

File #

1-F-20-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name The 9 Group (Shailesh Patel)	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1619 Purple Martin Way	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, Tn., 37922	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865.405.9999	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email shailesh@the9group.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address 1100/1104/1110/1114 Clinch Avenue

City, State, Zip Knoxville, Tn., 37916

Parcel # (see KGIS.org) 094MG012, 094MG011, 094MG010, 094MG008, 094MG007

Zoning District (see KGIS.org) O-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

1. Reduce the required side yard setback along the existing Alley from 15' to 5'.
(Article 4, Section 2.2.1.D.2).
2. Increase the maximum lot coverage area for the main and accessory buildings from thirty-five (35%) percent to seventy-six (76%) percent. (Article 4, Section 2.2.1.D.5.b)
3. Reduce the minimum distance between a driveway and the intersecting street from 50' to 27'.
(Article V, Section 7.H.2.A Table 5)

Describe hardship conditions that apply to this variance.

The property is currently zoned O-1 which allows the development of a hotel, but the size of the parcels does not allow for sufficient area to create a hotel and parking structure while meeting the zoning restrictions of an O-1 district. This development is intended to be in conformity with the adjacent property and other properties around Worlds Fair Park Area.

Revised

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE

[Handwritten Signature]

DATE

12/16/19

File # 1-F-20-VA



BOARD OF ZONING APPEALS APPLICATION

*****OFFICE USE ONLY*****

Is a plat required? Yes ☒ No ☐

Small Lot of record? ☐

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

- 1) Reduce the required side yard setback in an O-1 zone along the existing alley from 15' to 5' (Article IV, Section 2.2.1.D.2.)
- 2) Increase the required maximum lot coverage for main and accessory buildings in an O-1 zone from 35% to 76% (Article IV, Section 2.2.1.D.5.b.)

REVISED

PROJECT INFORMATION

Date Filed 12/16/19

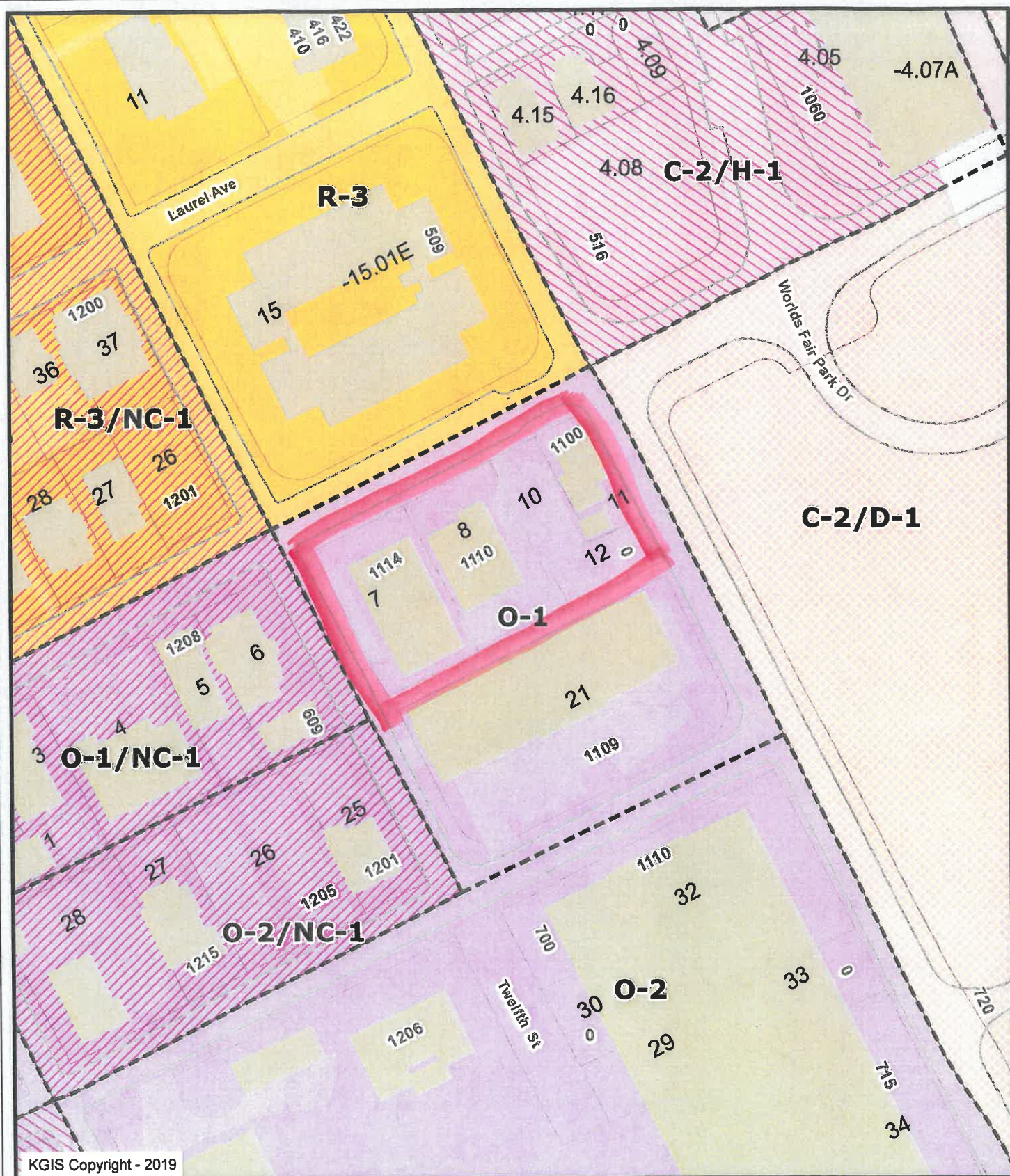
Fee Amount \$250 pd ce 12/16/19 gl

Council District 1

BZA Meeting Date 1/16/20

PLANS REVIEWER J Van Horn

DATE 12/18/19 Paused 12/31



1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA
THE 9 GROUP

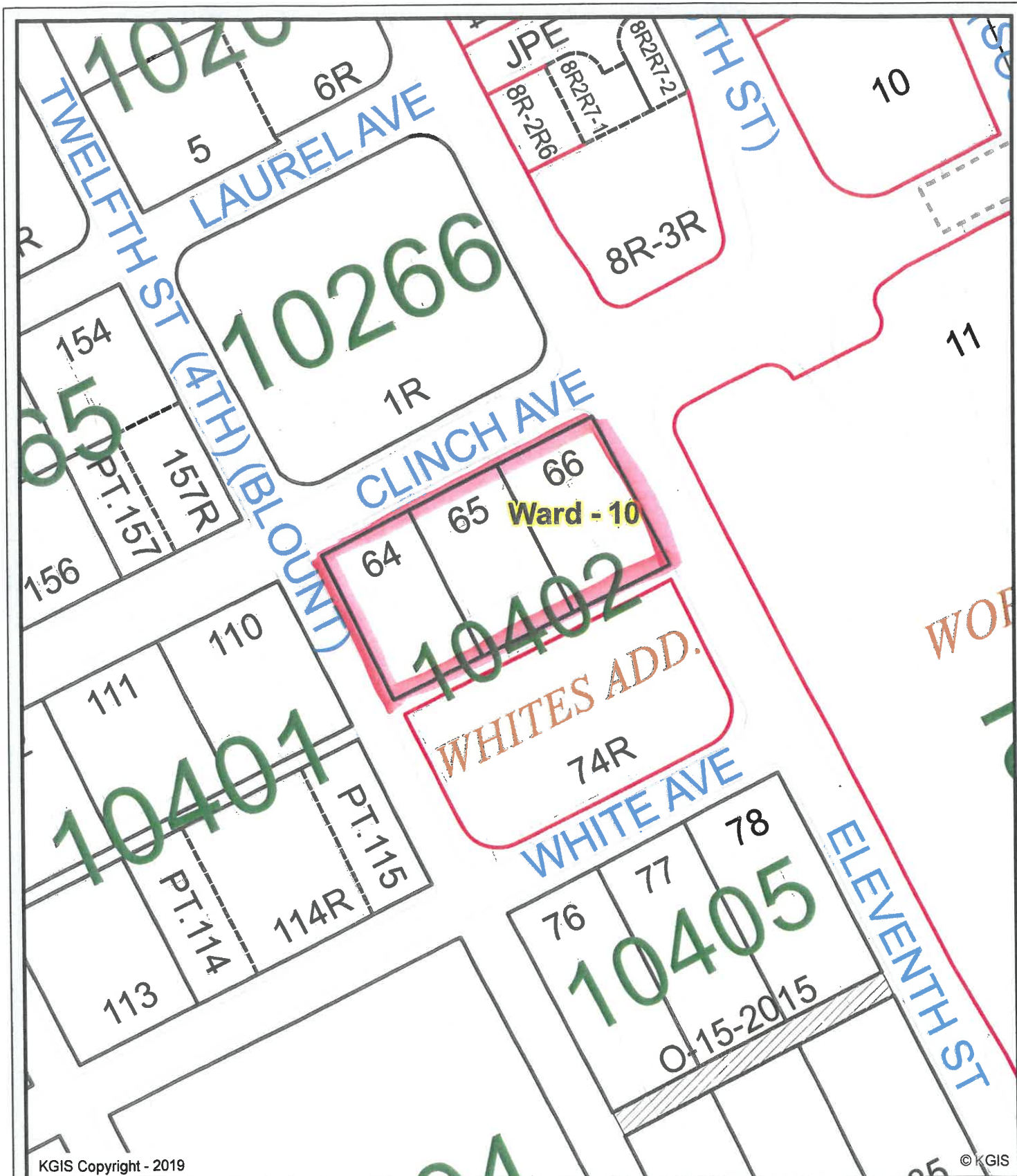
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1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA
THE 9 GROUP

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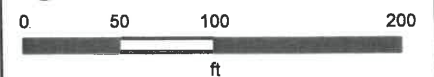
1100, 1104, 1110, 1114 CLINCH AVE.

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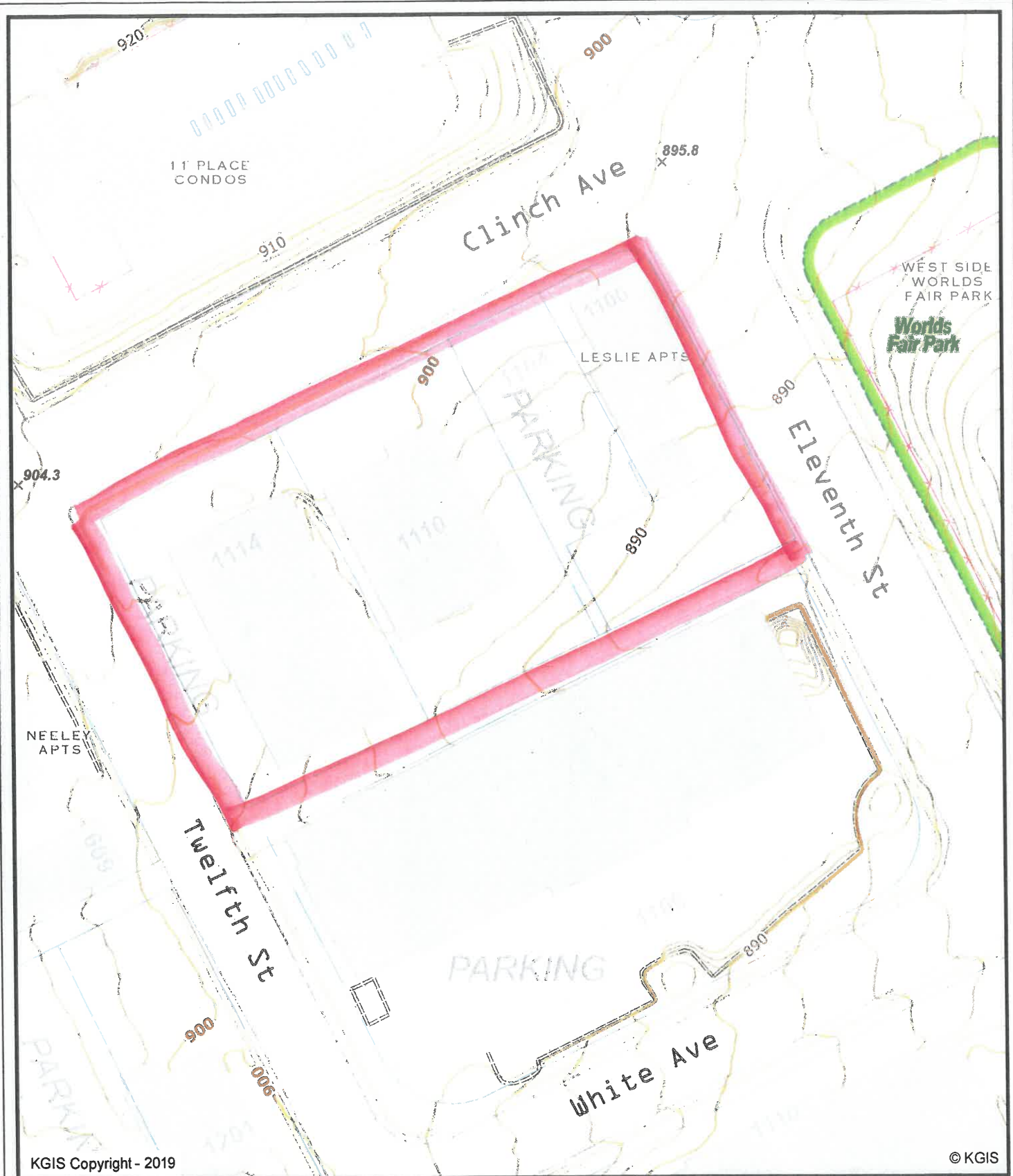
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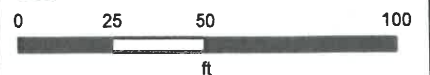
1100, 1104, 1110, 1114 CLINCH AVE.

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THE 9 GROUP

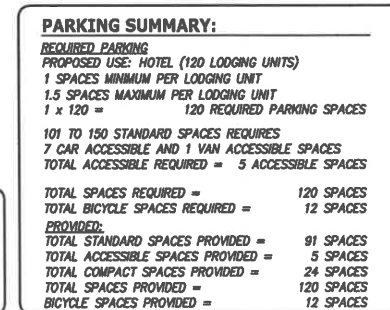
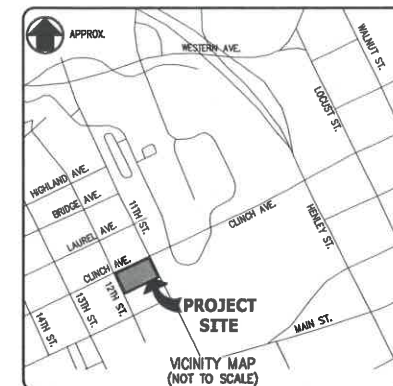
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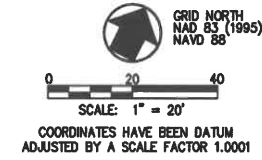
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- | | | | |
|--------------------------|------------------------|------------|--------------------------|
| SITE LAYOUT PLAN | | | |
| BZA
SUBMITTAL | C31 PROJECT NO. | | 01499-0000 |
| | DRAWING DATE | | DECEMBER 16, 2019 |
| | PM | JRH | PIC - |
| | DRAWN | CJO | CHECKED - |
| C1.01 | | | |

1-F-20-VA

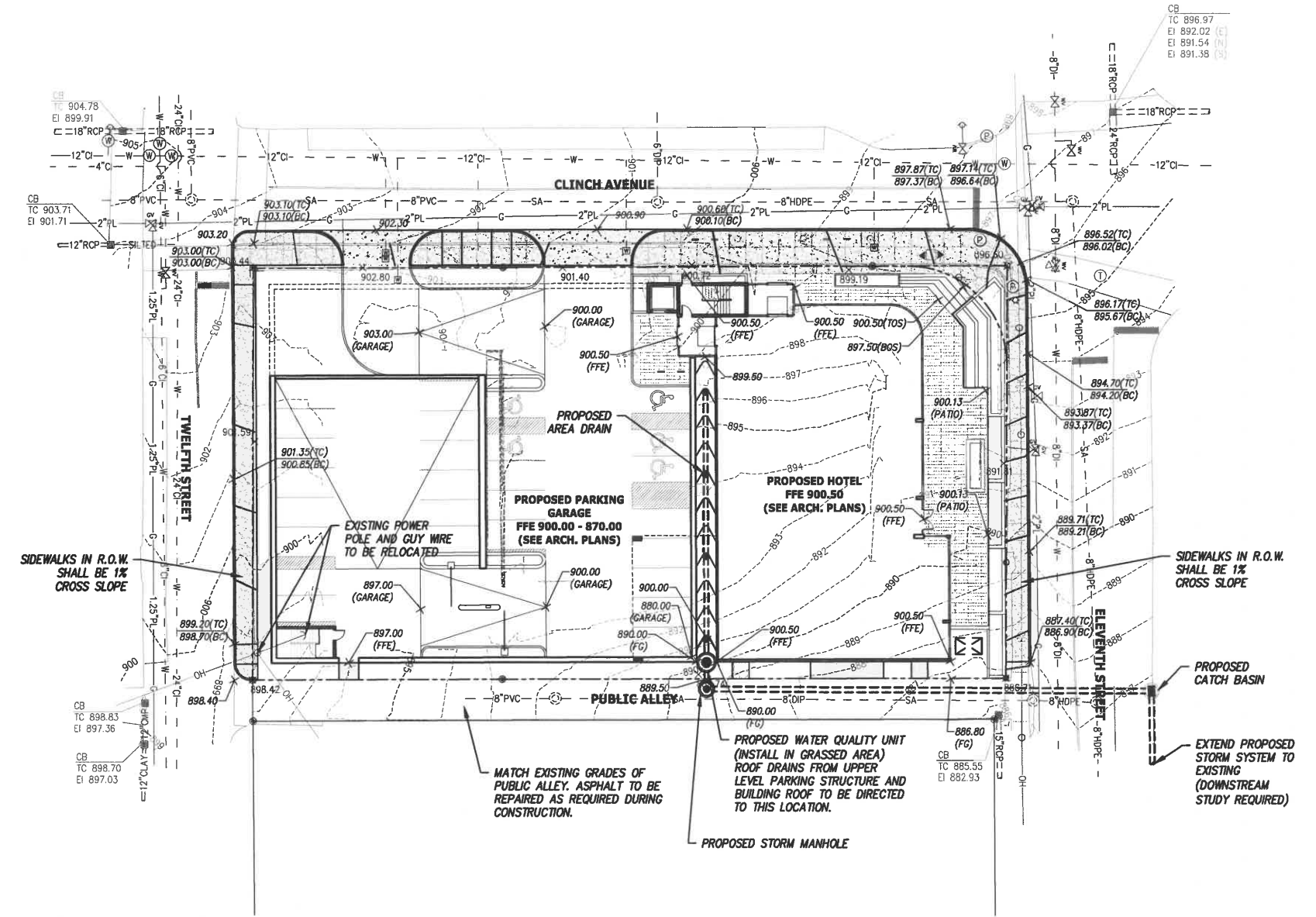
LOT COVERAGE	
TOTAL AREA OF SITE (CURRENT)	= $0.66 \pm AC = 28,630$ S.F.
TOTAL AREA OF SITE (ROW RADII)	= 28,433 S.F.
PROPOSED HOTEL BUILDING	= 7,835 S.F.
PROPOSED GARAGE STRUCTURE	= 13,908 S.F.
TOTAL AREA OF BUILDINGS	= 21,543 S.F.
PROPOSED LOT COVERAGE AREA	= 21,543 / 28,433 = 76%



NOTES:
1. REFERENCE SHEET C1.01 FOR NOTES.

SPECIAL NOTE:
DOWNSTREAM STUDY REQUIRED AS PART OF FULL SITE PLAN SUBMITTAL. FUTURE PLANS TO INCLUDE A DOWNSTREAM STUDY AND WATER QUALITY (FIRST FLUSH) DESIGN.

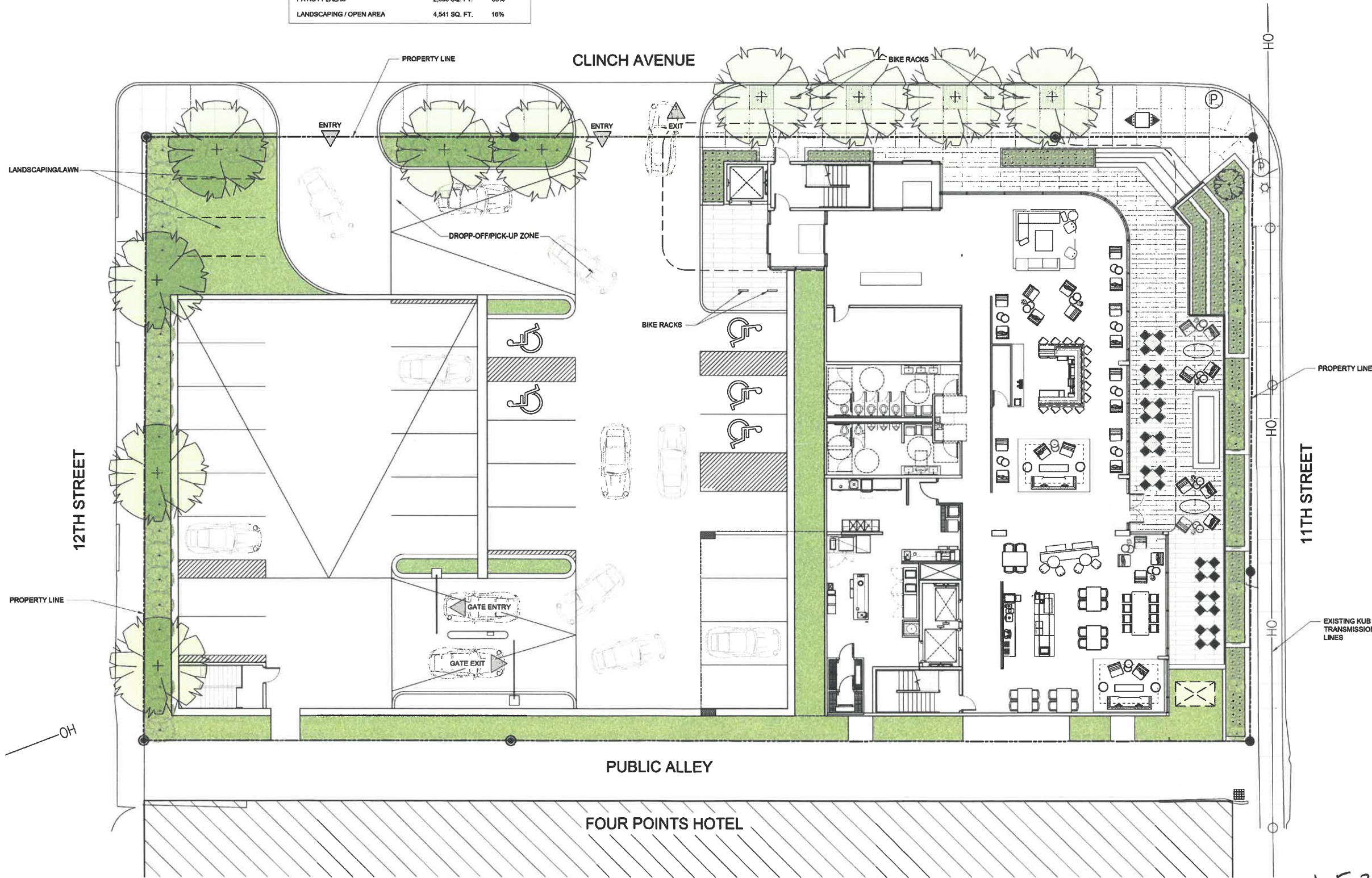
LEGEND	
---	BOUNDARY LINE
-----850-----	EXISTING CONTOUR
48	PROPOSED CONTOUR
---S---S---	PROPOSED STORM SEWER
889.20 (FG)	PROPOSED SPOT SHOT (FINISHED GRADE)
900.50 (FFE)	PROPOSED SPOT SHOT (FINISHED FLOOR ELEV.)
897.00 (GARAGE)	PROPOSED FINISHED FLOOR (GARAGE - SEE ARCH.)
900.13 (PATIO)	PROPOSED SPOT SHOT (PATIO - SEE ARCH.)
900.45 (TC) 899.95 (BC)	TOP AND BOTTOM OF CURB ELEVATIONS
900.50 (TOS) 898.00 (BOS)	TOP AND BOTTOM OF STEP ELEVATIONS



REVISIONS		DATE
 CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8660 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT: THE 9 GROUP 1619 PURPLE MARTIN WAY KNOXVILLE, TENNESSEE 37922		
PROJECT: UPSCALE WORLD'S FAIR PARK HOTEL 1100 CLINCH AVENUE DISTRICT 4, WARD 10, BLOCK 10402 KNOXVILLE, TENNESSEE		
SITE GRADING AND DRAINAGE PLAN		
BZA SUBMITTAL	C2 PROJECT NO. 01490-0000	
	DRAWING DATE DECEMBER 16, 2019	
	PM JRH	PIC -
	DRAWN CIO	CHECKED -
C2.01		

1-F-20-VA

LOT COVERAGE		
TOTAL LOT SQUARE FOOTAGE	28,722 SQ. FT.	
BUILDING	7,635 SQ. FT.	27%
GARAGE / PARKING DECK	13,908 SQ. FT.	48%
PATIO / PLAZAS	2,838 SQ. FT.	9%
LANDSCAPING / OPEN AREA	4,541 SQ. FT.	16%





**randolph
architecture**
 550 w main street
 suite 725
 knoxville, tn 37902
 v: 865.357.3750
 f: 865.357.3746

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PROPOSAL

WORLD'S FAIR PARK HOTEL
THE 9 GROUP
 CLINCH AVENUE
 KNOXVILLE, TENNESSEE 37916

Issue Date 12-18-2019	
Drawn RRS	Checked RMR
Revisions	

SITE PLAN - LANDSCAPE COVERAGE

SCALE: 1"=10'-0"

