

File #

6-B-21-VA



BOARD OF ZONING APPEALS APPLICATION

Click on [Meeting Schedule, Deadlines and Fees](#) for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Brian Ewers	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 111 E Jackson Ave	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37915	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-546-9374	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email bewers@dollar-ewers.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 317 North Cedar Bluff Rd	City, State, Zip Knoxville, TN 37923
See KGIS.org for Parcel # 119 01861	and Zoning District C-H-2

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.

The Existing Oyo Hotel is nearing its 50 year life expectancy, and the owner wishes to build a new Fairfield on the property to replace it. During the pandemic, the Oyo hotel was one of the few hotels in the region that remained profitable. The owner would like to keep the Oyo Hotel operational during the construction of the new Fairfield Inn. Marriott also requires a clear property title in order to authorize the construction of the new hotel under the Marriott banner. We would like to propose a 3 phased project (see attached description) to remove the Oyo and replace it with a new Fairfield Inn.

We would request the following variance:

- 1) A variance for the setback violation caused by a minor encroachment from the existing Oyo Hotel. The existing structure needs to remain for the stability of the wing. This violation will be resolved with the demolition of the Oyo Hotel. (Phase 3)

Describe hardship conditions that apply to this variance.

Marriott requires a clear title on the new construction and property in order to authorize the new construction, and the owner wishes to keep the Oyo in operation during the construction of the new Fairfield Inn.

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

DATE

4/30/2021

File #



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):

Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



4/26/2021

City of Knoxville Board of Zoning Appeals
City/County Building – 400 Main St.
Knoxville, TN 37901

Re: Board of Zoning Appeals – Phased Scope of Work
Project No.: 221224

Dear Mr. Elder,

Please see the following description for the Scope of Work shown on C101-C104:

Phase 1: Demolition.

- 1) Remove existing Oyo hotel's aquatic center & portions of the hotel's north wing in order to allow the establishment of a new property line.
- 2) Remove existing paving, curbing & parking elements as required for new hotel.
- 3) Identify, remove & relocate existing utilities as required for existing & new hotels.

Phase 2: Platting new property & constructing new hotel.

- 1) Plat new property for new Fairfield Inns & Suites with a property line to be removed upon completion of new Fairfield. The new plat will be classified as a C-H-2 zone, matching the existing property.
- 2) The existing hotel will remain in operation during construction of new hotel.
- 3) The existing hotel unit count to be 76 units after demolition. 88 existing parking spaces shall remain after demolition.
- 4) The new hotel shall be built per City of Knoxville regulations. A variance for the existing hotel setback violation and the new hotel's future parking will be required.

Phase 3: Demolition of old hotel & completion of new hotel.

- 1) After completion of new Fairfield Inn, the existing Oyo hotel will close and be demolished.
- 2) A new parking layout shall be constructed around the hotel's new location as required by the City of Knoxville regulations.
- 3) The property line created on phase 2 will be removed upon the approval from Marriott.

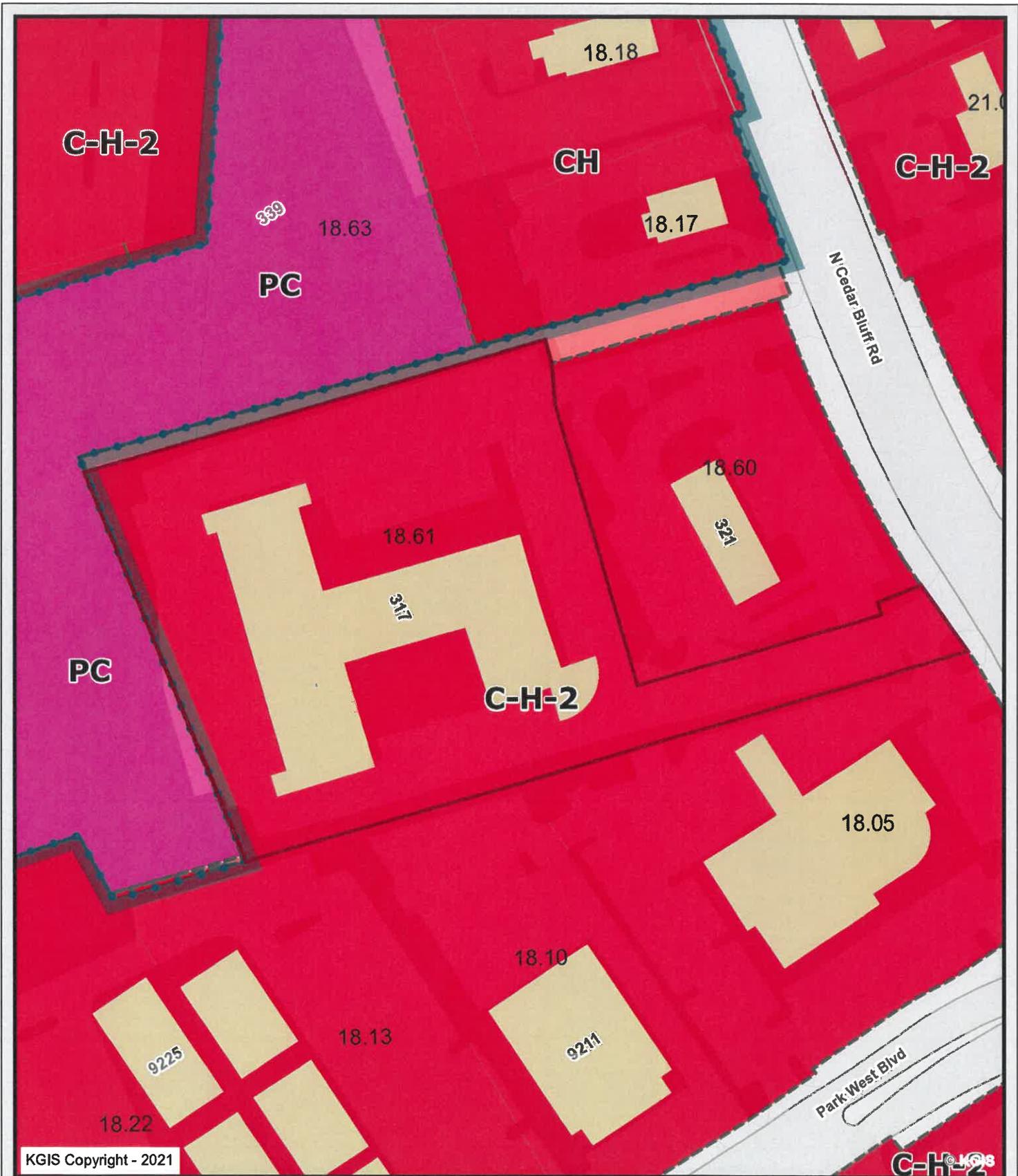
Please let me know if you have any questions.

Sincerely,

Dollar & Ewers Architecture, Inc.

A handwritten signature in black ink that reads 'Forrest W. Bennett'.

Forrest W. Bennett



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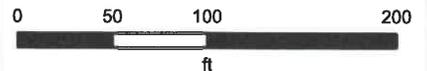
317 North Cedar Bluff Rd.

6-B-21-VA
Brian Ewers

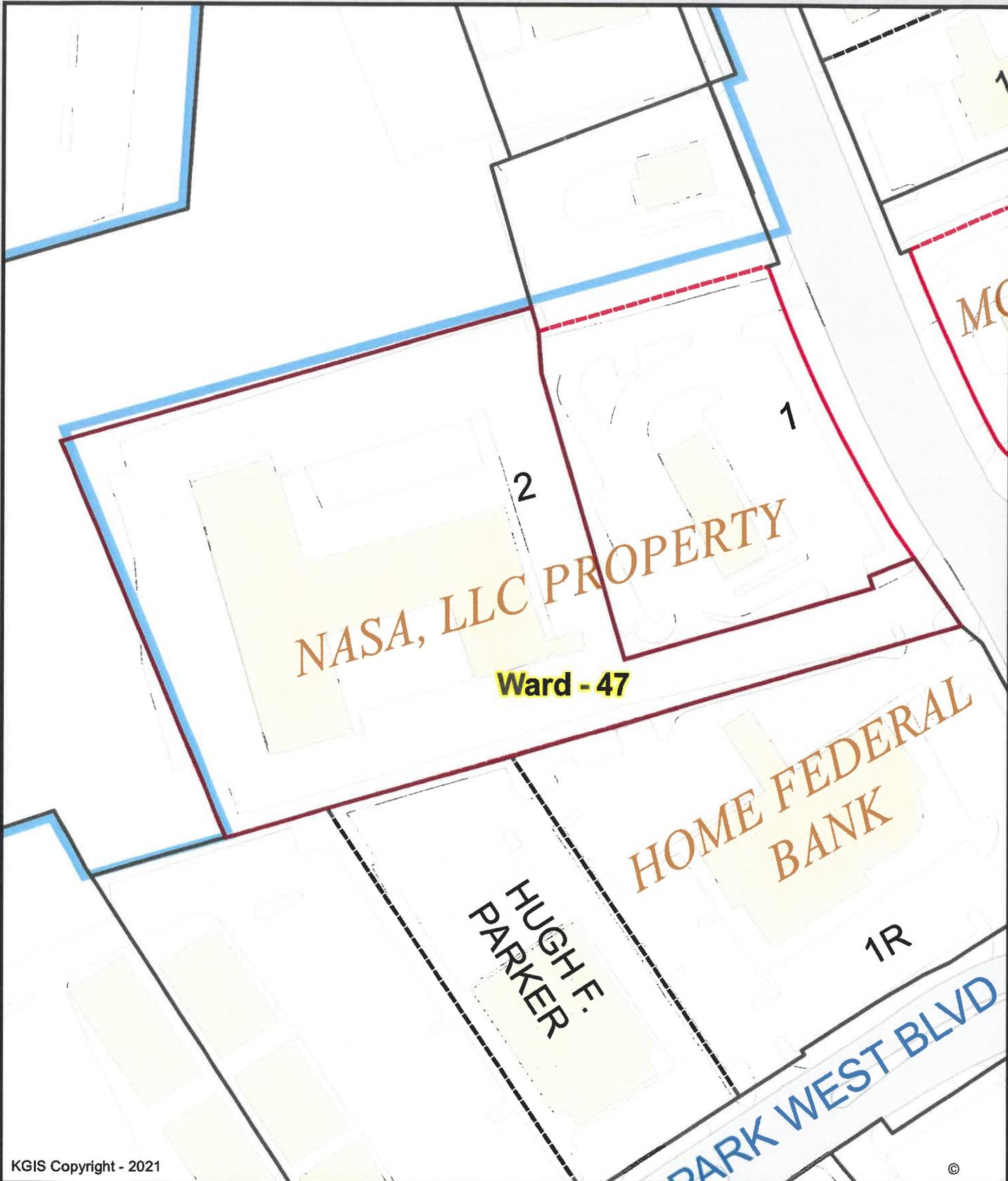
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317 North Cedar Bluff Rd.

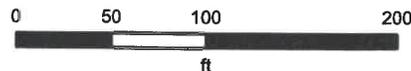
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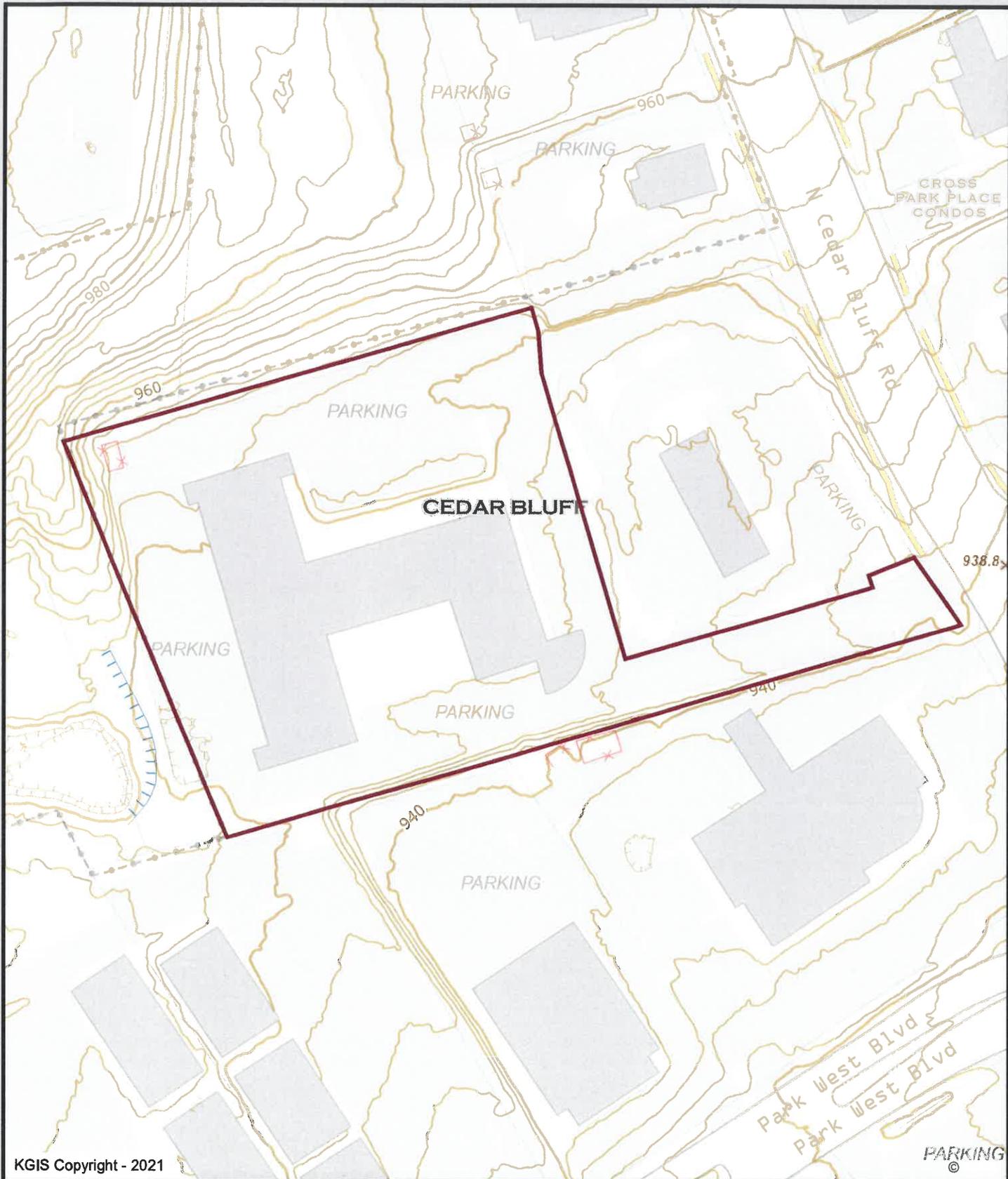
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317 North Cedar Bluff Rd.

6-B-21-VA
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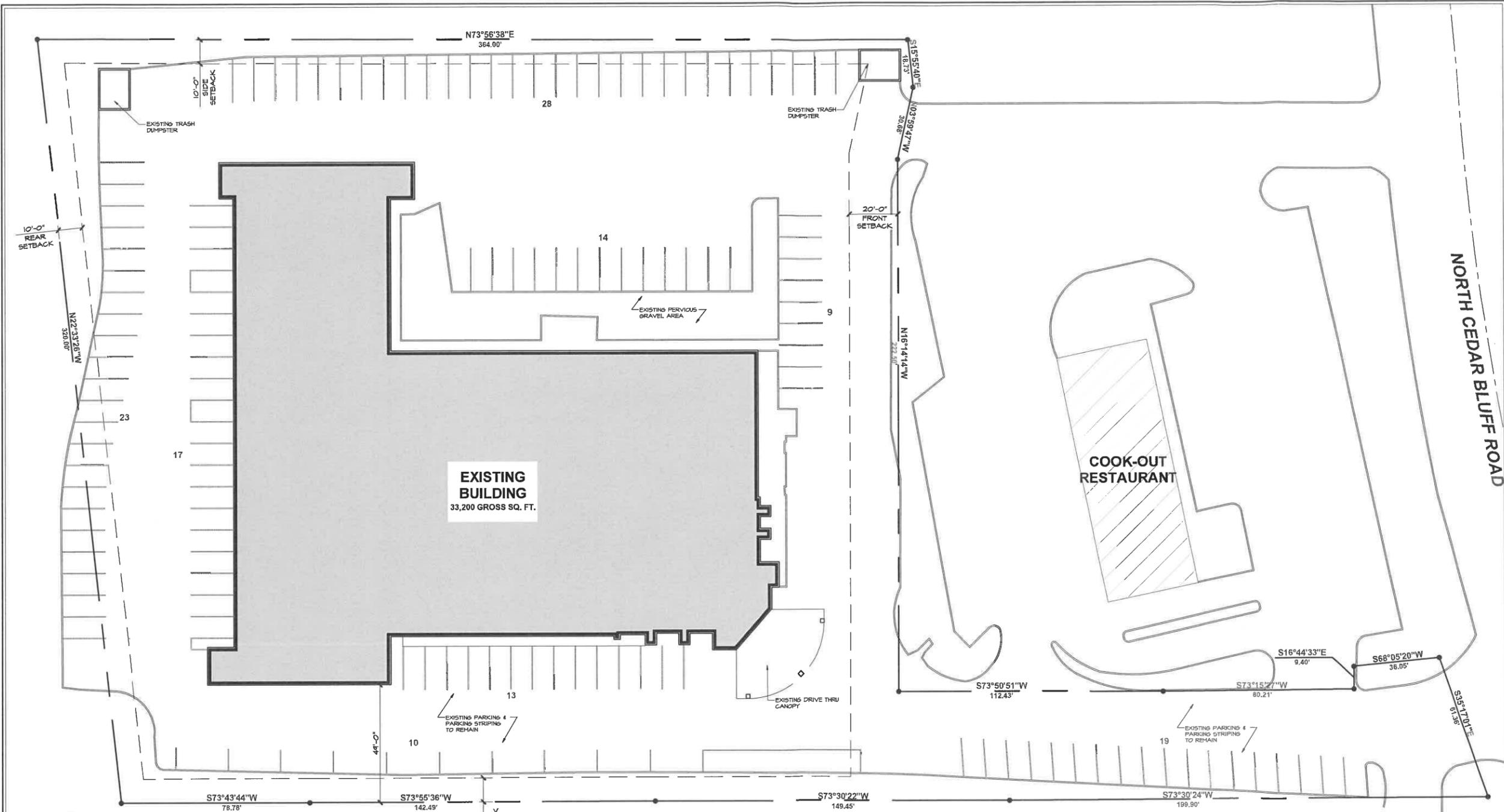


NO.	REVISIONS

Proposed Demolition and New Construction for:
FAIRFIELD INNS & SUITES
 317 N Cedar Bluff Rd, Knoxville, TN 37923
EXISTING SITE PLAN

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ISSUE DATE: APRIL 5, 2021
 PROJECT NO: 221028
 SHEET NUMBER:
C101



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

EXISTING PROJECT INFORMATION:

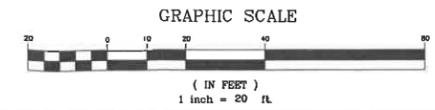
ADDRESS:	317 NORTH CEDAR BLUFF RD KNOXVILLE, TN 37923 PARCEL ID: 11901061
ZONING / CITY:	C-H-2 COMMERCIAL HIGHWAY
SETBACKS:	REQUIRED
FRONT:	20'-0"
SIDE:	10'-0" MIN 35'-0"
REAR:	10'-0" MIN 30'-0"
PARKING:	NONE
MAX BUILDING HEIGHT:	REQUIRED 40'-0"
MAX BUILDING SF:	N/A
STORIES:	2 STORIES
TOTAL SITE AREA:	119,126 SF (2.75 ACRE)

PARKING INFORMATION:

PER TABLE II-2:	HOTELS	ONE (1) PER LODGING UNIT
REQUIRED PARKING EXISTING HOTEL UNITS	82 UNITS	
EXISTING PARKING =	135 SPACES (5 ACCESSIBLE, 120 STANDARD)	

SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	BUILDING FOOTPRINT





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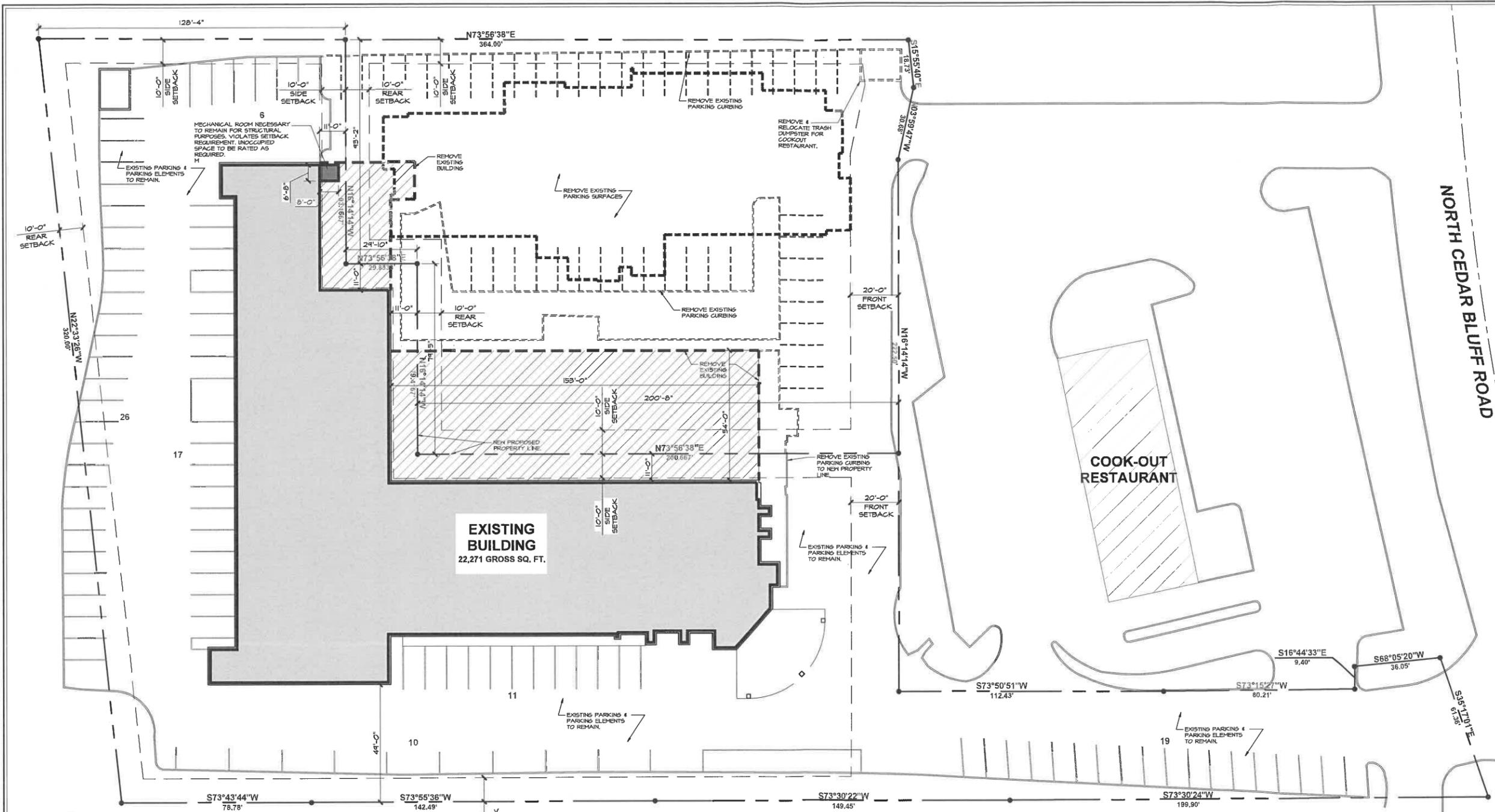


NO.	REVISIONS

Proposed Demolition and New Construction for:
FAIRFIELD INNS & SUITES
 317 N Cedar Bluff Rd, Knoxville, TN 37923
PHASE 1: DEMOLITION SITE PLAN

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ISSUE DATE: APRIL 5, 2021
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 SHEET NUMBER:
C102



PHASE 1: DEMOLITION SITE PLAN
 SCALE: 1" = 20'-0"

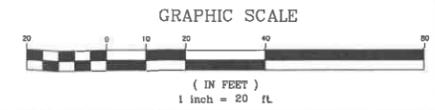
SITE LEGEND

	PROPERTY LINE		BUILDING FOOTPRINT
	SETBACK LINE		PORTIONS OF EXISTING BUILDING REMOVED
	PROPOSED HOTEL LOCATION		

PROPOSED PHASING FOR SCOPE OF WORK

- PHASE 1: DEMOLITION:**
- REMOVE EXISTING OYO HOTEL'S AQUATIC CENTER & PORTIONS OF THE HOTEL'S NORTH WINGS IN ORDER TO ALLOW THE ESTABLISHMENT OF A NEW PROPERTY LINE.
 - REMOVE EXISTING PAVING, CURBING & PARKING ELEMENTS AS REQUIRED FOR NEW HOTEL.
 - IDENTIFY, REMOVE & RELOCATE EXISTING UTILITIES AS REQUIRED FOR EXISTING & NEW HOTELS.
- PHASE 2: PLATTING NEW PROPERTY & CONSTRUCTING NEW HOTEL:**
- PLAT NEW PROPERTY FOR NEW FAIRFIELD INNS & SUITES WITH A PROPERTY LINE TO BE REMOVED UPON COMPLETION OF NEW HOTEL. THE NEW PLAT WILL BE CLASSIFIED AS A C-4-2 ZONE, MATCHING THE EXISTING PROPERTY.
 - THE EXISTING HOTEL WILL REMAIN IN OPERATION DURING CONSTRUCTION OF NEW HOTEL.
 - THE EXISTING HOTEL UNIT COUNT TO BE 16 UNITS AFTER DEMOLITION. 00 EXISTING PARKING SPACES SHALL REMAIN AFTER DEMOLITION.
 - THE NEW HOTEL SHALL BE BUILT PER CITY OF KNOXVILLE REGULATIONS. A VARIANCE FOR THE EXISTING HOTEL SETBACK VIOLATION AND THE NEW HOTEL'S FUTURE PARKING WILL BE REQUIRED.

- PHASE 3: DEMOLITION OF OLD HOTEL & COMPLETION OF NEW HOTEL:**
- AFTER COMPLETION OF THE FAIRFIELD INN, THE OYO HOTEL WILL CLOSE AND BE DEMOLISHED.
 - A NEW PARKING LAYOUT SHALL BE CONSTRUCTED AROUND THE HOTEL'S NEW LOCATION AS REQUIRED BY THE CITY OF KNOXVILLE REGULATIONS.
 - THE PROPERTY LINE WILL BE REMOVED UPON APPROVAL FROM HARRIOTT.





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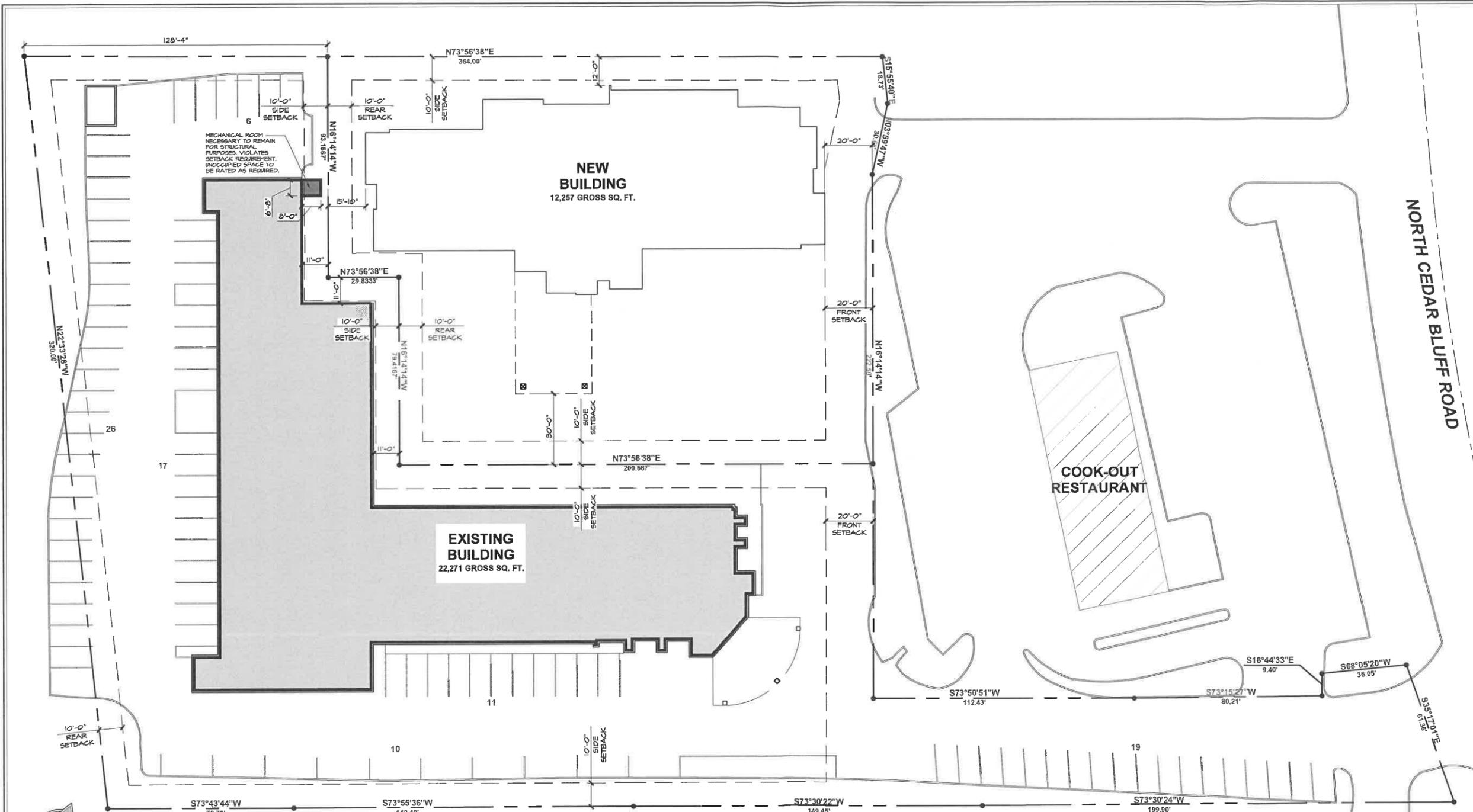


NO.	REVISIONS

Proposed Demolition and New Construction for:
FAIRFIELD INNS & SUITES
 317 N Cedar Bluff Rd, Knoxville, TN 37923
PHASE 2: PROPOSED SITE PLAN

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ISSUE DATE: APRIL 5, 2021
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 SHEET NUMBER: **C103**



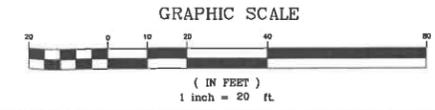
PHASE 2: PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

NEW PROJECT INFORMATION:

ADDRESS:	317 NORTH CEDAR BLUFF RD KNOXVILLE, TN 37923 PARCEL ID 11901861	PARKING INFORMATION: PER TABLE 11-2: HOTELS	REQUIRED PARKING: EXISTING HOTEL: EXISTING PROVIDED: NEW HOTEL: FUTURE PARKING:	ONE (1) PER LODGING UNIT 76 EXISTING LODGING UNITS 86 PARKING SPACES 85 NEW LODGING UNITS 90 PARKING SPACES (4 ACCESSIBLE 86 STANDARD)
ZONING - CITY:	C-H-2 COMMERCIAL HIGHWAY			
SETBACKS:	REQUIRED			
FRONT SIDE:	20'-0"			
ADJACENT TO RESIDENTIAL REAR:	10'-0" MIN			
ADJACENT TO RESIDENTIAL REAR:	35'-0"			
ADJACENT TO RESIDENTIAL REAR:	10'-0" MIN			
ADJACENT TO RESIDENTIAL REAR:	30'-0"			
MAX BUILDING HEIGHT:	REQUIRED			
MAX BUILDING SF:	90'-0"			
STORIES:	N/A			
TOTAL SITE AREA:	5 STORIES			
	31,538 SF (0.86 ACRE)			

SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	BUILDING FOOTPRINT





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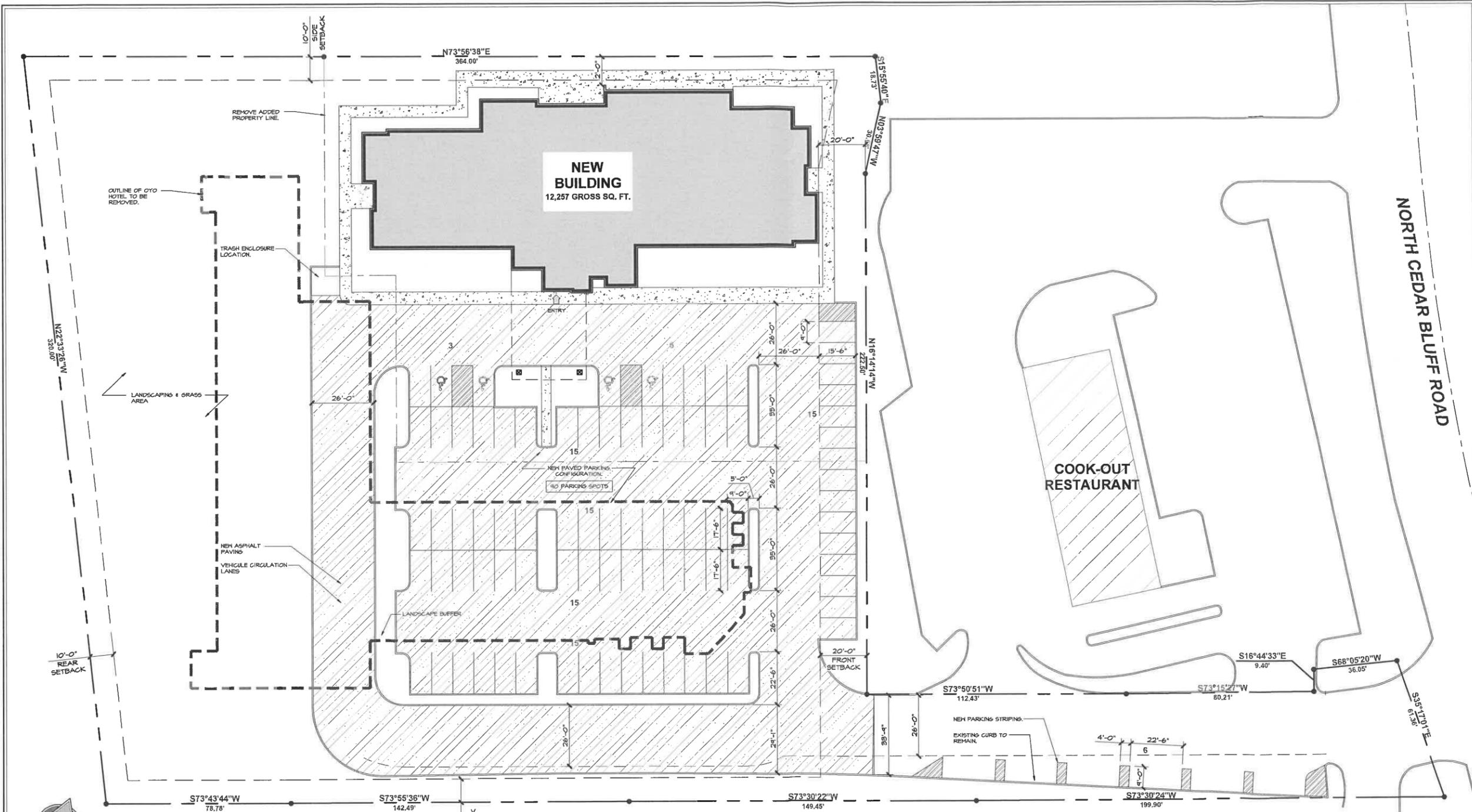


NO.	REVISIONS

Proposed Demolition and New Construction for:
FAIRFIELD INNS & SUITES
 317 N Cedar Bluff Rd, Knoxville, TN 37923
PHASE 3: COMPLETED SITE PLAN

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ISSUE DATE: APRIL 5, 2021
 PROJECT NO.: 221026
 SHEET NUMBER:
C104



PHASE 3: COMPLETED SITE PLAN
 SCALE: 1" = 20'-0"

NEW PROJECT INFORMATION:

ADDRESS:	317 NORTH CEDAR BLUFF RD KNOXVILLE, TN 37923 PARCEL ID: 1901061
ZONING: CITY:	C-H-2 COMMERCIAL HIGHWAY
SETBACKS:	REQUIRED
FRONT:	20'-0"
SIDE:	10'-0" MIN
ADJACENT TO RESIDENTIAL:	35'-0"
REAR:	10'-0" MIN
ADJACENT TO RESIDENTIAL:	30'-0"
MAX BUILDING HEIGHT:	REQUIRED
MAX BUILDING SF:	90'-0"
STORIES:	N/A
TOTAL SITE AREA:	5 STORIES
	31,536 SF (0.66 ACRE)

PARKING INFORMATION:
 PER TABLE II-2:
 HOTELS

REQUIRED PARKING:	ONE (1) PER LODGING UNIT
EXISTING HOTEL:	76 EXISTING LODGING UNITS
EXISTING PROVIDED:	86 PARKING SPACES
NEW HOTEL:	85 NEW LODGING UNITS
FUTURE PARKING:	90 PARKING SPACES
	(4 ACCESSIBLE & 86 STANDARD)

SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	BUILDING FOOTPRINT

