

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-A-20-UR **Related File Number:**
Application Filed: 7/16/2020 **Date of Revision:**
Applicant: ARNOLD CONSULTING ENGINEERING SERVICES (ACES)

PROPERTY INFORMATION

General Location: North side of Executive Park Dr., east side of Director's Dr., south of Cross Park Dr.
Other Parcel Info.:
Tax ID Number: 119 03401 & 03406 **Jurisdiction:** County
Size of Tract: 1.74 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
Surrounding Land Use:
Proposed Use: Hotel with 82 rooms **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under PC, CA, C-G-2 and C-H-2 zoning.

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

Street: 8949 & 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a hotel with up to 82 rooms as shown on the development plan subject to the following 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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. Submitting a Transportation Impact Letter (TIL) during permitting as required by, and for review and approval by, the City of Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knoxville Department of Engineering for access to the adjacent City streets.
7. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
8. 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.
9. 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 1.74 acre site with an 82 room hotel. The site is located on the north side of Executive Park Drive and the east side of Directors Drive, east of the northbound Cedar Bluff off-ramp from I-40/I-75.

The proposed hotel will be operated by MainStay Suites / Sleep Inn with 82 rooms 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 the Sleep Inn tower are approximately 64 feet in height. The top of the parapet wall around the building is approximately 48'.

The recommended Transportation Impact Letter (TIL) to be submitted during permitted is to evaluate the need for a left turn lane on Executive Park Drive at their entrance. TIL's are typically requested when there is a limited scope that needs to be studied, such as only evaluating the need for a turn lane or updating a previously approved Transportation Impact Study.

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 KNOX COUNTY 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 and can be considered for approval in the PC zone. 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:** 9/10/2020

Details of Action:

Summary of Action: APPROVE the request for a hotel with up to 82 rooms as shown on the development plan subject to the following 9 conditions

Date of Approval: 9/10/2020 **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:**