

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 12-H-19-UR **Related File Number:**
Application Filed: 10/28/2019 **Date of Revision:**
Applicant: MARK RANDOLPH / RANDOLPH ARCHITECTURE

PROPERTY INFORMATION

General Location: South side of Clinch Ave., west side of Eleventh St., east side of 12th St., north of White Ave.,
Other Parcel Info.: This request also includes 094MG012 (0 Eleventh St.)
Tax ID Number: 94 M G 007, 008, 010, 011, & 012 **Jurisdiction:** City
Size of Tract: 0.657 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Office and Multi-Family
Surrounding Land Use:
Proposed Use: Hotel **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD / MU-CC15
Growth Policy Plan: Urban Growth Area (Inside City Limits)
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1100 , 1104, 1110, 1114 Clinch Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: N/A

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

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

Staff Recomm. (Full):

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 curblin

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.

Action: Approved **Meeting Date:** 2/13/2020

Details of Action:

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

Date of Approval: 2/13/2020 **Date of Denial:** **Postponements:** 12/12/2019 - 1/9/2020

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal:

Effective Date of Ordinance: