"/> Home Occupation (specify): _____		
	<input checked="" type="checkbox"/> Other (specify): <u>Hotel</u>		
	<input type="checkbox"/> Proposed Subdivision Name	Unit / Phase Number	
	<input type="checkbox"/> Parcel Change		
ZONING	<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>	
	<input type="checkbox"/> Plan Amendment Change:	Proposed Plan Designation(s) _____	
	<input checked="" type="checkbox"/> Proposed Property Use (specify)	<u>Proposed Hotel of 120 units / guest rooms.</u>	Proposed Density (units/acre)
<input type="checkbox"/> Other (specify): _____			

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review	<input checked="" type="checkbox"/> Planning Commission	<u>1500.00</u>
	ATTACHMENTS	FEE 2:	\$ <u>1500.00</u>
	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	
ADDITIONAL REQUIREMENTS	FEE 3:		
<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			

AUTHORIZATION

Thomas Brechko Thomas Brechko 10/28/19
 Staff Signature Please Print Date

Mark Randolph Mark Randolph 10/20/19
 Applicant Signature Please Print Date



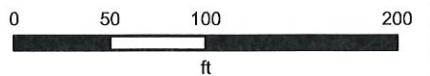
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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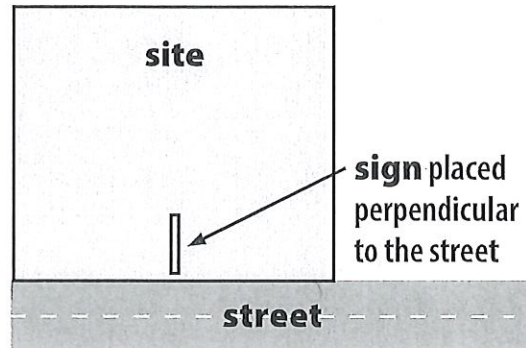
REQUIRED SIGN POSTING AGREEMENT

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