

SPECIAL USE REPORT

► **FILE #:** 4-D-21-SU

AGENDA ITEM #: 40

AGENDA DATE: 4/8/2021

► **APPLICANT:** DOR SHIMONOV

OWNER(S): Melrose Knoxville

TAX ID NUMBER: 95 I C 00301

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 501 E. Hill Ave.

► **LOCATION:** North side of E. Hill Ave., east of Women's Basketball on Hall of Fame Dr.

► **APPX. SIZE OF TRACT:** 7.51 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via E. Hill Ave, a minor collector with 24 feet of pavement width within 45-55 feet of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek & Tennessee River

► **ZONING:** DK (Downtown Knoxville)- B

► **EXISTING LAND USE:** Hotel

► **PROPOSED USE:** Residential care facility

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Civic coluseum, parking structure - INST (Institutional)

South: Multi-family residential - RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay)

East: Vacant office - DK-B (Downtown Knoxville Boulevards Subdistrict)

West: Women's Basketball Hall of Fame - DK-B (Downtown Knoxville Boulevards Subdistrict)

NEIGHBORHOOD CONTEXT: This property is east of downtown in an area developed with a mix of multi family, commercial and governmental uses in the RN-6, DK-B and INST zones.

STAFF RECOMMENDATION:

► **WITHDRAW** the application as requested by the applicant.

COMMENTS:

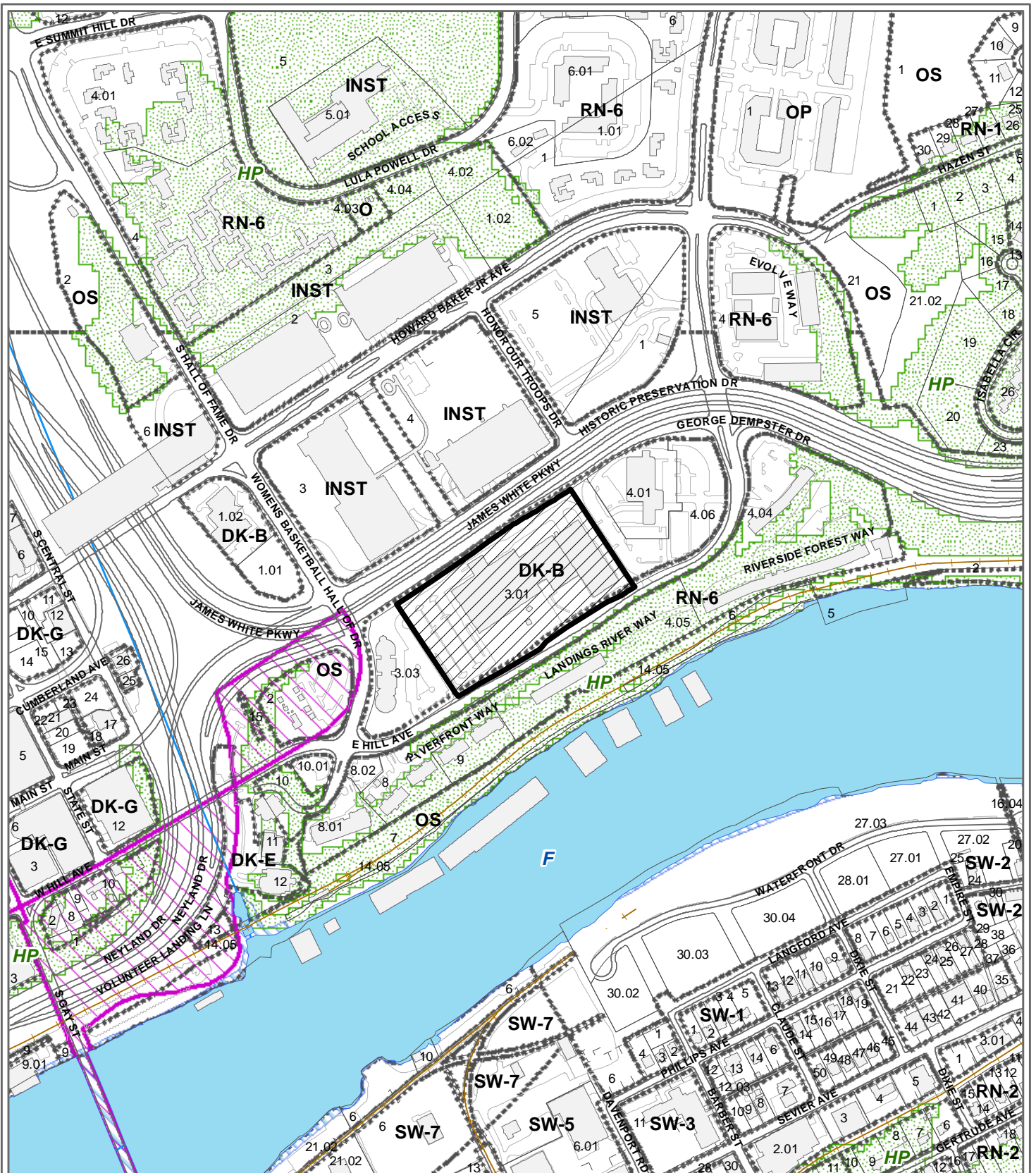
This proposal is to convert the vacant hotel structure into an assisted living facility (residential care facility) with 383 units.

ESTIMATED TRAFFIC IMPACT: 996 (average daily vehicle trips)

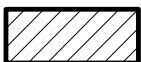
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**4-D-21-SU
SPECIAL USE**



Residential care facility in DK (Downtown Knoxville) - B

Original Print Date: 3/10/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Shimonov, Dor

Map No: 95

Jurisdiction: City

0 500
Feet





Request to Postpone • Table • Withdraw

Name of Applicant: Dor Shimonov

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-D-21-SU

Date Scheduled for Planning Review: 4/9/21

Date Request Filed: 3/29/21 Request Accepted by: Michael Reynolds

REQUEST

☐ Postpone

Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☒ Withdraw

Please withdraw the above application(s).

State reason for request:

Ownership decision

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: _____

PLEASE PRINT

Name: Dor Shimonov

Address: 9420 Wilshire Blvd

City: Beverly Hills State: CA Zip: 902012

Telephone: 6179557668

Fax: _____

E-mail: DorS@omninet.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

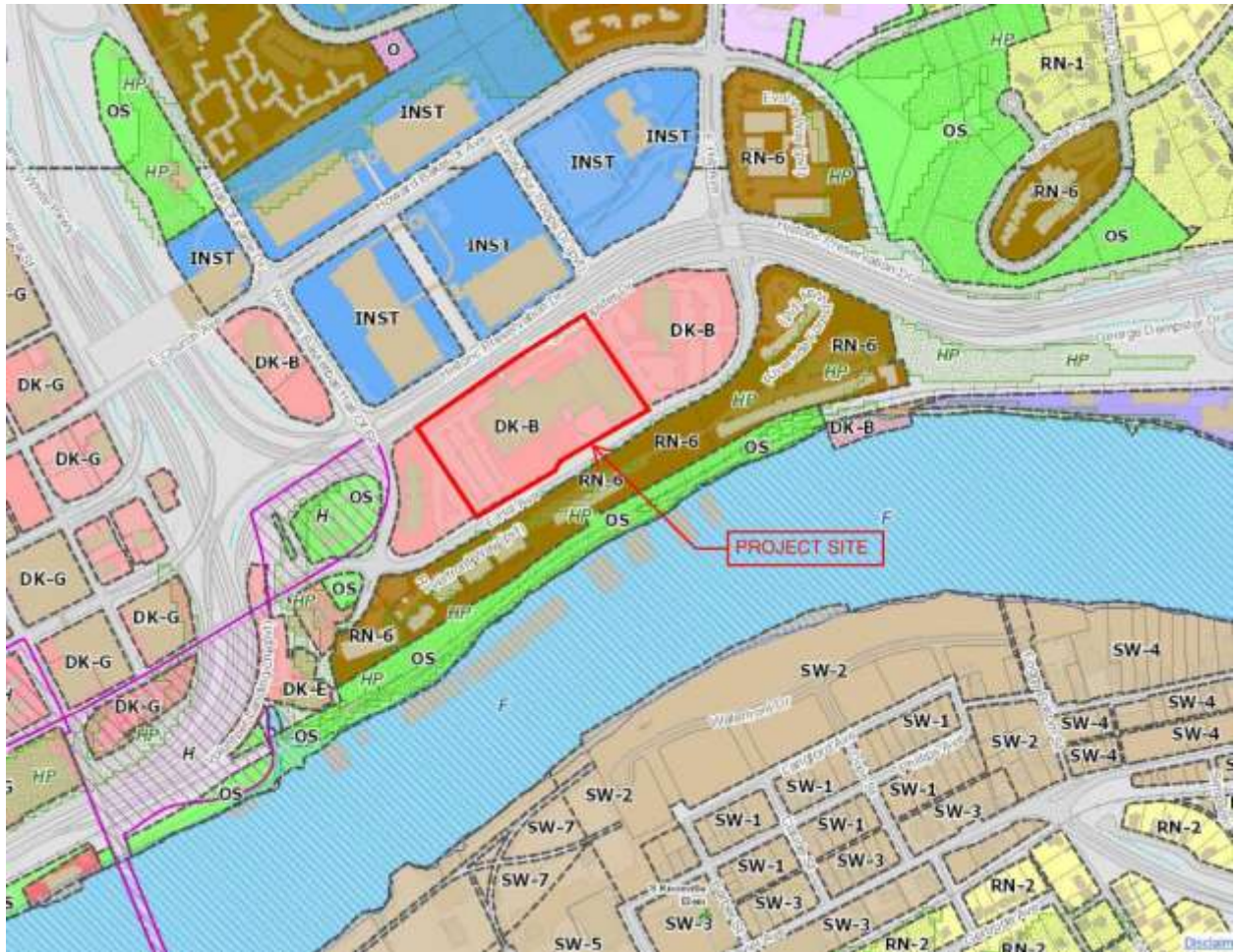
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

AERIAL & ZONING MAPS





*Zoned DK-B: Downtown Knoxville Boulevards

ATTACHMENT B: Pre-Submittal Transportation Impact Analysis (TIA) Scope Determination Form

DEVELOPMENT INFORMATION		
Project name:	Melrose Knoxville	
Project Description:	Conversion of hotel to a senior housing facility with minimal interior	
Project Location	501 E. Hill Ave Knoxville, Tennessee	
Existing Zoning:	DK-B	
Development Name:	Melrose Knoxville	
Developer name & address:	Melrose Knoxville, 383	
Telephone number:	6179557668	
Email:	dors@omninet.com	
Tax Map & Parcel #:	095IC00301	
CHECKLIST (All items should be available at the time of discussion)		
Complete description of the development that includes:		
	Site Map details (this should be <u>attached</u>):	
<input type="checkbox"/>	Building footprints	attached
<input type="checkbox"/>	Number of units/unit size	383
<input type="checkbox"/>	Access points	No change
<input type="checkbox"/>	Internal roadways (if any)	No change
<input type="checkbox"/>	Adjacent streets	No change
<input type="checkbox"/>	Proposed sidewalks and bicycle facilities, and	No change
<input type="checkbox"/>	Location and number of proposed parking spaces (if applicable)	No change
	Phasing plan (if applicable) that includes:	
<input type="checkbox"/>	Phase size, location, & timing	

BELOW TO BE FILLED OUT BY KNOXVILLE-KNOX COUNTY PLANNING STAFF

- ☐ Pre-study scope meeting **needed**
- ☐ Pre-study scope meeting **not needed**

Intersection(s) to study:

Level of Analysis:

Notes:

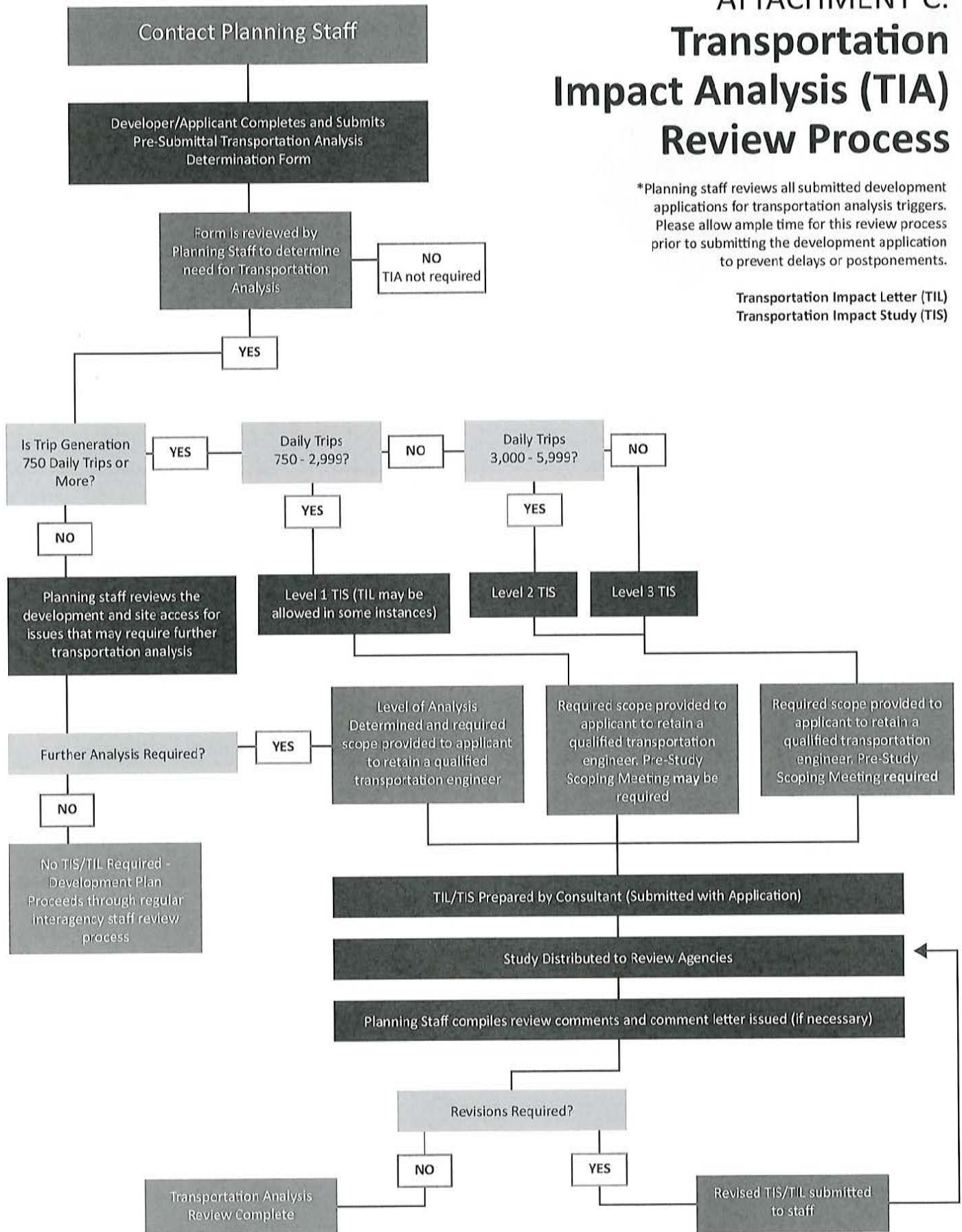
Signature

Date

ATTACHMENT C: Transportation Impact Analysis (TIA) Review Process

*Planning staff reviews all submitted development applications for transportation analysis triggers. Please allow ample time for this review process prior to submitting the development application to prevent delays or postponements.

Transportation Impact Letter (TIL)
Transportation Impact Study (TIS)





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Dor Shimonov

Ownership group

Applicant Name

Affiliation

2/22/2021

April 8, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

4-D-21-SU

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

Dor Shimonov

Melrose Knoxville

Name

Company

9420 Wilshire Boulevard

Beverly Hills

CA

90212

Address

City

State

ZIP

6179557668

dors@omninet.com

Phone

Email

CURRENT PROPERTY INFO

Melrose Knoxville

9420 Wilshire Boulevard

6179557668

Owner Name (if different)

Owner Address

Owner Phone

501 E. HILL AVE KNOXVILLE, TENNESSEE

095IC00301

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of E. Hill Avenue, east of Womens Basketball Hall of Fame Drive

7.51 acres

General Location

Tract Size

☒ City ☐ County

6th

DK-B

Hotel

District

Zoning District

Existing Land Use

Central City

MU-RC

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Assisted living facility
Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created _____☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change Proposed Zoning _____☐ Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total \$1,500
401	Special Use	
Fee 2		
Fee 3		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Dor Shimonov

2/1/20201

Please Print

Date

6179557668

DorS@omninet.com

Phone Number

Email

Erin Kelbly

Digitally signed by Erin Kelbly
Date: 2021.02.22 15:59:52 -05'00'

Erin Kelbly

2/22/21

Staff Signature

Please Print

Date