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a0.91

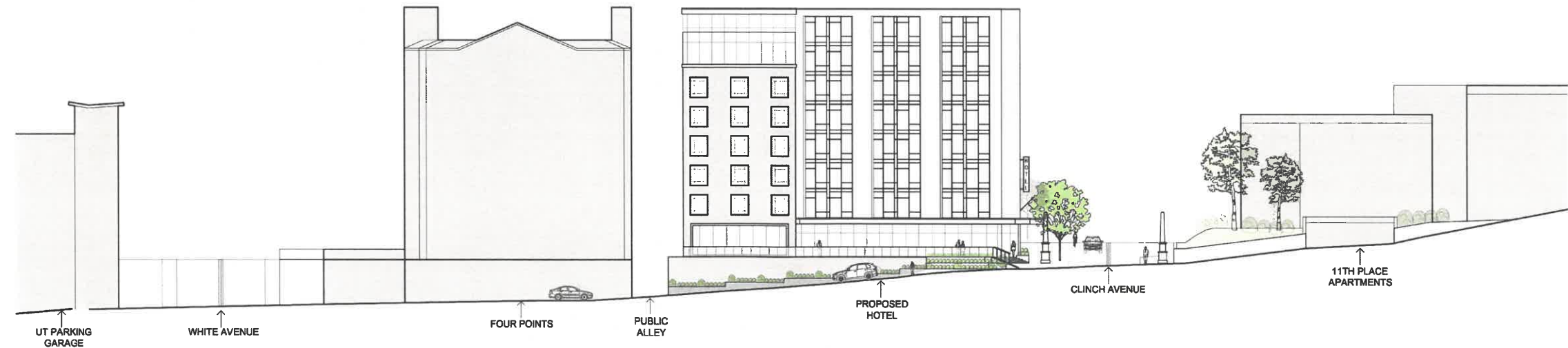
site sections



SITE SECTION ALONG CLINCH AVENUE

SCALE: 1"=20'-0"

2



SITE SECTION ALONG ELEVENTH STREET

SCALE: 1"=20'-0"

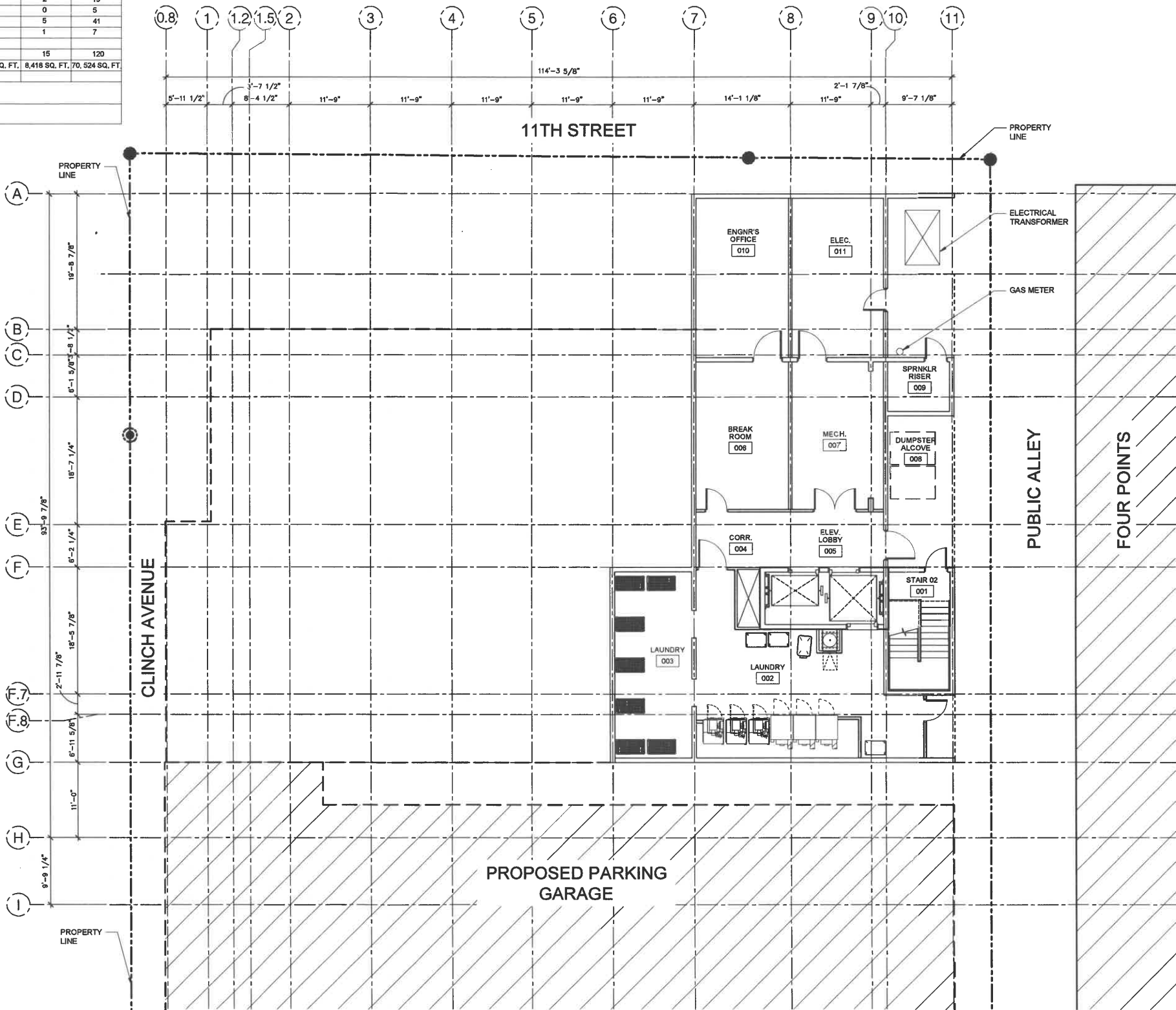
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1-F-20-VA

ROOM MATRIX

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7*	7*	7*	6	7*	48
KING END	0	0	3*	3	3	3	3	2*	2	19
KING ACCESS.	0	0	1*	1	1	1	1	0	0	5
QUEENQUEEN	0	0	6	6*	6*	6*	6*	5	5	41
QUEENQUEEN ACCESS.	0	0	1	1	1	1*	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.

*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA
NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



LOWER LEVEL FLOOR PLAN - HOUSEKEEPING / MECH. / ELEC.

SCALE: 1/8"=1'-0"



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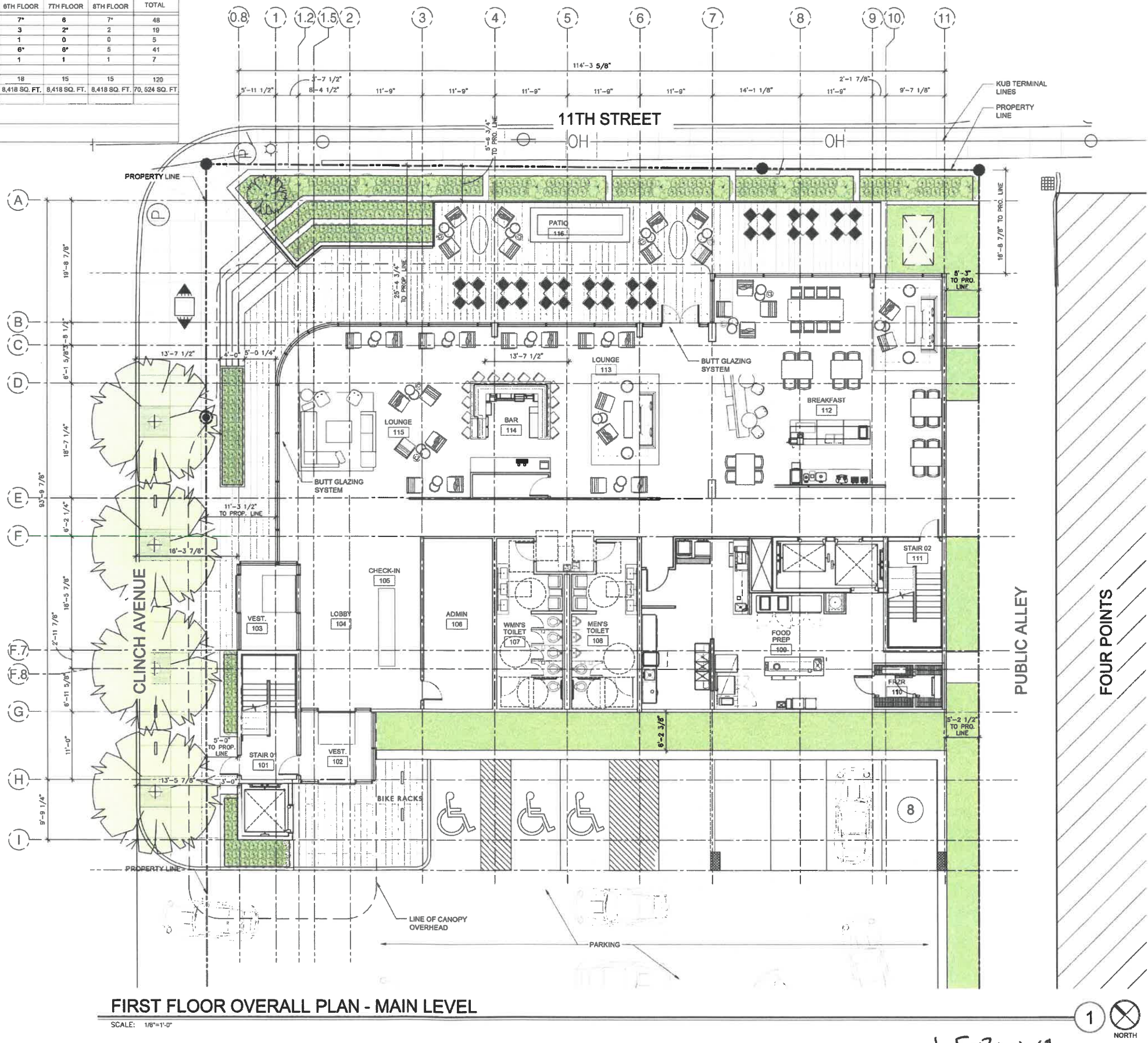
Drawn RRS
Checked RMR

Revisions

a1.01

lower level overall floor
plan

ROOM MATRIX									
ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR
KING	0	0	7	7	7	7	7	6	7
KING END	0	0	3	3	3	3	3	2	19
KING ACCESS	0	0	1	1	1	1	1	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	5	41
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.
*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA									
NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)									



FIRST FLOOR OVERALL PLAN - MAIN LEVEL

SCALE: 1/8"=1'-0"



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PROPOSAL

WORLD'S FAIR PARK HOTEL
THE 9 GROUP
CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

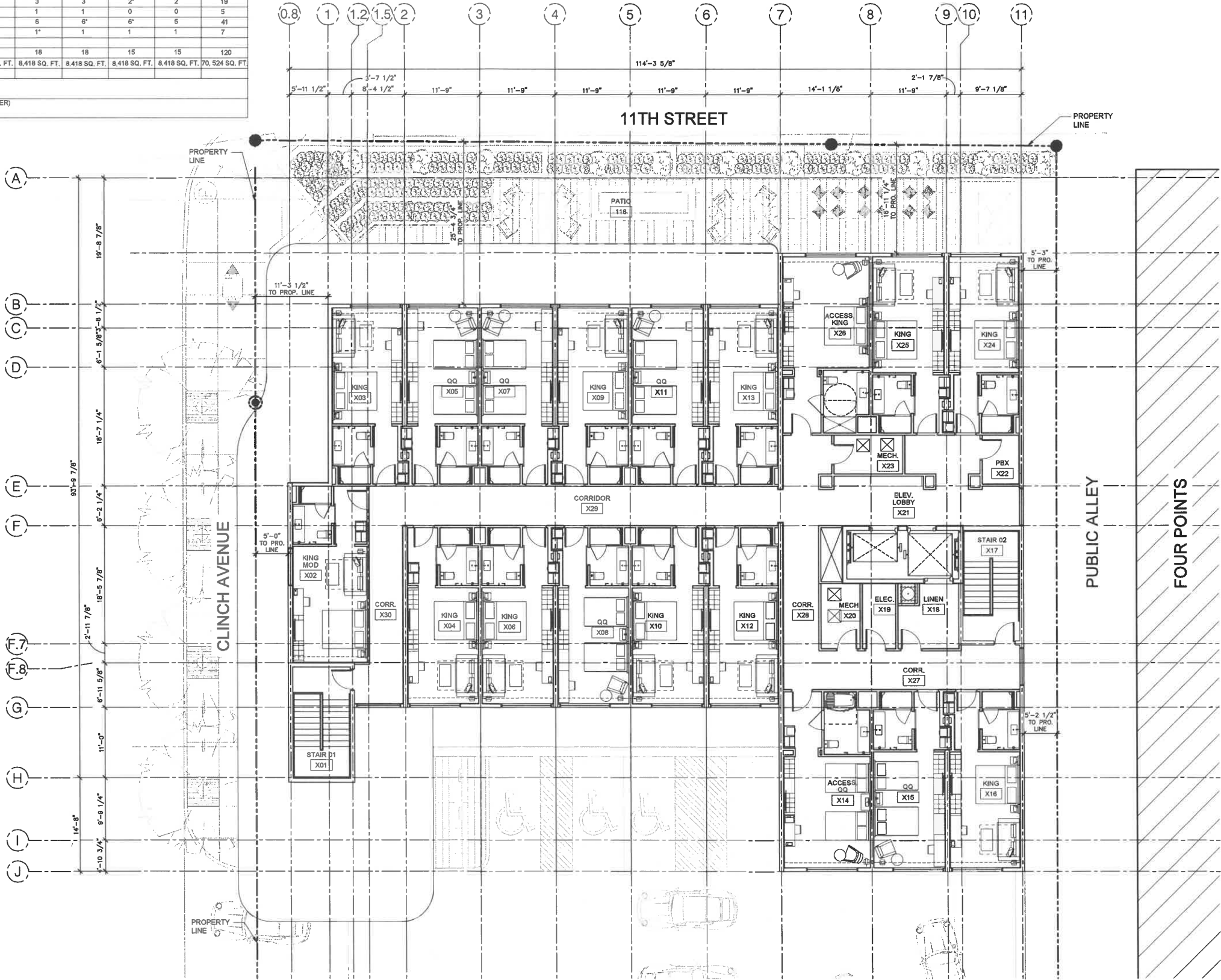
Issue Date 12-16-2019

Drawn RRS Checked RMR

Revisions

a1.02
1st floor overall plan

ROOM MATRIX									
ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR
KING	0	0	7	7	7	7	7	6	7
KING END	0	0	3	3	3	3	3	2	2
KING ACCESS.	0	0	1	1	1	1	1	0	0
QUEEN/QUEEN	0	0	6	6	6	6	6	5	4
QUEEN/QUEEN ACCESS.	0	0	1	1	1	1	1	1	1
TOTAL	0	0	18	18	18	18	18	15	15
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.
*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA									
NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)									



TYPICAL FLOOR OVERALL PLAN - FLOORS 2 - 6

SCALE: 1/8"=1'-0"



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WORLD'S FAIR PARK HOTEL

THE 9 GROUP

CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

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Revisions

a1.03

typical floor overall plan

[illegible]

NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



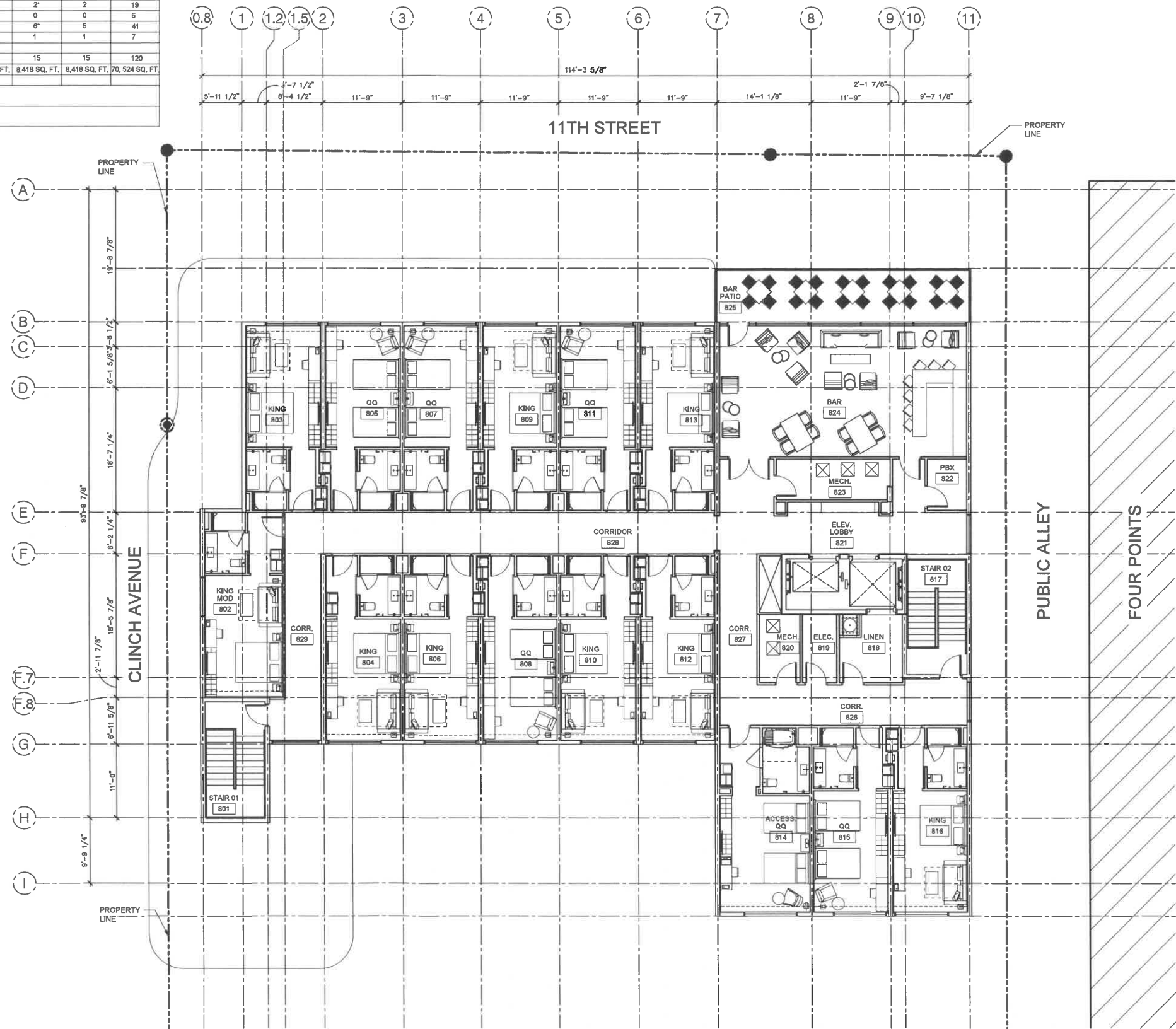
SCALE: 1/8"=1'-0"

7th floor overall plan - fitness level

1-F-20-VA

1

ROOM MATRIX									
ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR
KING	0	0	7	7	7	7	7	6	7
KING END	0	0	3	3	3	3	3	2	19
KING ACCESS.	0	0	1	1	1	1	1	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	5	41
QUEEN/QUEEN ACCESS.	0	0	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	120
SQUARE FOOTAGE	3,190 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.
*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA									
NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)									



EIGHTH FLOOR OVERALL PLAN - BAR

SCALE: 1/8"=1'-0"

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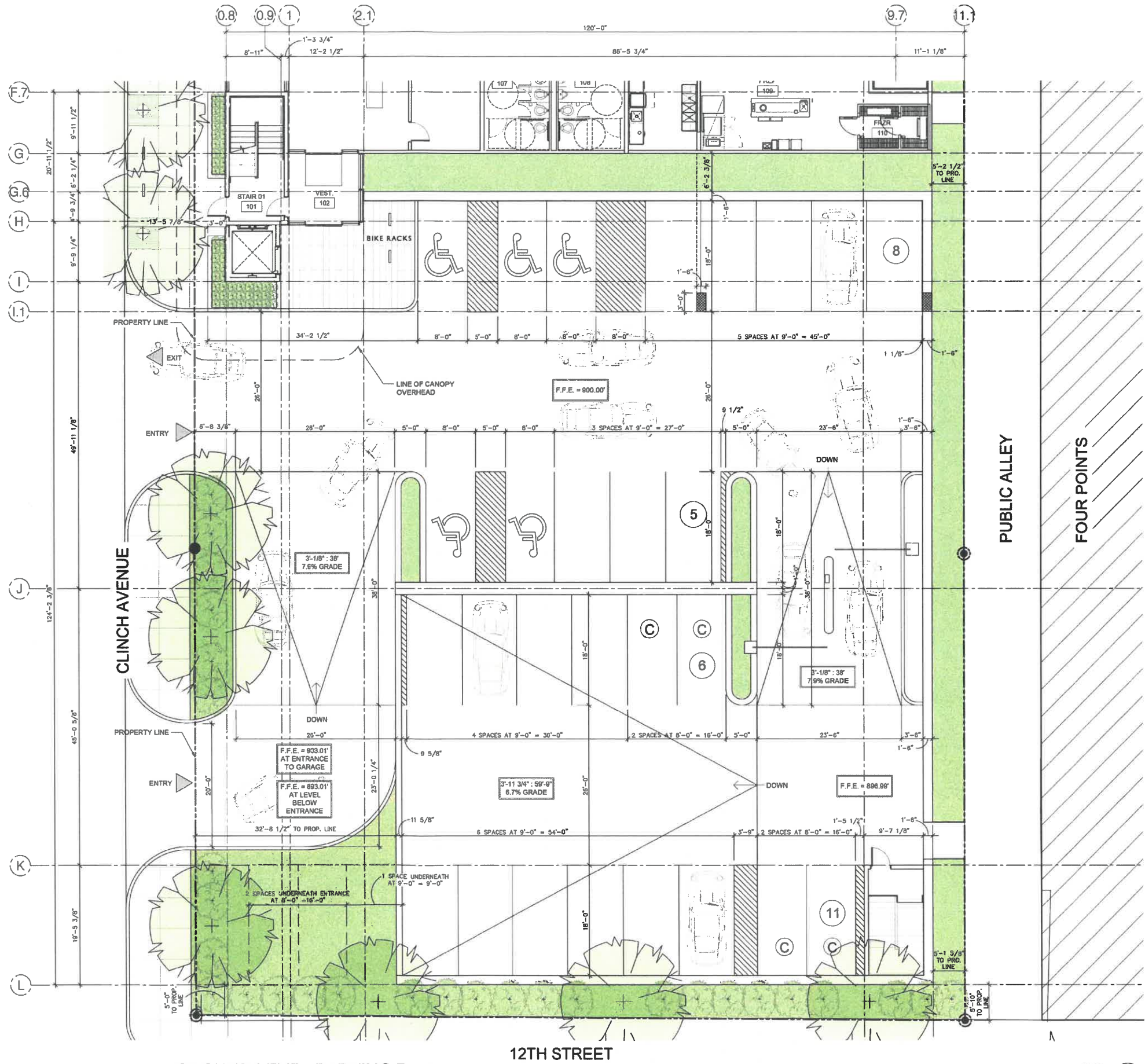
Drawn RRS
Checked RMR

Revisions

a1.05

8th floor overall plan -
bar level

PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL 03	20 SPACES
LOWER LEVEL 02	35 SPACES
LOWER LEVEL 01	35 SPACES
MAIN LEVEL	30 SPACES
TOTAL	120 SPACES



GROUND LEVEL PARKING PLAN

SCALE: 1/8"=1'-0"



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CLINCH AVENUE
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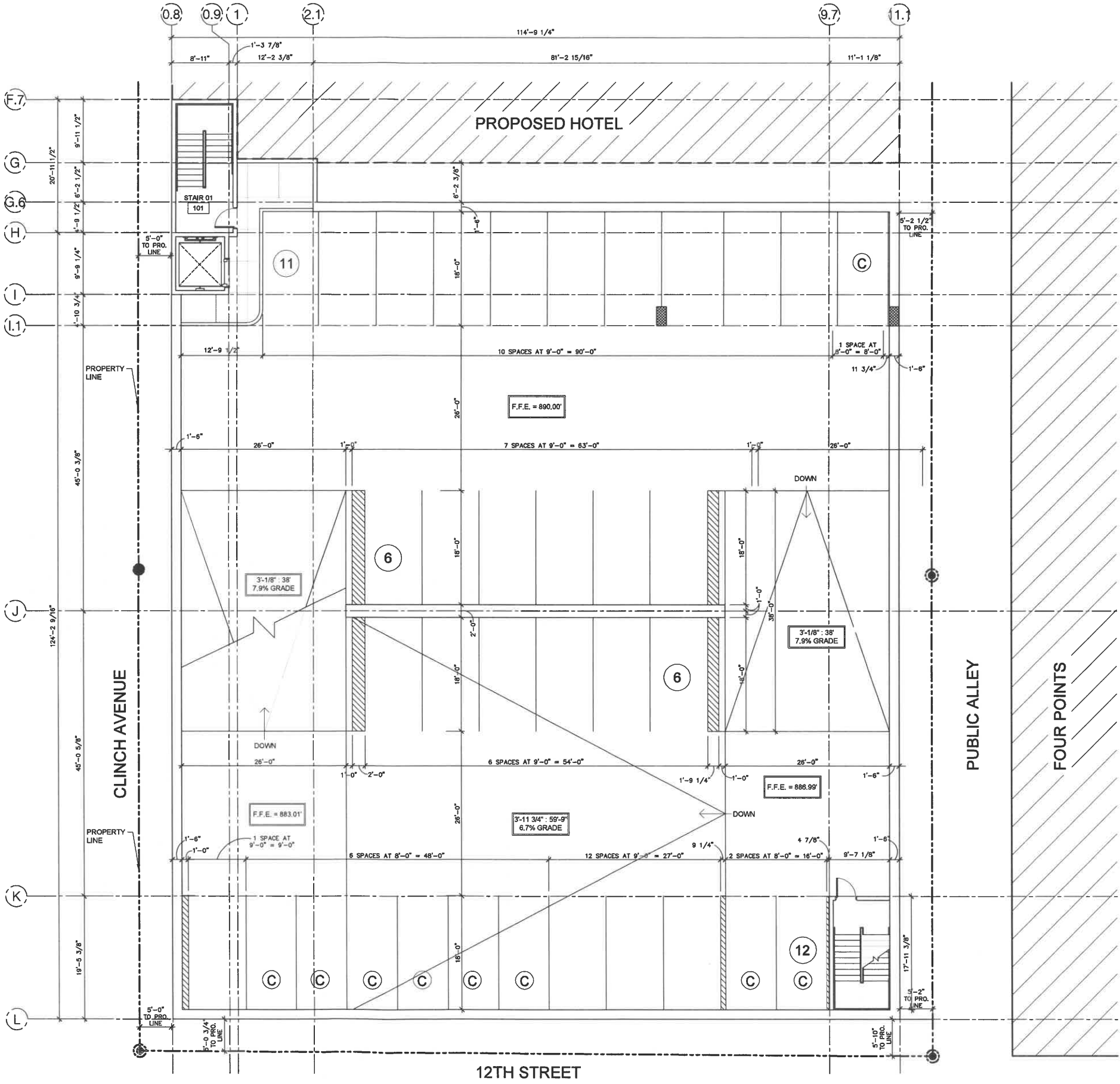
a1.20

ground level parking
plan

1-F-20-VA



PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL 03	20 SPACES
LOWER LEVEL 02	35 SPACES
LOWER LEVEL 01	35 SPACES
MAIN LEVEL	30 SPACES
TOTAL	120 SPACES



LOWER LEVEL 01 PARKING PLAN

SCALE: 1/8"=1'-0"

1-F20-VA



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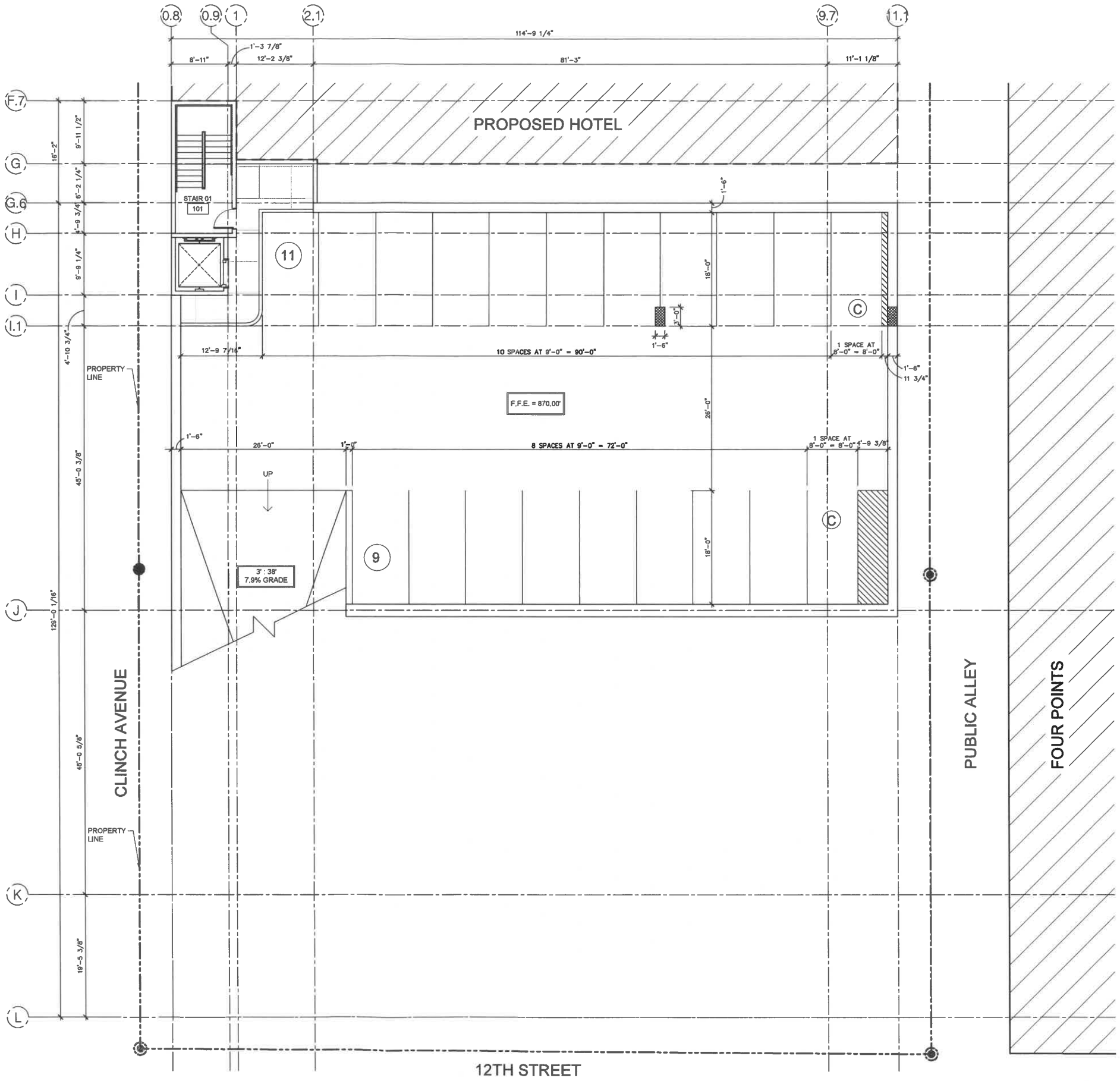
Drawn RRS
Checked RMR

Revisions

a1.21

lower level 01 parking
plan

PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL 03	20 SPACES
LOWER LEVEL 02	35 SPACES
LOWER LEVEL 01	35 SPACES
MAIN LEVEL	30 SPACES
TOTAL	120 SPACES



LOWER LEVEL 03 PARKING PLAN

SCALE: 1/8"=1'-0"

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a1.23

lower level 03 parking
plan





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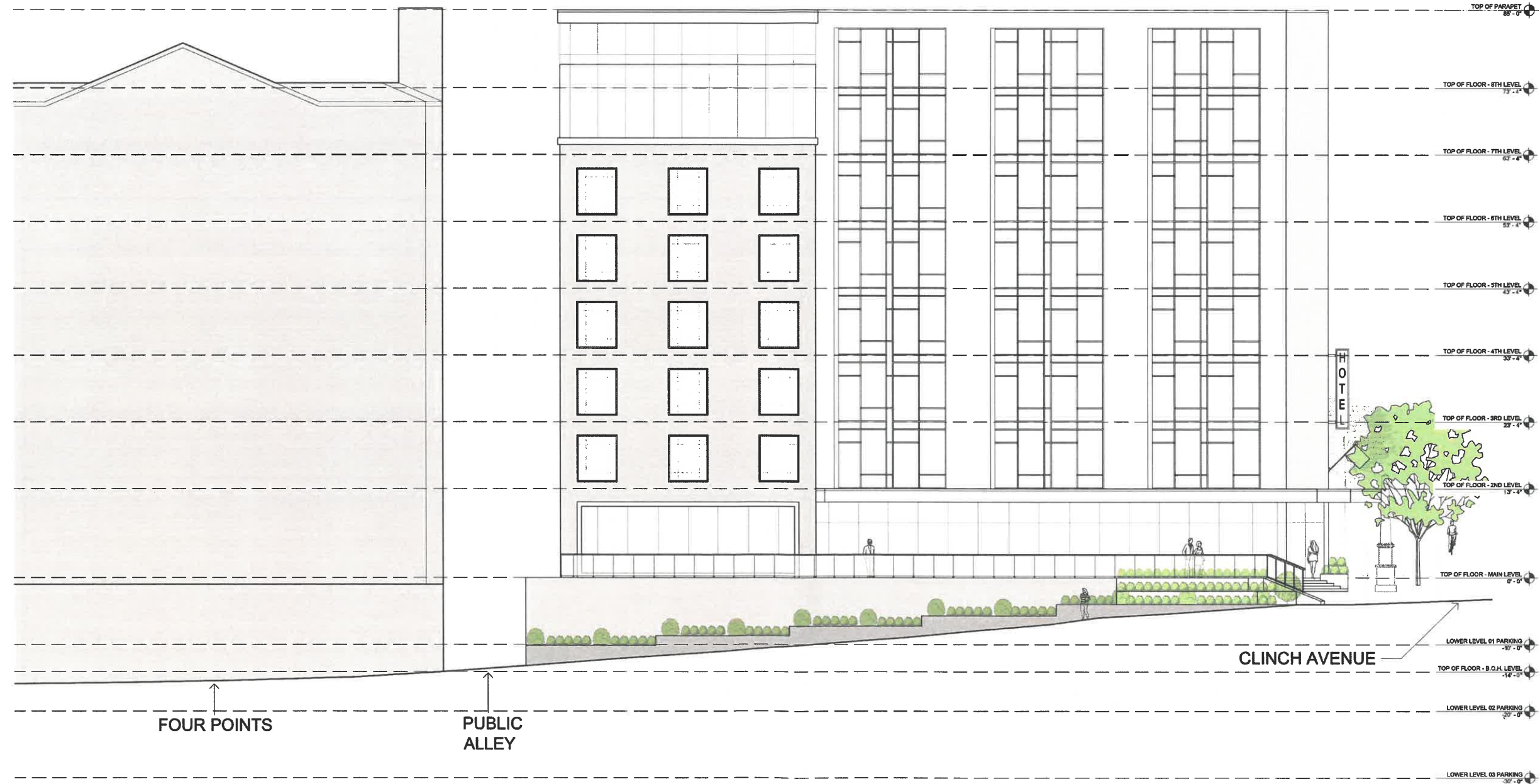
PROPOSAL

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THE 9 GROUP
CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

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Revisions



ELEVATION FROM ELEVENTH STREET

SCALE: 1/8"=1'-0"

1

1-F-20-VA

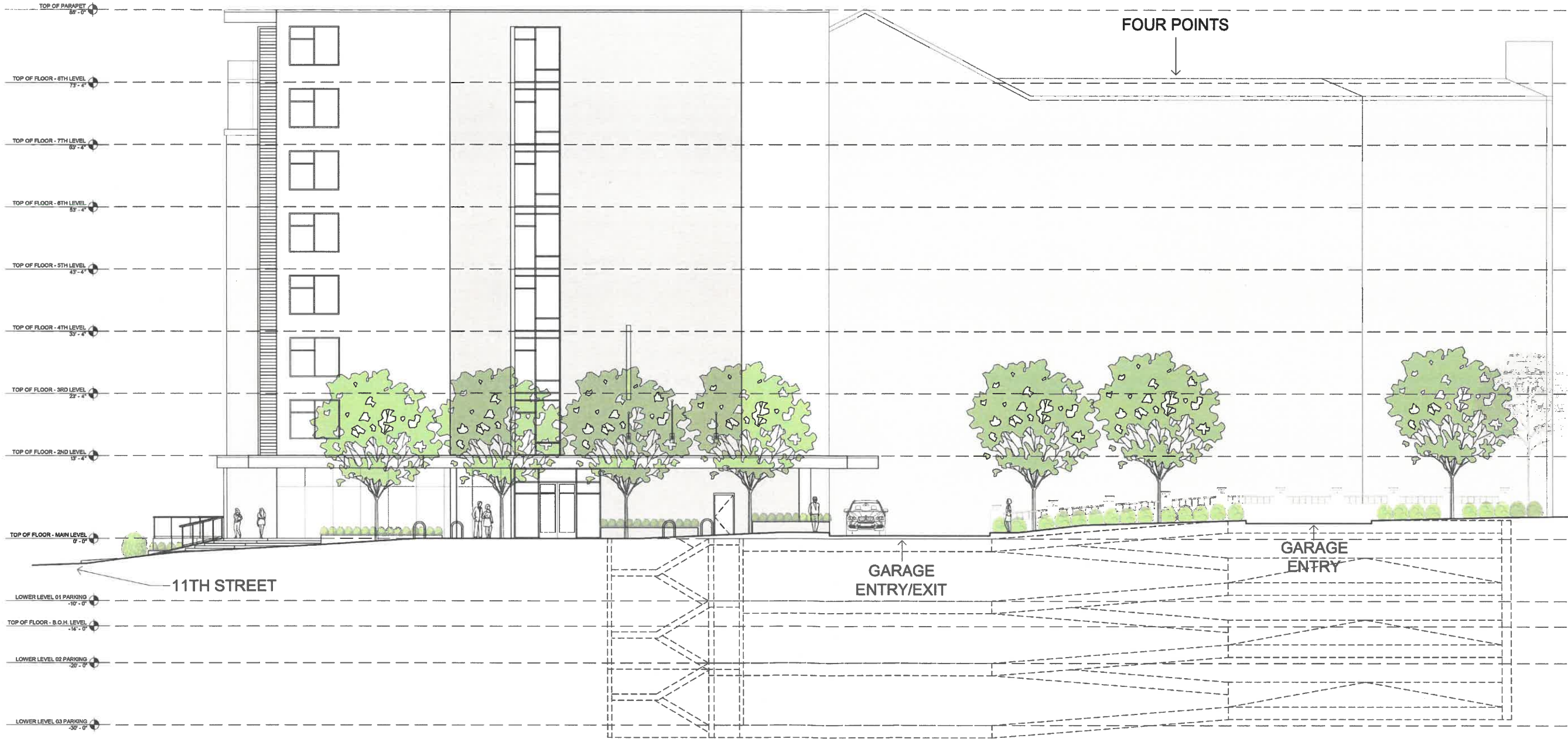
a4.01

elevation from 11th
street



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ELEVATION FROM CLINCH AVENUE

SCALE: 1/8"=1'-0"

1

1-F-20-VA

a4.02

elevation from clinch
avenue



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Revisions

a4.03

elevation from parking
structure



ELEVATION FROM PARKING STRUCTURE

SCALE: 1/8"=1'-0"

1-F-20-VA

1



**randolph
architecture**

550 w main street
suite 725
knoxville, tn 37902
v: 865.357.3750
f: 865.357.3746

BZA
RE-SUBMISSION

PROPOSAL

WORLD'S FAIR PARK HOTEL
THE 9 GROUP
CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Issue Date 12-16-2019

Drawn RRS
Checked RMR

Revisions

a4.04

elevation from 12th
street



ELEVATION FROM TWELFTH STREET

SCALE: 1/8"=1'-0"

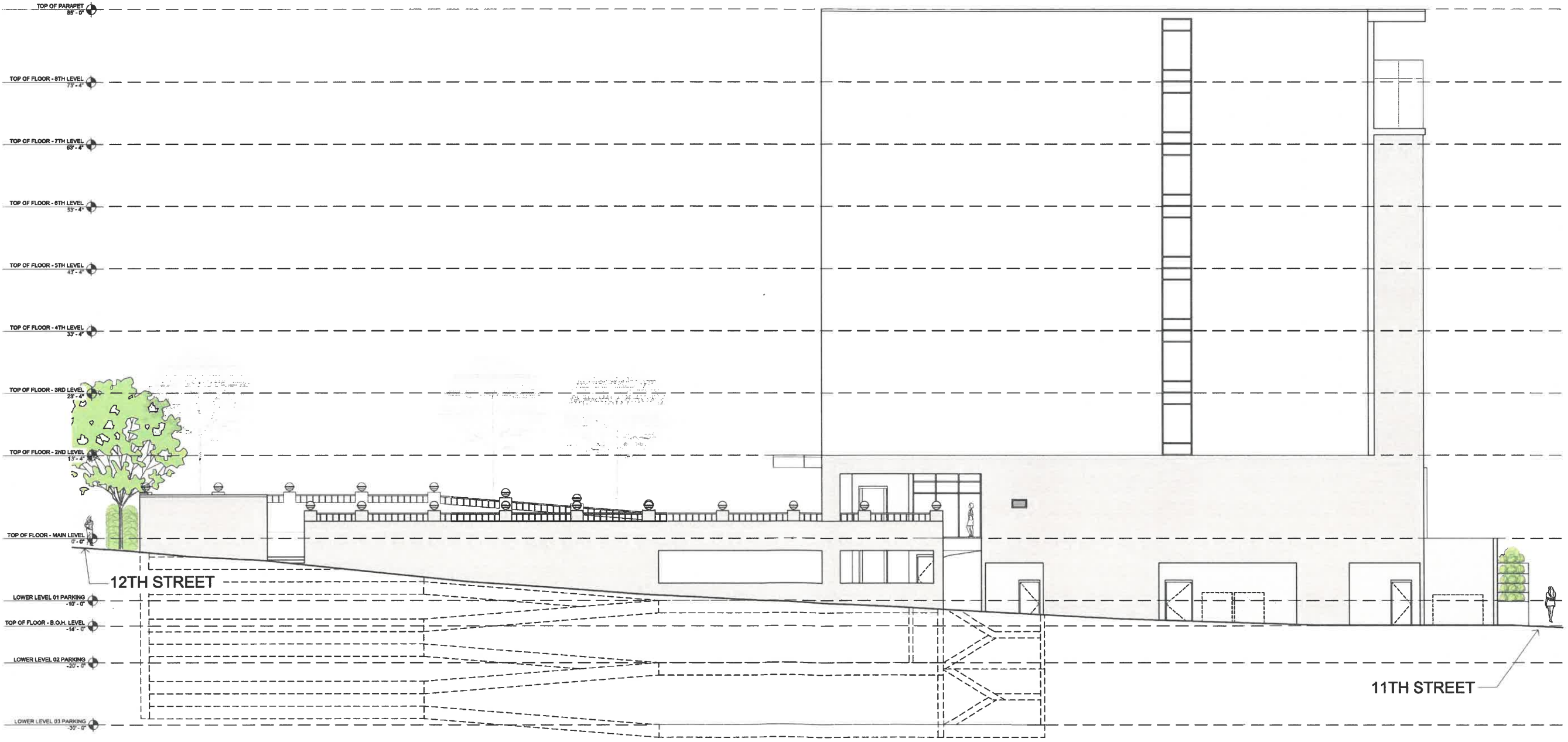
1

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ELEVATION FROM PUBLIC ALLEY

SCALE: 1/8"=1'-0"

1-F20-VA

1

a4.05

elevation from public
alley