

File #

10-D-19-YA



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@the9.group		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.

The proposed development will include an upscale hotel building and parking garage with views of the World's Fair Park and Downtown areas. The proposed hotel use is allowed by Use on Review approval.

Variances Requested (references to Zoning Ordinance):

1. Reduce the required front yard setback along Twelfth Street from 25 feet to 5 feet. (Article 4, Section 2.2.1.D.1)
2. Reduce the required front yard setback along Clinch Avenue from 25 feet to 5 feet. (Article 4, Section 2.2.1.D.1)
3. Reduce the required front yard setback along Eleventh Street from 25 feet to 5 feet. (Article 4, Section 2.2.1.D.1)
4. Reduce the required side yard setback along the existing alley from 15 feet to 0 feet. (Article 4, Section 2.2.1.D.2)
5. Increase the required maximum lot coverage area for main and accessory buildings from thirty-five (35) percent to eighty-five (85) percent. (Article 4, Section 2.2.1.D.5.b)
6. Increase the height regulation from forty-five (45) feet in height to eighty-five (85) feet in height. (Article 4, Section 2.2.1.E.2)
7. Reduce the minimum distance between a driveway and the intersecting street from 50' to 33'. (Article V, Section 7.H.2.A Table 5)

These variances should be addressed on the Use on Review but the applicant is seeking confirmation that the BZA does not need to approve these variances at this time:

8. Reduce the minimum property line radius at the intersection of Twelfth Street and Clinch Avenue from 75' to 0'. (Article 3, Section 3.04.J.3)
9. Reduce the minimum property line radius at the intersection of Eleventh Street and Clinch Avenue from 75' to 30'. (Article 3, Section 3.04.J.3)
10. Reduce the required R.O.W. of Twelfth Street from 25' to 20'.
11. Reduce the 10' drainage and utility easement inside all exterior boundary lines from 10' to 0'.

REVISED

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 surrounding the World's Fair Park area.

The variances listed above are consistent with the variances approved by the Board of Zoning Appeals for the adjacent property which includes the Four Points by Sheraton Hotel. Hotel use is an approved use on review by Planning Commission based on the current zoning.

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

Shailesh Patel

DATE **November 4, 2019**



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

Small Lot of record?

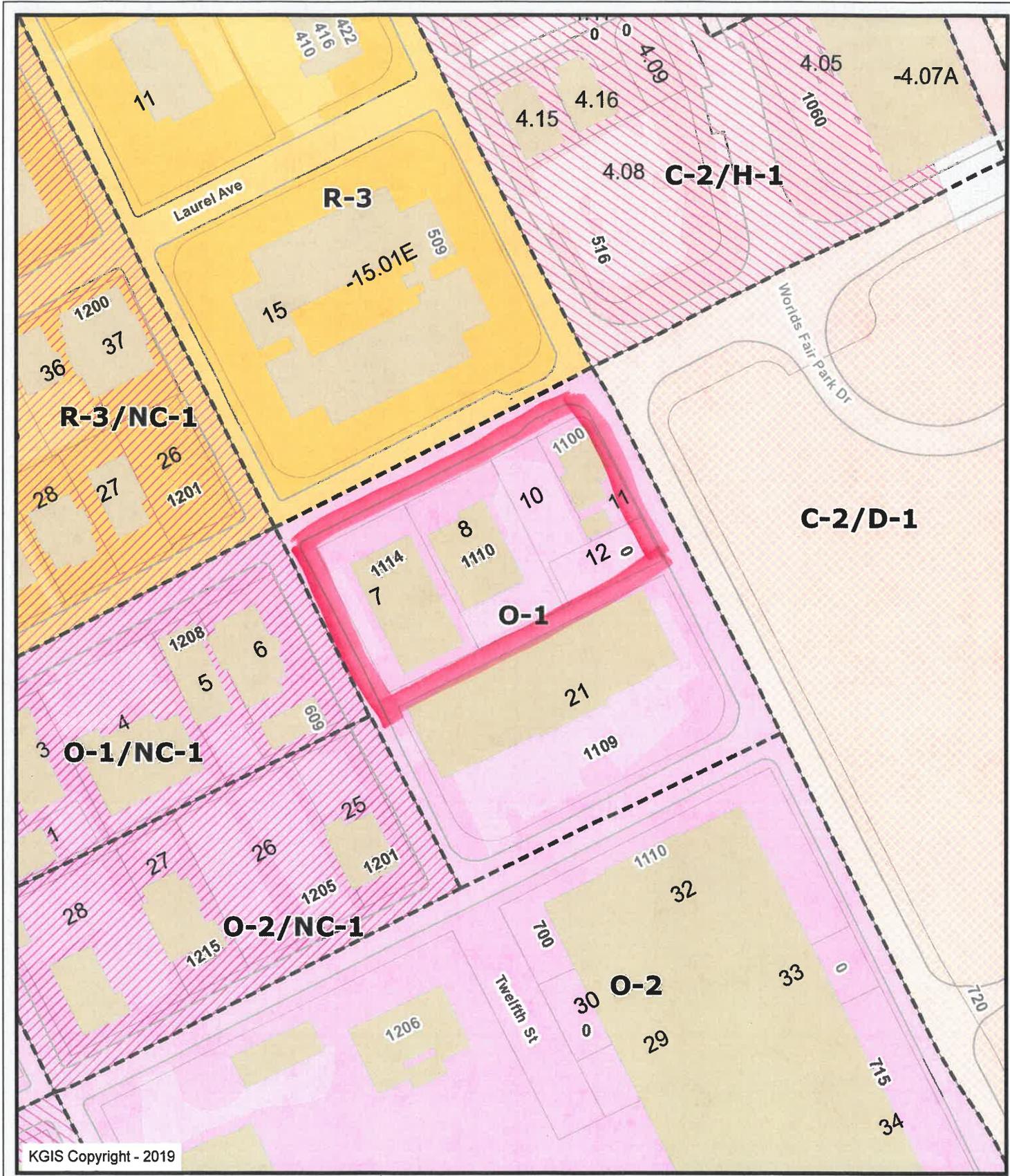
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

- 1. Reduce the required front yard setback in an O-1 zone on Twelfth St. from 25' to 5' per Article 4, Section 2.2.1.D.1.
- 2. Reduce the required front yard setback in an O-1 zone on Clinch Ave. from 25' to 5' per Article 4, Section 2.2.1.D.1.
- 3. Reduce the required front yard setback in an O-1 zone on Eleventh St. from 25' to 5' per Article 4, Section 2.2.1.D.1.
- 4. Reduce the required side yard setback in an O-1 zone along the existing alley from 15' to 0' per Article 4, Section 2.2.1.D.2.
- 5. Increase the required maximum lot coverage in an O-1 zone from 35% to 85% per Article 4, Section 2.2.1.D.5.b.
- 6. Increase the height maximum in an O-1 zone from 45' to 85' per Article 4, Section 2.2.1.E.2.
- 7. Reduce the minimum distance between a driveway and an intersecting street from 50' to 33.9' per Article 5, Section 7.H.2.a Table 5.

REVISED 11/5/19

PROJECT INFORMATION

Date Filed 9-16-19	Fee Amount \$250 <i>pd ok \$250 9/17/19</i>
Council District 1	BZA Meeting Date 10-17-19
PLANS REVIEWER Rebecca Johnson	DATE 9-16-19



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1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA
THE 9 GROUP

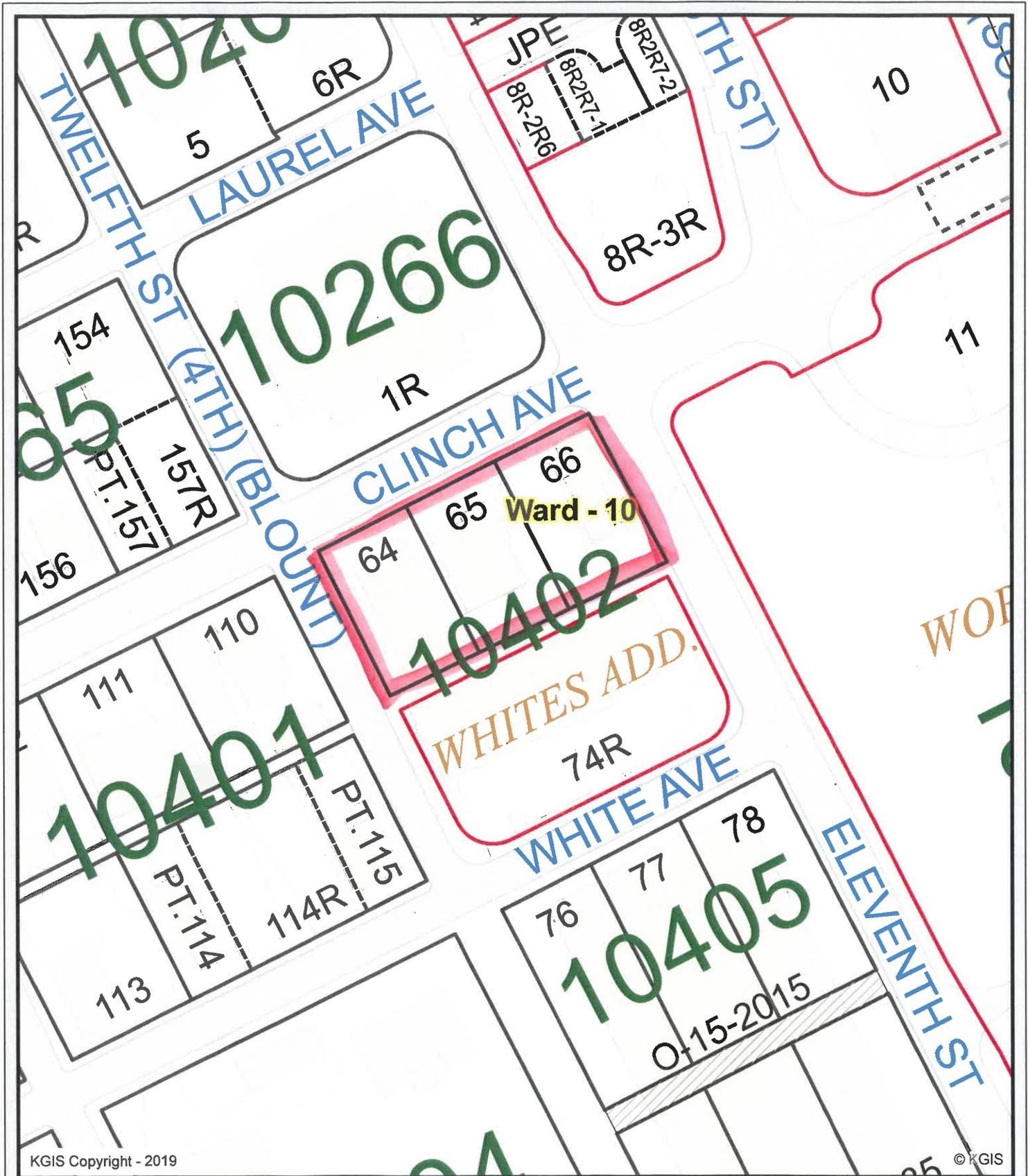
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10-D-19-VA
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1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA

THE 9 GROUP

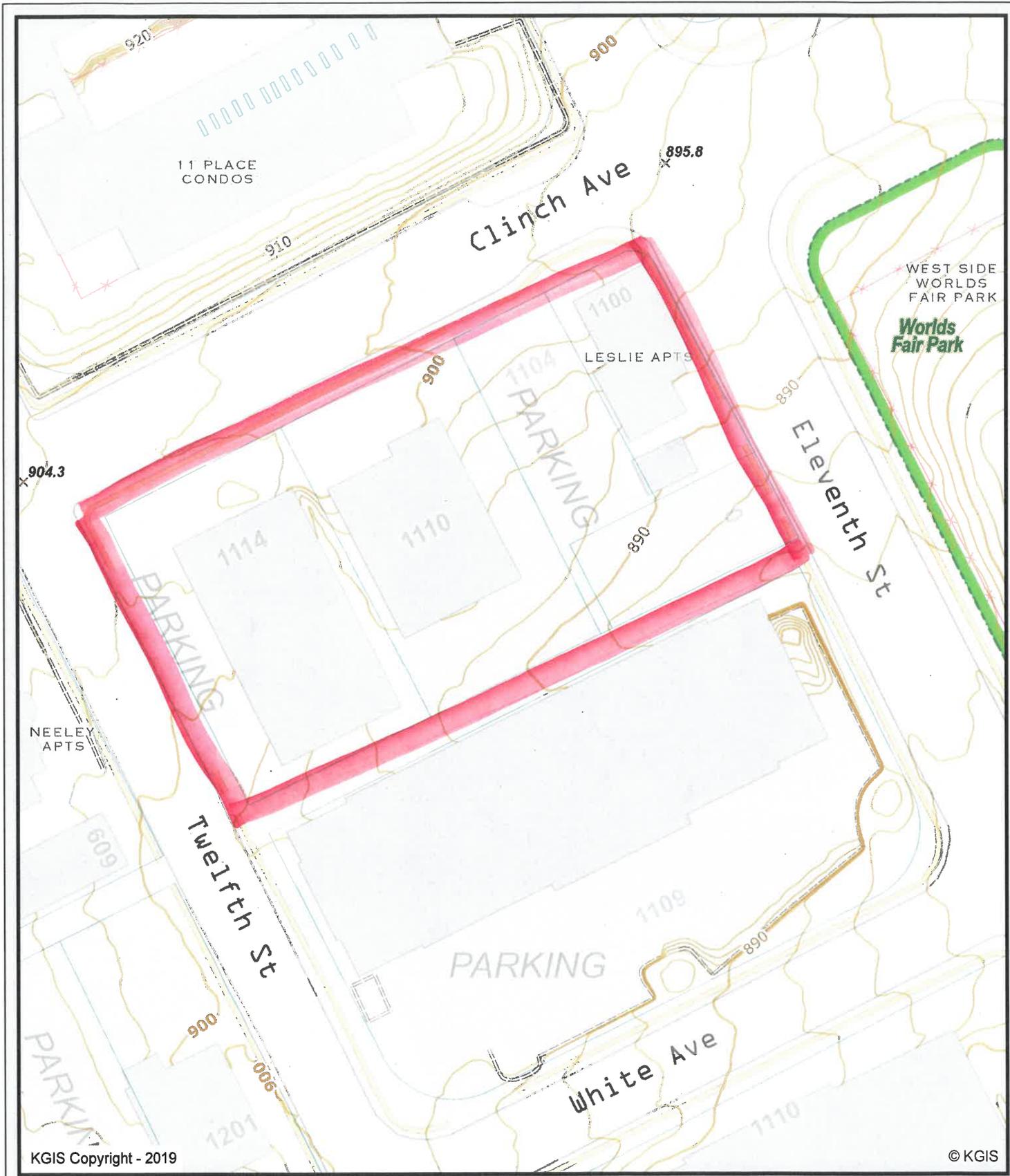
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1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA
THE 9 GROUP

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10-D-19-VA

Juliana LeClair

From: Scott Elder
Sent: Friday, November 15, 2019 3:22 PM
To: DeAnn Bogus
Cc: Juliana LeClair
Subject: FW: Proposed World's Fair Park Hotel (1100 thru 1114 Clinch Ave) - Board Of Zoning Appeals Response

This email relates to the upcoming November BZA meeting.

KUB is objecting to the setbacks and elimination of the utility and drainage easements.

Juliana – KUB will be sending their regular letters that should state their objections.

Thanks,

Scott E.

From: Mark Rauhuff [mailto:Mark.Rauhuff@kub.org]
Sent: Friday, November 15, 2019 2:50 PM
To: Scott Elder; Mike Reynolds
Subject: FW: Proposed World's Fair Park Hotel (1100 thru 1114 Clinch Ave) - Board Of Zoning Appeals Response

FYI.

From: Mark Rauhuff
Sent: Friday, November 15, 2019 2:40 PM
To: Christian Wiberley <Christian.Wiberley@Kub.org>
Cc: Bobby Colwick <Bob.Colwick@kub.org>; Zackary Cole <Zack.Cole@kub.org>; Daniel McElyea <Daniel.McElyea@kub.org>; Zane Howard <Zane.Howard@kub.org>; John Piotrowski <john.piotrowski@kub.org>; Timothy Branson <Tim.Branson@kub.org>; William (Bill) Warren <bill.warren@kub.org>
Subject: Proposed World's Fair Park Hotel (1100 thru 1114 Clinch Ave) - Board Of Zoning Appeals Response

Per our conversation this afternoon, I have spoken with Zack Cole, Daniel McElyea, and Zane Howard about the minimum separation of the proposed hotel from the existing electric transmission line along Eleventh Street. They recommend that a minimum of 20 feet be maintained between the proposed 8 story hotel and the closest electric transmission wire to follow OSHA separation requirements for the building to be constructed using a crane. I have verbally given this information to the developer at a pre-submittal meeting on 8/12/19 and to MPC and COK Staff this morning at the monthly Interagency Concept Plan review meeting. MPC will once again remind the developer of this requirement in a meeting with him on 11/19/19.

Based on this information and the request of the developer to eliminate the utility and drainage easements and building setbacks along all four exterior property boundaries, please

send KUB's objection to the elimination of the utility and drainage easement and building setbacks along the Eleventh Street exterior boundary of the property to the COK and Board of Zoning Appeals. Thank you.



November 18, 2019

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Request 10-D-19-VA

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate location of these facilities is indicated on the enclosed print. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not shown on these prints.

Should the variance be granted, KUB will require the following permanent utility easements for its facilities.

Electric (13kV) – 10 feet on each side of the centerline of the electric line, 20 feet total width
Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width

Additionally, it is the standpoint of KUB that a minimum of 20 feet be maintained between the proposed 8 story hotel and the closest electric transmission wire along Eleventh St. to follow OSHA separation requirements for the building to be constructed using a crane.

Based on this information and the request of the developer to eliminate the utility and drainage easements and building setbacks along all four exterior property boundaries, KUB objects to the elimination of the utility and drainage easement and building setbacks along the Eleventh Street exterior boundary of the property.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

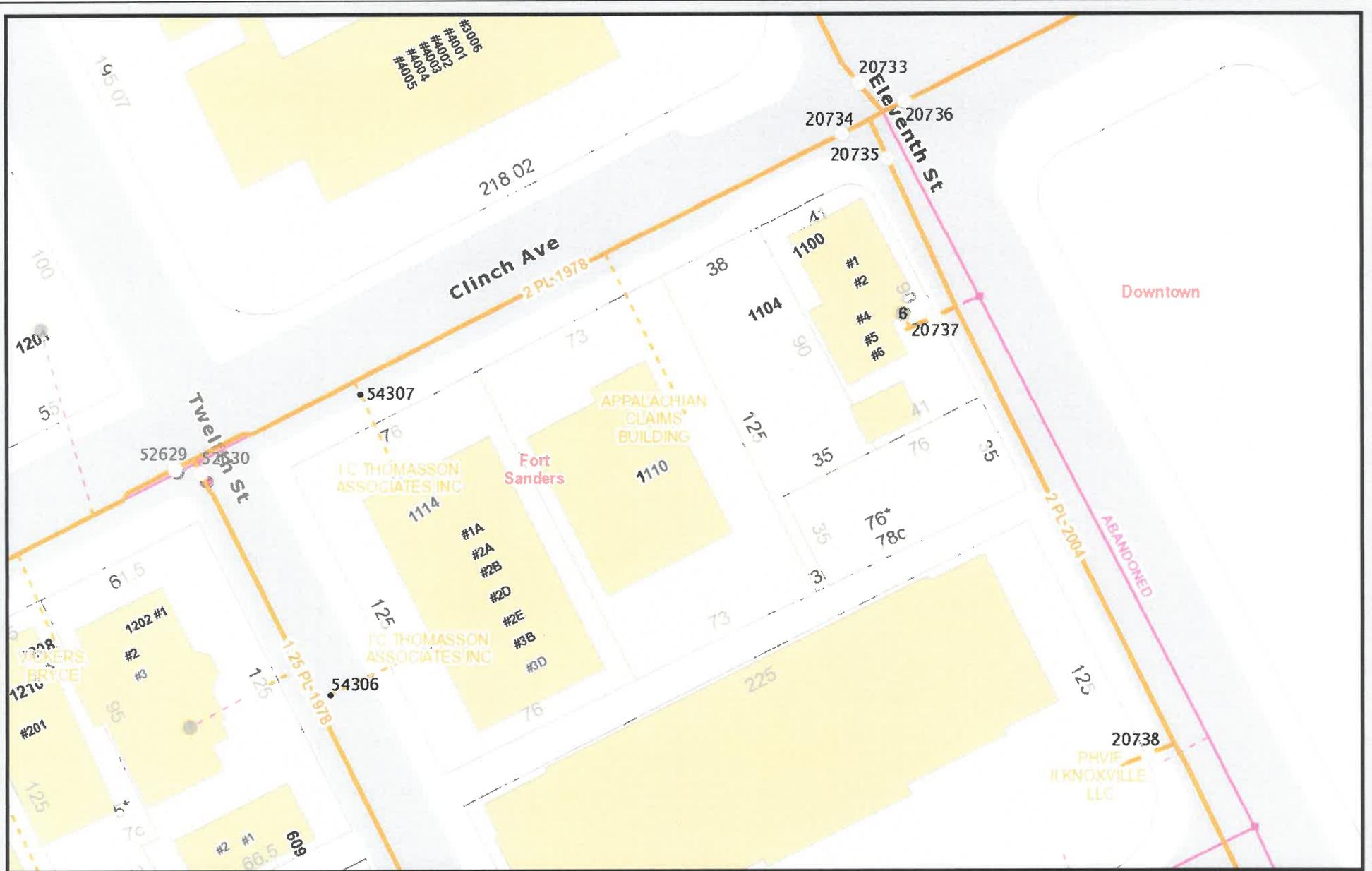


Christian Wiberley, P.E.
Engineering

CGW

Electricity · Gas · Water · Wastewater

P.O. Box 59017 · Knoxville, TN 37950-9017 · (865) 524-2911 · www.kub.org



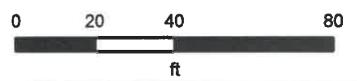
File No. 10-D-19-VA (Gas)

1100/1104/1110/1114 Clinch Ave

Knoxville Utilities Board



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TDOT District 18 Operations provided the following for this month's BZA applications:

10D19VA – No Comment

11A19VA – No Comment

11B19VA – No Comment

11C19VA – No Comment

11D19VA - No Comment

11E19VA – No Comment

11F19VA – No Comment

11G19VA – Both subject properties abut State owned ROW. It appears this site plan depicts direct impacts to State owned CA fence along the southeast property lines of both lots (picture of CA fence attached). The State does not authorize any site work that encroaches on State ROW or requires removal, relocation, or any other modification of State owned CA fence.



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1

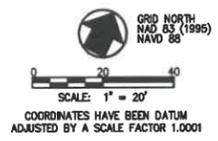
7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot

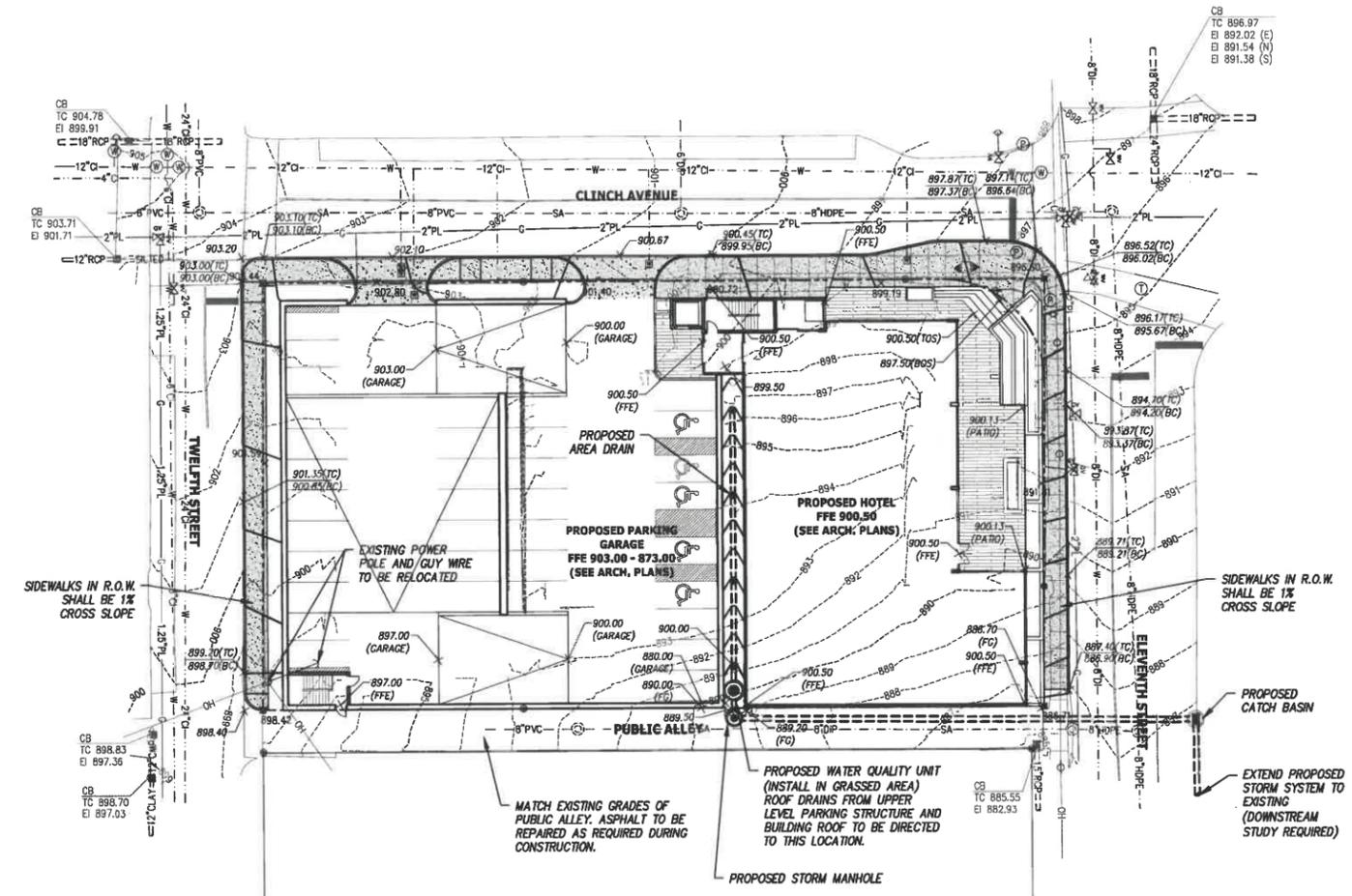


NOTES:
1. REFERENCE SHEET C1.01 FOR NOTES.

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
---50---	EXISTING CONTOUR
—48—	PROPOSED CONTOUR
—D—	PROPOSED STORM SEWER
888.20 (FC)	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



REVISED

10-0-19-VA

REVISION	DATE						
 CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 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 1188 CLINCH AVENUE DISTRICT 4, WARD 10, BLOCK 10402 KNOXVILLE, TENNESSEE							
SITE GRADING AND DRAINAGE PLAN							
BZA SUBMITTAL	CCI PROJECT NO. 01450-0000						
	DRAWING DATE NOVEMBER 4, 2019						
	<table border="1"> <tr> <td>PM</td> <td>JRH</td> <td>FC</td> </tr> <tr> <td>DRAWN</td> <td>CJO</td> <td>CHECKED</td> </tr> </table>	PM	JRH	FC	DRAWN	CJO	CHECKED
	PM	JRH	FC				
DRAWN	CJO	CHECKED					
C2.01							

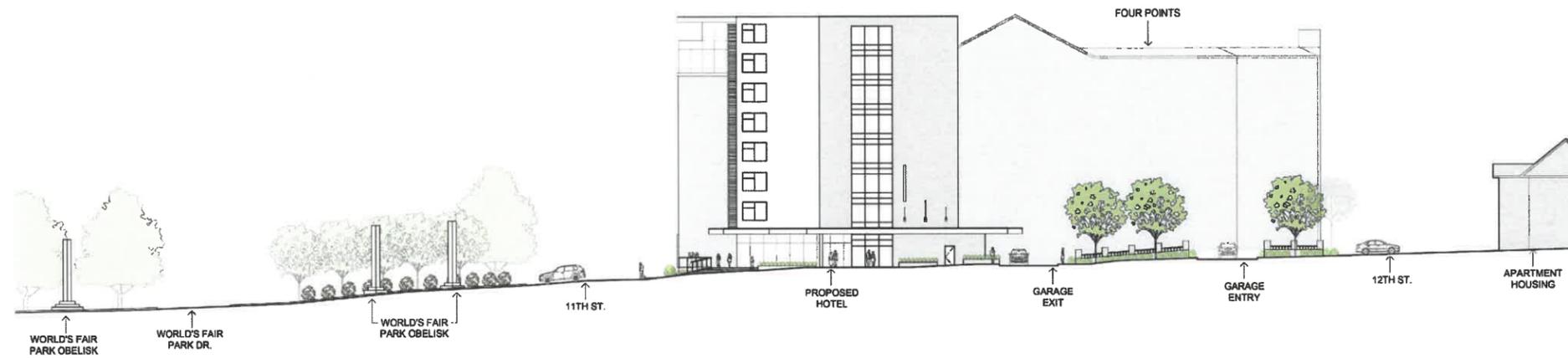


**randolph
architecture**

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

BZA
RE-SUBMISSION

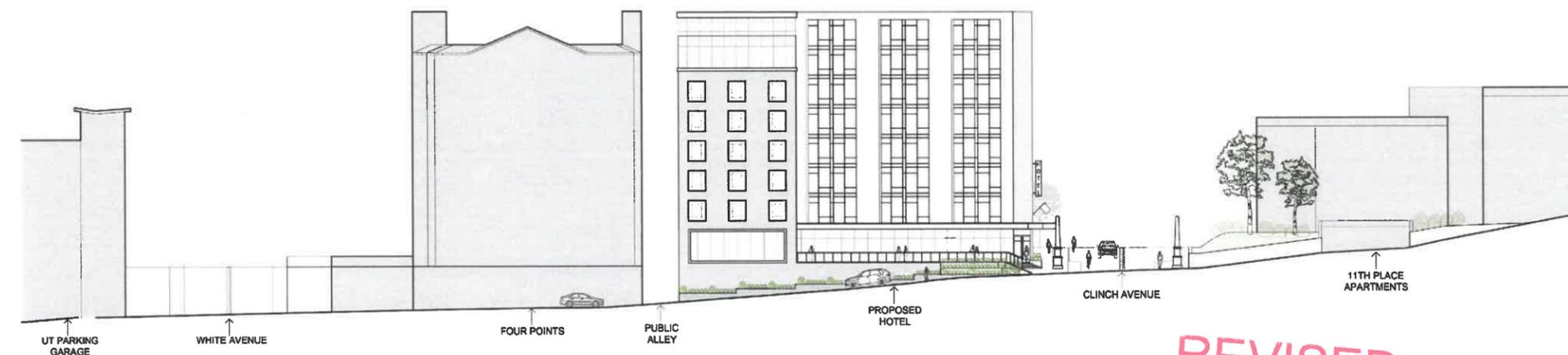
PROPOSAL



SITE SECTION ALONG CLINCH AVENUE

SCALE: 1"=20'-0"

2



SITE SECTION ALONG ELEVENTH STREET

SCALE: 1"=20'-0"

1

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

Issue Date 11-04-2019

Drawn RRS Checked RMR

Revisions

REVISED

10-0-19-YA

a0.91

site sections

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
QUEEN/QUEEN	0	0	6	6*	6*	6*	6*	6*	5	41
QUEEN/QUEEN 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.	70,624 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)



randolph architecture
 550 w main street
 suite 725
 knoxville, tn 37902
 v: 865.357.3750
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PROPOSAL

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

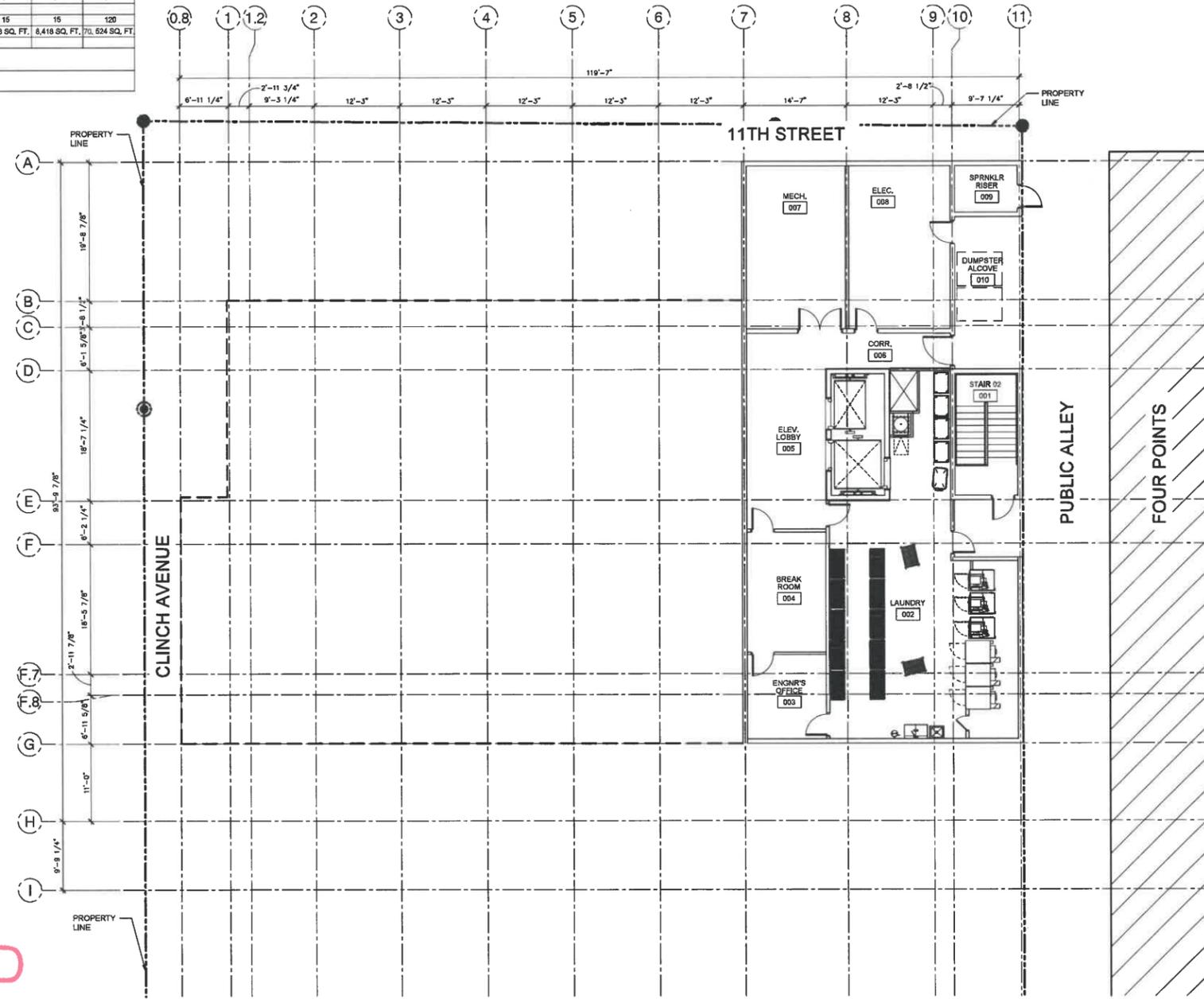
Issue Date 11-04-2019

Drawn RRS Checked RMR

Revisions

a1.01

lower level overall floor plan



REVISED

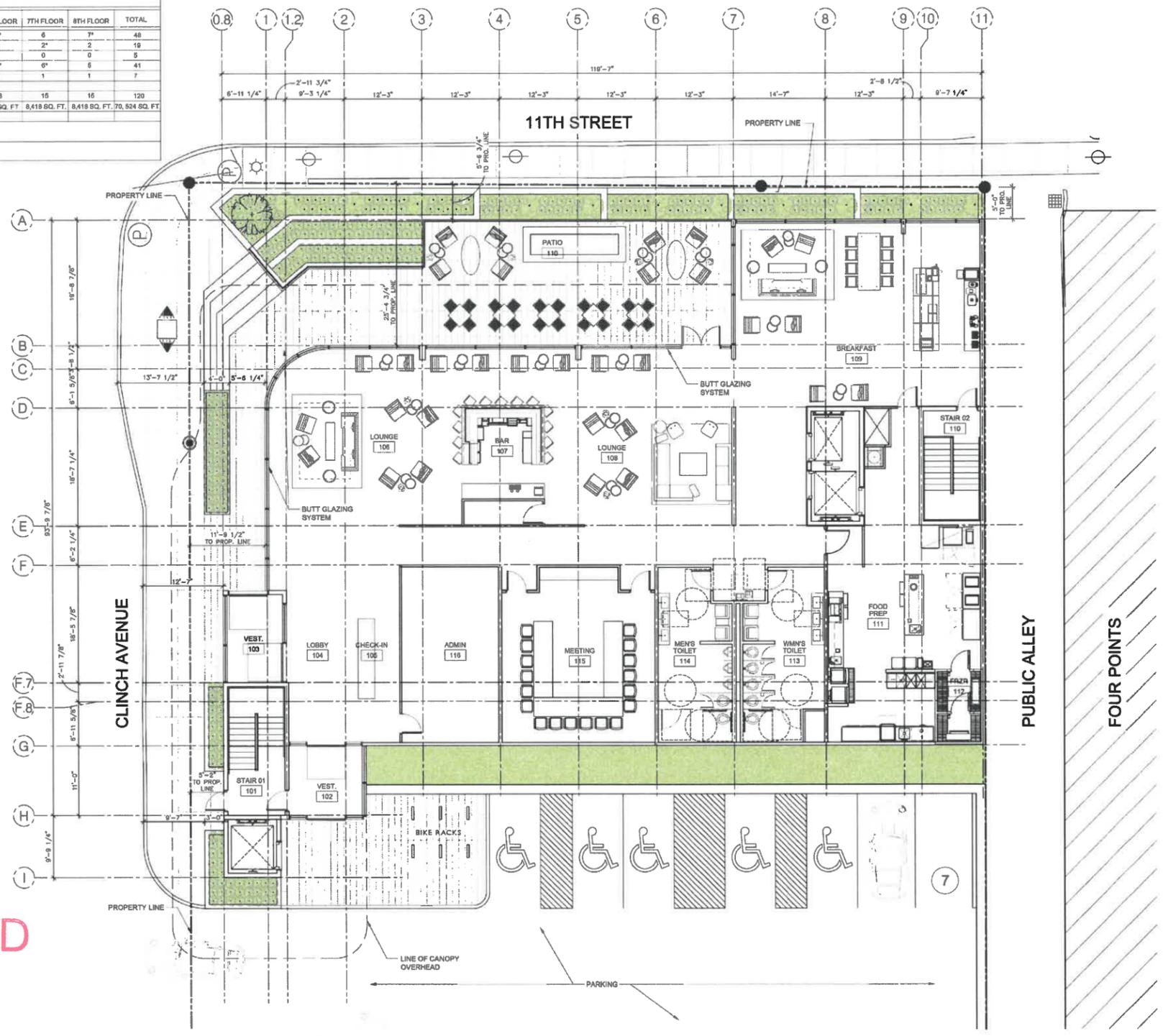
LOWER LEVEL FLOOR PLAN - LAUNDRY

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

10-D-19-VA 1 NORTH

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	18
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	5	5	41
QUEEN/QUEEN 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.	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)



REVISED

FIRST FLOOR OVERALL PLAN - MAIN LEVEL

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

10-0-19-VA



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PROPOSAL

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

Issue Date 11-04-2019

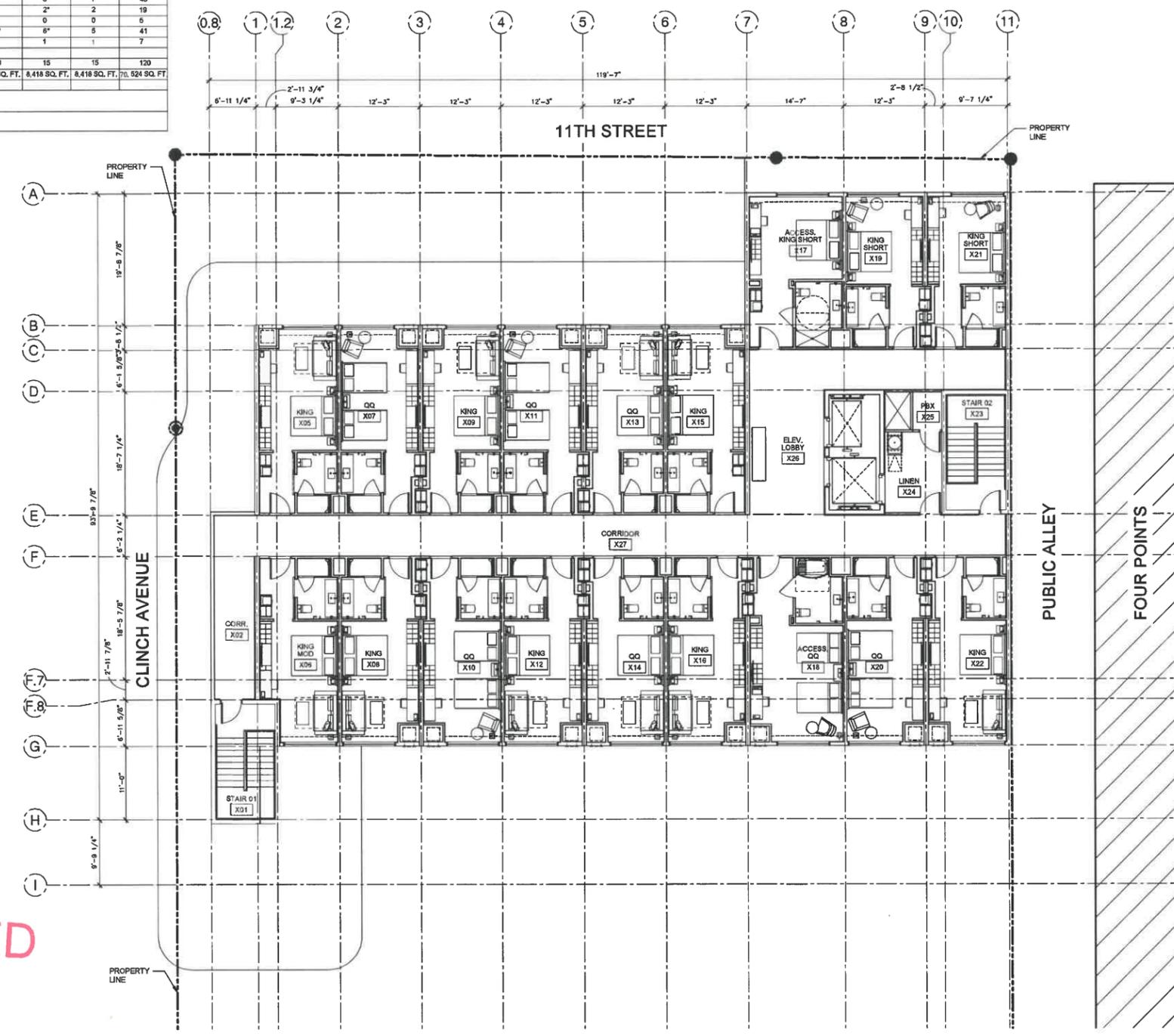
Drawn RRS Checked RMR

Revisions

a1.02
 1st floor overall plan

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	6
QUEEN/QUEEN	0	0	6	6	6	6	6	6	5	41
QUEEN/QUEEN 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.	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)



REVISED

TYPICAL FLOOR OVERALL PLAN - FLOORS 2 - 6

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

10-0-19-VA 1 NORTH


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 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 11-04-2019

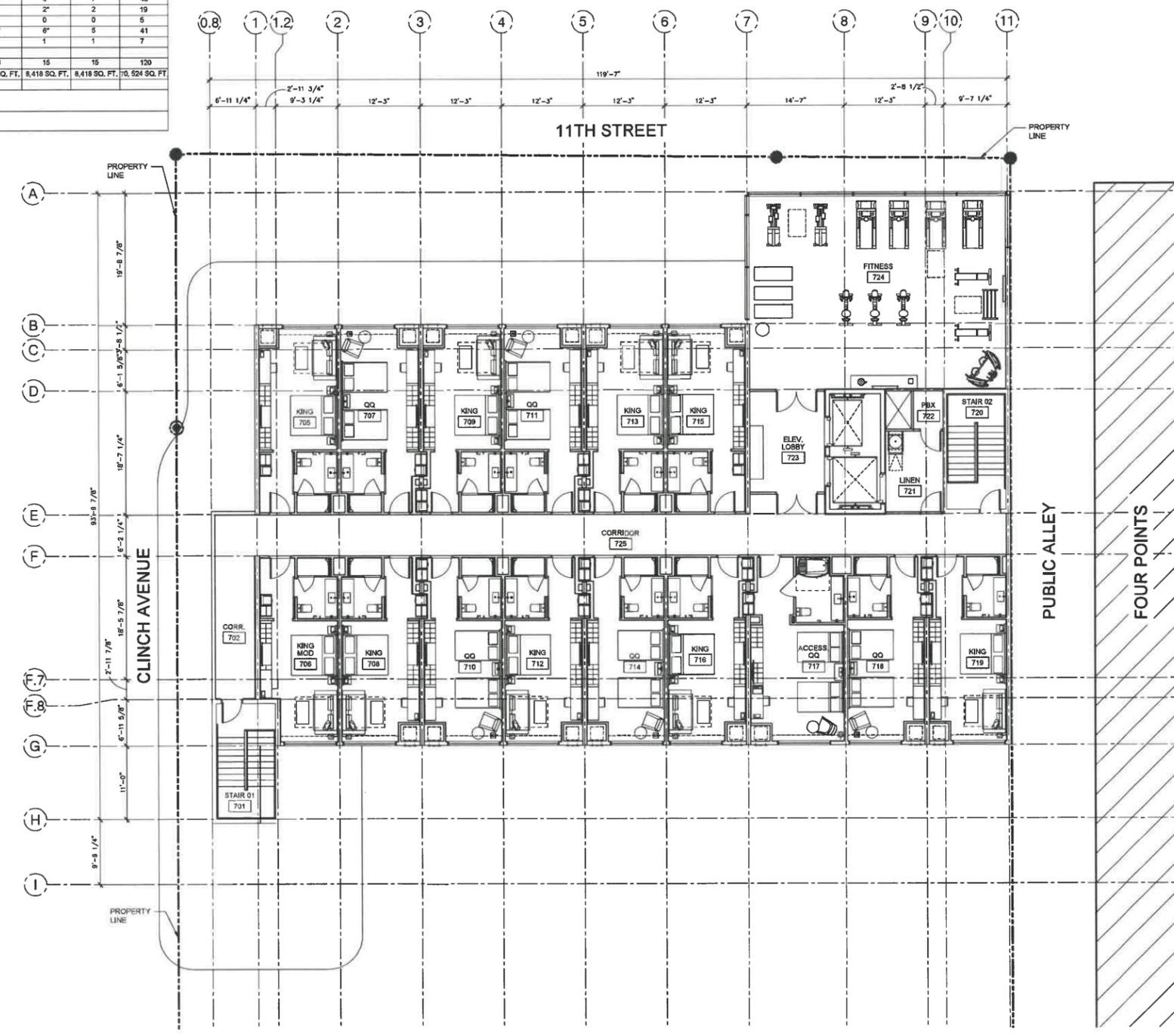
Drawn RRS
 Checked RMR

Revisions

a1.03
 typical 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	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
QUEEN/QUEEN	0	0	6	6	6	6	6	6	5	41
QUEEN/QUEEN 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.	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)



REVISED

SEVENTH FLOOR OVERALL PLAN - FITNESS
 SCALE: 1/8"=1'-0"

10-0-19-VA 1 NORTH

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

BZA
 RE-SUBMISSION
 PROPOSAL

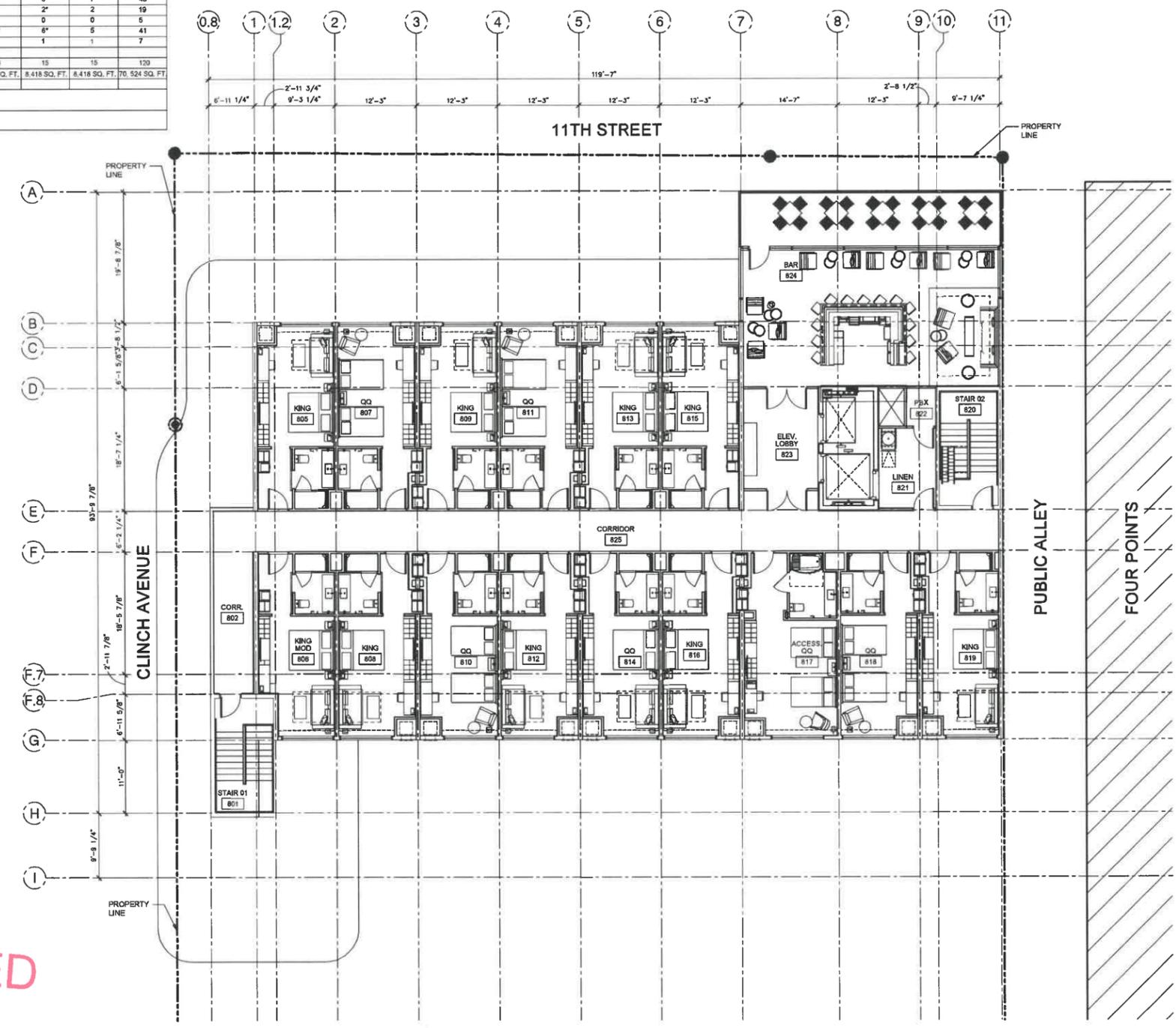
WORLD'S FAIR PARK HOTEL
THE 9 GROUP
 CLINCH AVENUE
 KNOXVILLE, TENNESSEE 37916

Issue Date 11-04-2019
 Drawn RRS Checked RMR
 Revisions

a1.04
 7th floor overall plan -
 fitness level

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	6	5	41
QUEENQUEEN ACCESS.	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	130
SQUARE FOOTAGE	3,180 SQ. FT.	6,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.						

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



REVISED

EIGHTH FLOOR OVERALL PLAN - BAR
 SCALE: 1/8"=1'-0"

10-0-19-VA
 1 NORTH


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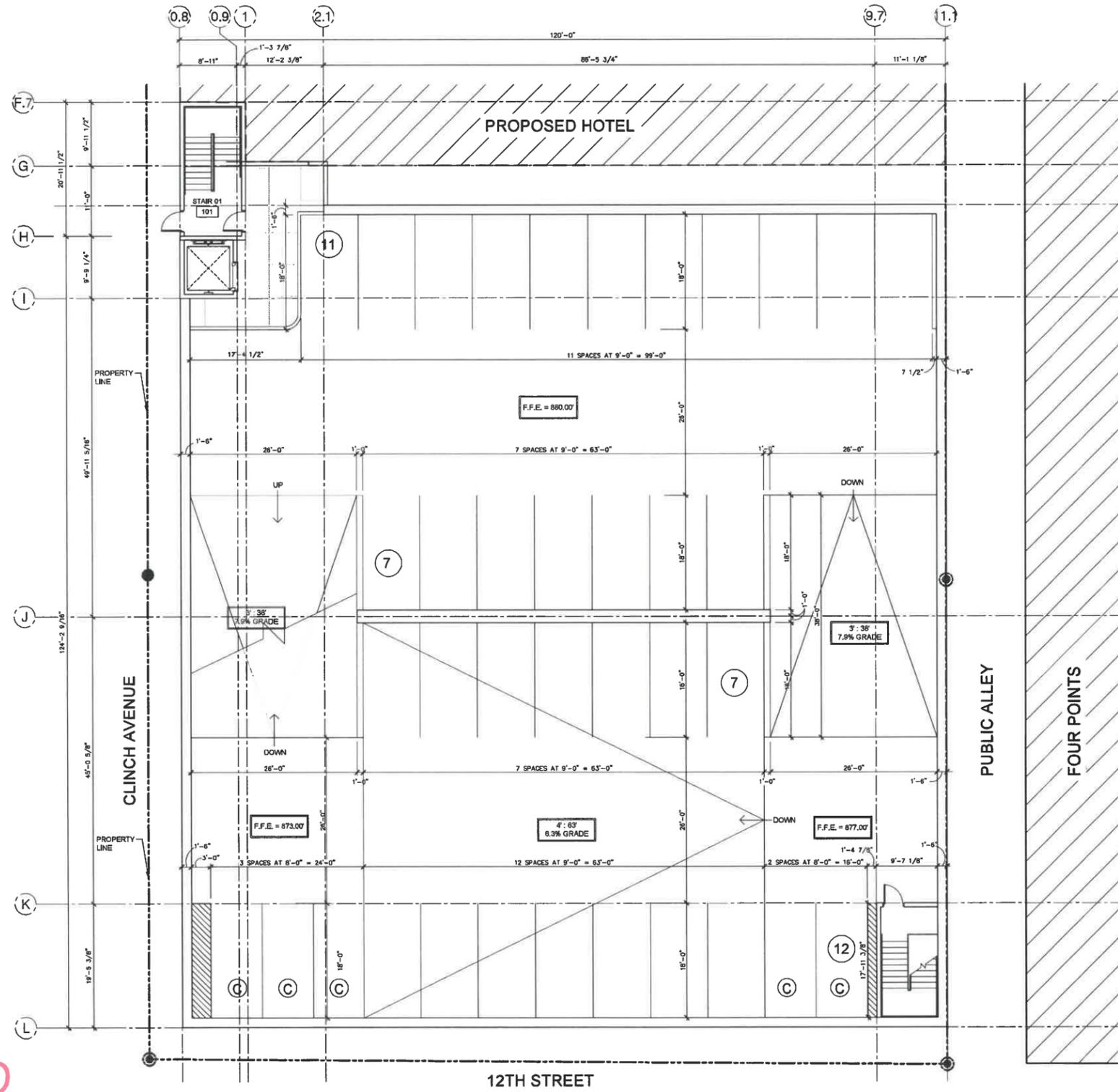
 PROPOSAL

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

Issue Date 11-04-2019
 Drawn RRS Checked RMR
 Revisions

a1.05
 8th floor overall plan - bar level

PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL 03	17 SPACES
LOWER LEVEL 02	37 SPACES
LOWER LEVEL 01	37 SPACES
MAIN LEVEL	38 SPACES
TOTAL	129 SPACES



REVISED

LOWER LEVEL 02 PARKING PLAN

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



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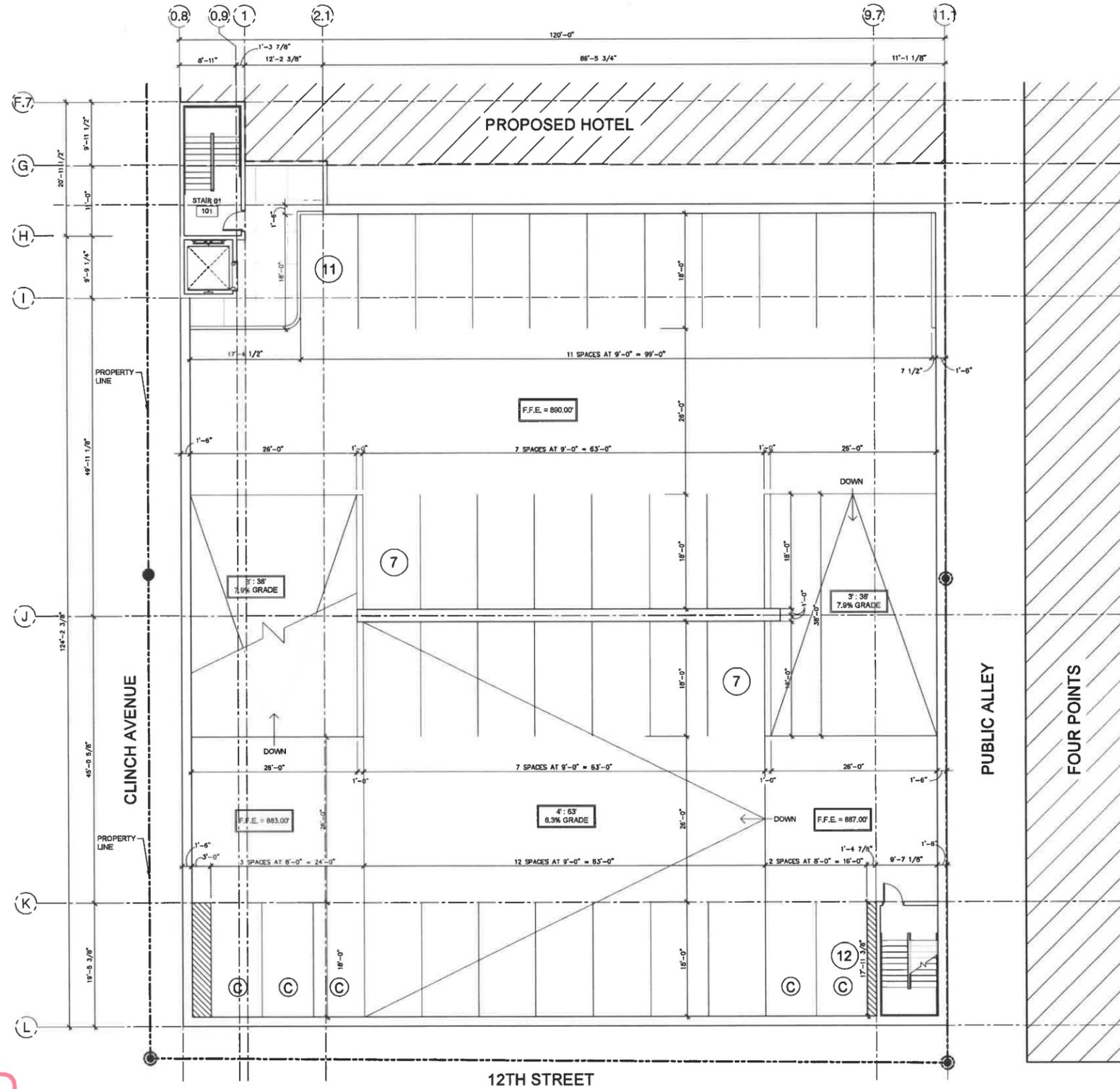
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a1.20
 lower level 02 parking plan

PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL 03	17 SPACES
LOWER LEVEL 02	37 SPACES
LOWER LEVEL 01	37 SPACES
MAIN LEVEL	38 SPACES
TOTAL	129 SPACES



REVISED

LOWER LEVEL 01 PARKING PLAN

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

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THE 9 GROUP

CLINCH AVENUE
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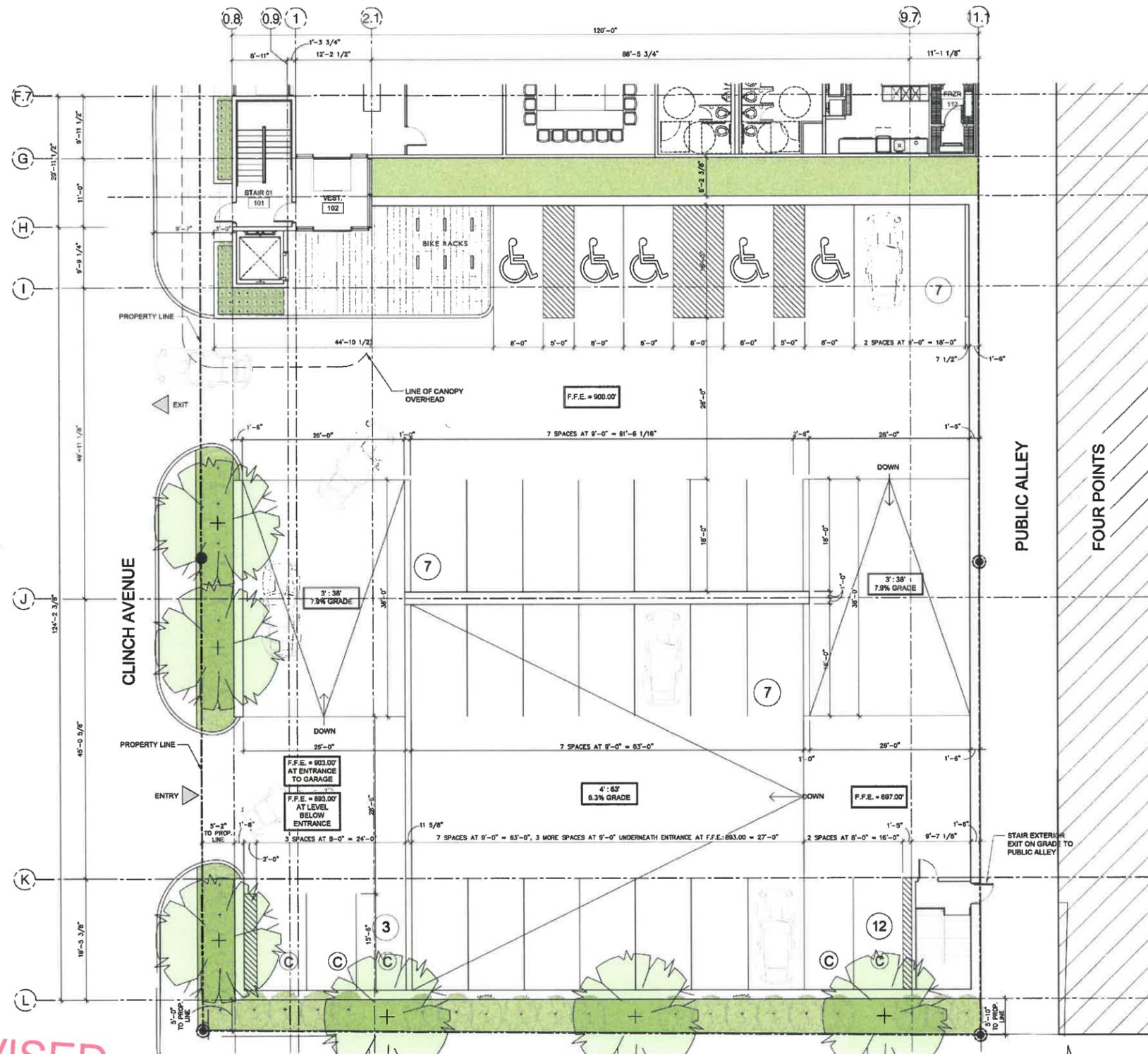
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a1.21

lower level 01 parking
plan

PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL 03	17 SPACES
LOWER LEVEL 02	37 SPACES
LOWER LEVEL 01	37 SPACES
MAIN LEVEL	38 SPACES
TOTAL	129 SPACES



REVISIED

GROUND LEVEL PARKING PLAN

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

12TH STREET

10-D-19-VA



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a1.22

ground level parking
plan



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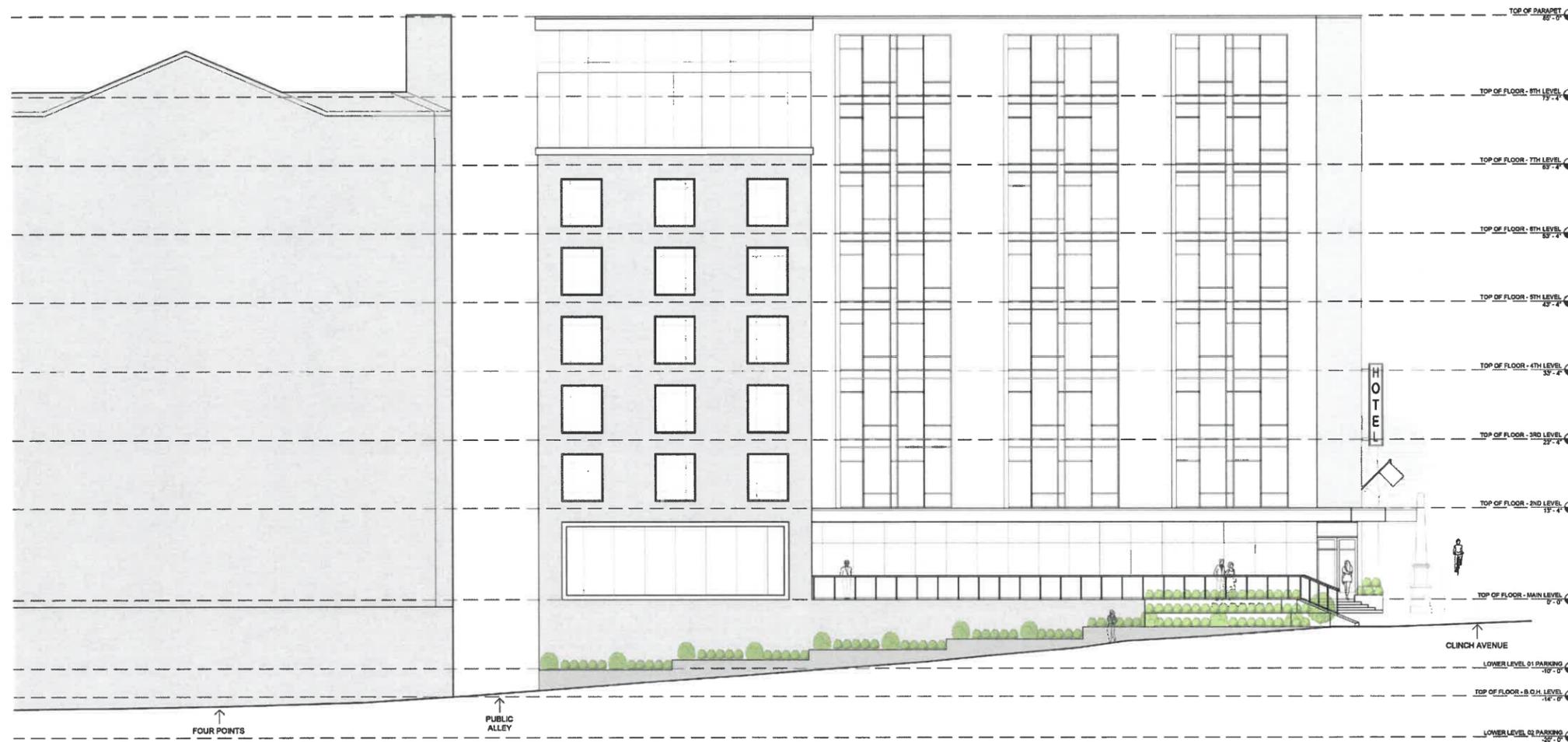
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ELEVATION FROM ELEVENTH STREET

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

1

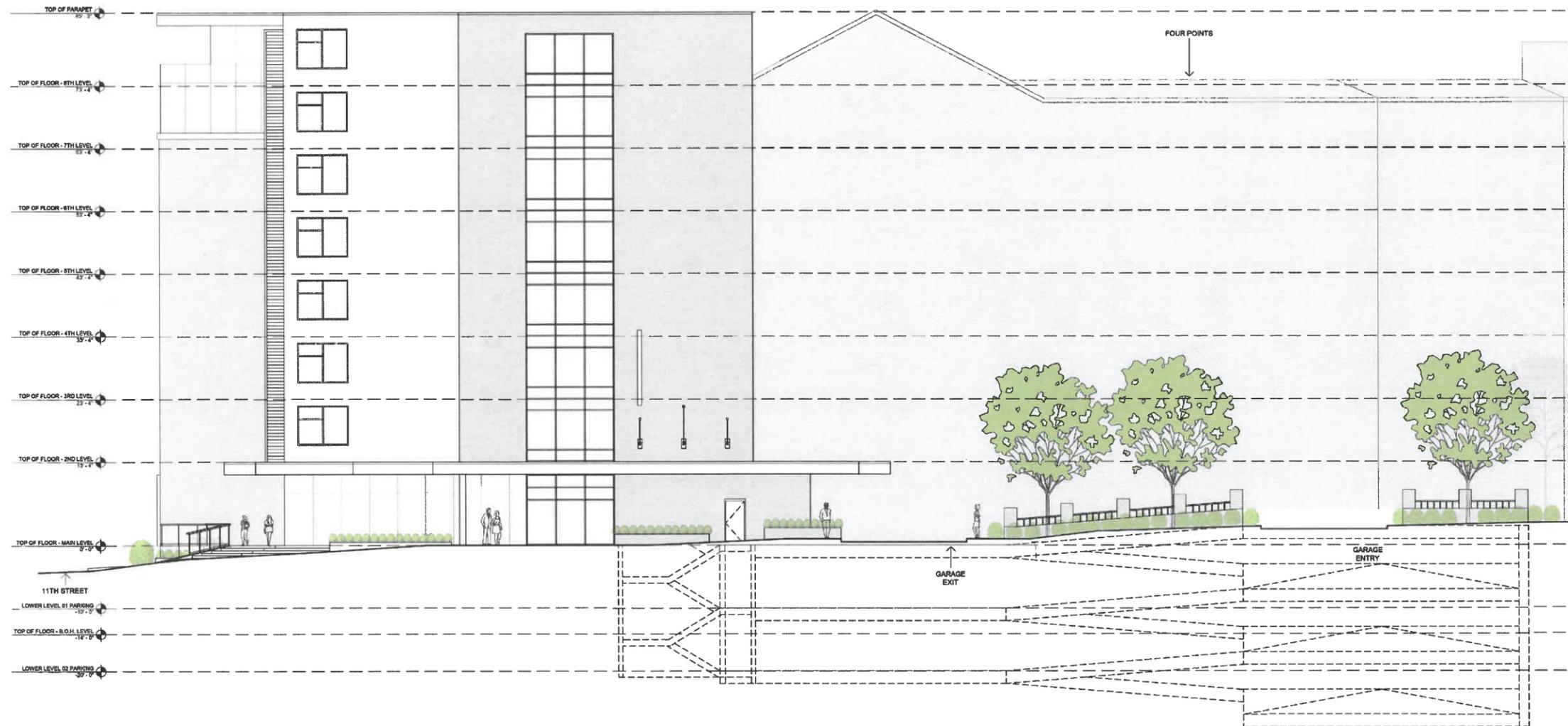
a4.01

elevation from 11th
street



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ELEVATION FROM CLINCH AVENUE

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

REVISED

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1

a4.02

elevation from clinch
avenue



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ELEVATION FROM PARKING STRUCTURE

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

REVISED

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1

a4.03

elevation from parking
structure



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ELEVATION FROM TWELFTH STREET

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

REVISED

10-0-19-VA

1

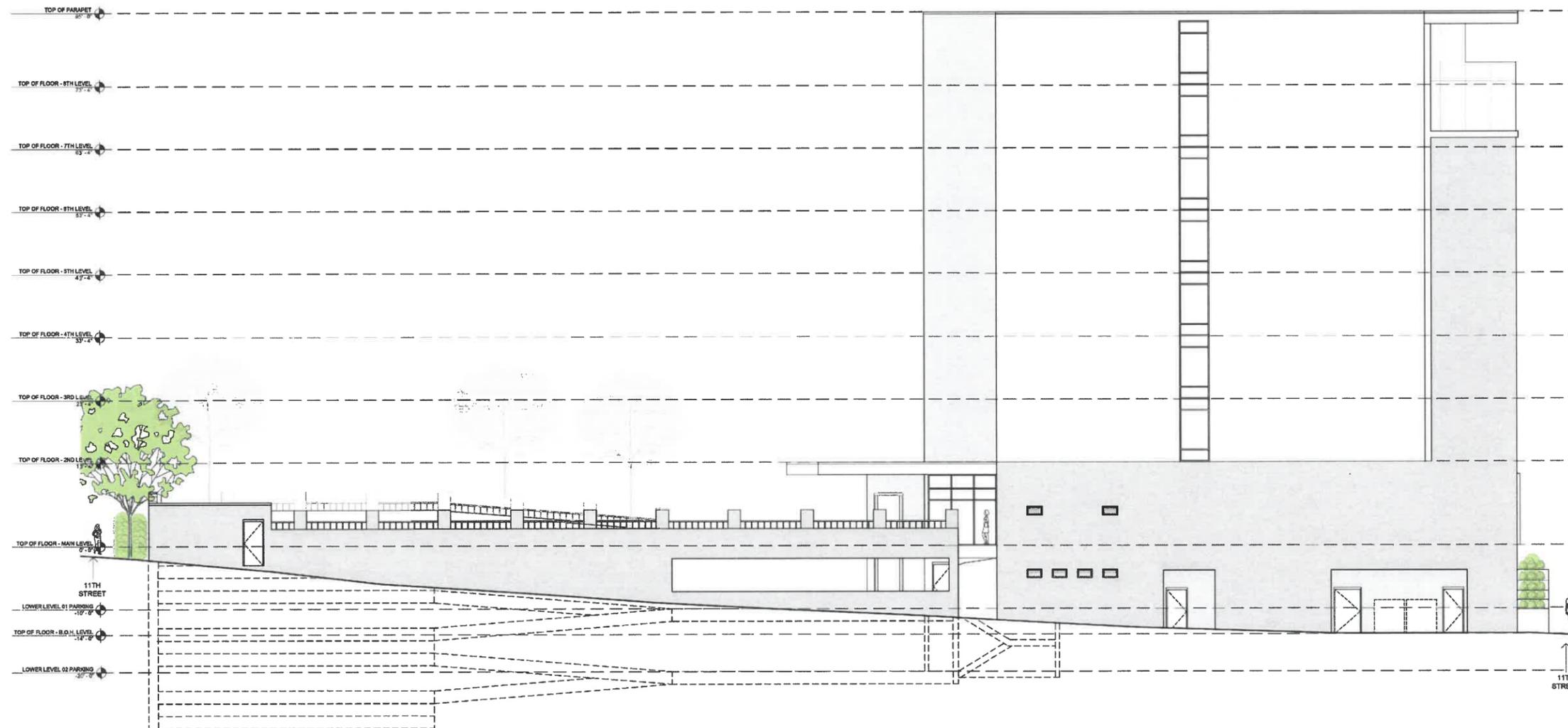
a4.04

elevation from 12th
street



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ELEVATION FROM PUBLIC ALLEY

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

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1

a4.05

elevation from public
alley