

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-D-07-UR

Related File Number:

Application Filed: 8/3/2007

Date of Revision:

Applicant: NICK PATEL

PROPERTY INFORMATION

General Location: Southeast side of Ailor Ave., northeast side of Citico St.

Other Parcel Info.:

Tax ID Number: 94 K S 004

Jurisdiction: City

Size of Tract: 30430 square feet

Accessibility: Access is via Ailor Av., a major collector street with a pavement width of 36' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Offices

Surrounding Land Use:

Proposed Use: Motel

Density:

Sector Plan: Central City

Sector Plan Designation: O

Growth Policy Plan: Urban Growth Area

Neighborhood Context: The area surrounding this site has seen a considerable amount of redevelopment that has resulted in new buildings that contain architectural and engineering firms and business offices. The O-1 zoning in the area dates back to the 1980's when this area was subject to spin-off development surrounding the 1982 World Fair.

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

Street:

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: Most of the property in the area was zoned O-1 (Office, Medical and Related Services District in the 1980's and early 1990's)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a motel at this location with a maximum of 30 guest rooms as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the appropriate City Building Codes
3. Provision of building plans and site plan prepared by a licensed Architect prior to obtaining any building or site development permits
4. Meeting all applicable access and parking requirements
5. Meeting all applicable requirements of City of Knoxville Engineering Dept.
6. Meeting all relevant requirements of the Knox County Health Dept.
7. Installation of landscaping per the requirements of the City of Knoxville

Comments: The applicant is requesting a use on review to convert an existing office building into a motel in this O-1 (Office, Medical and Related Services) District. The structure was originally constructed as the Midtown Inn, a motel, prior to the 1982 World's Fair. At that time a motel was a permitted use in the O-1 District. Sometime after the World's Fair the structure was converted to office use. In addition, the Knoxville Zoning Ordinance was amended to make a motel a use on review in the O-1 District.

The site is located within an area that has seen significant investment in recent years to redevelop area with business and professional office uses. In addition to the new investment in the area there are still a number of dwellings in the immediate vicinity and two other motels. The current structure is in a run down condition and needs to be refurbished and brought up to the current building codes.

Based on the surrounding uses in the area and the proximity of the site to the University of Tennessee and the Interstate highway system, staff recommends approval of this use.

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

1. This request will have no impact on schools and minimal impact on adjacent properties.
2. Public utilities are available to serve the site.
3. Ailor Avenue is a major collector street at this location and has sufficient capacity to handle the additional traffic which will be generated by this development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed use 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 of the Zoning Ordinance. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.
2. The request with the noted conditions meets the requirements of the O-1 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City One Year Plan identifies this property as being in an area designated O (Office) .

2. The current O-1 zoning of the property permits consideration of a motel as a use on review.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the appropriate City Building Codes
3. Provision of building plans and site plan prepared by a licensed Architect prior to obtaining any building or site development permits
4. Meeting all applicable access and parking requirements
5. Meeting all applicable requirements of City of Knoxville Engineering Dept.
6. Meeting all relevant requirements of the Knox County Health Dept.
7. Installation of landscaping per the requirements of the City of Knoxville

Summary of MPC action:

APPROVE the request for a motel at this location with a maximum of 30 guest rooms as shown on the development plan subject to 7 conditions

Date of MPC Approval:

9/13/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: