

CASE SUMMARY

APPLICATION TYPE: *USE ON REVIEW*

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 2-C-18-UR

Related File Number:

Application Filed: 12/27/2017

Date of Revision:

Applicant: ALICIA MCAULEY

PROPERTY INFORMATION

General Location: North side of Executive Park Dr., east side of Directors Dr.

Other Parcel Info.:

Tax ID Number: 119 03401 AND 03406

Jurisdiction: County

Size of Tract: 1.8 acres

Accessibility: Access is via Executive Park Dr. a local street with a 4 lane boulevard section within a 90' right-of-way, and Directors Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Hotel

Density:

Sector Plan: Northwest County Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under PC, PC-1, CA, C-3 and O-1 zoning.

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

Street: 0 Executive Park Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for a hotel with up to 81 units as shown on the development plan subject to the following 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.
3. Installation of sidewalks for the hotel as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knoxville Department of Engineering for access to the adjacent City streets.
6. Meeting all applicable requirements of the Knox County Fire Marshal's Office..
7. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) zoning district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to develop this 1.8 acre site with an 81 unit hotel. The site is located on the north side of Executive Park Dr. and east side of Directors Dr. just east of the Cedar Bluff off-ramp from I-40/I-75.

The proposed hotel will be operated by MainStay Suites / Sleep Inn with 81 units that are a combination of standard hotel rooms and suite units. The proposed hotel will include four stories with a total building area of approximately 46,230 square feet (approximately 11,558 square feet per floor). There will be a total of 83 parking space for the hotel.

While the four story building will exceed the maximum height of 45 feet in the PC zoning district, the district allows the Planning Commission to approve greater heights. Other hotels along Executive Park Dr. have been built at up to five stories. The top of the Mainstay gable ridge and Sleep Inn tower will be just under 61 feet in height. The top of the roof ridge for the hotel is approximately 55'. Under Knox County regulations, the building height is measured at the midpoint of the roof structure which puts the building height at close to 50 feet.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible and consistent with surrounding development and zoning in the area.

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

1. The proposed hotel with the recommended conditions meets the standards for development within the PC (Planned Commercial) zoning district and all other relevant requirements of the Zoning Ordinance.

2. The proposed development 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 additional traffic through residential areas since the site is located in a commercial area with direct access to streets that serve nonresidential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for this site. The Knox County Zoning Ordinance allows hotels as a permitted use in the general office district. The proposed hotel is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/8/2018

- Details of Action:**
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Summary of Action: APPROVE the request for a hotel with up to 81 units as shown on the development plan subject to the following 8 conditions

Date of Approval: 2/8/2018 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals	
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: