

File #

10-D-19-YA



# BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name **The 9 Group (Shailesh Patel)**Street Address **1619 Purple Martin Way**City, State, Zip **Knoxville, TN 37922**Phone Number **865-405-9999**Email **shailesh@the9.group**

## APPLICANT IS:

Owner ☐Contractor ☐Tenant ☐Other ☒

## THIS PROPOSAL PERTAINS TO:

New Structure ☒Modification of Existing Structure ☐Off Street Parking ☐Signage ☐Other ☐

## THIS IS A REQUEST FOR:

☒ Zoning Variance (Building Permit Denied)☐ Appeal of Administrative Official's Decision☐ Extension of Non-Conforming Use/or Structure☐ 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

DATE

November 4, 2019

File # 10-D-19-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 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

pdck \$250 9/17/19

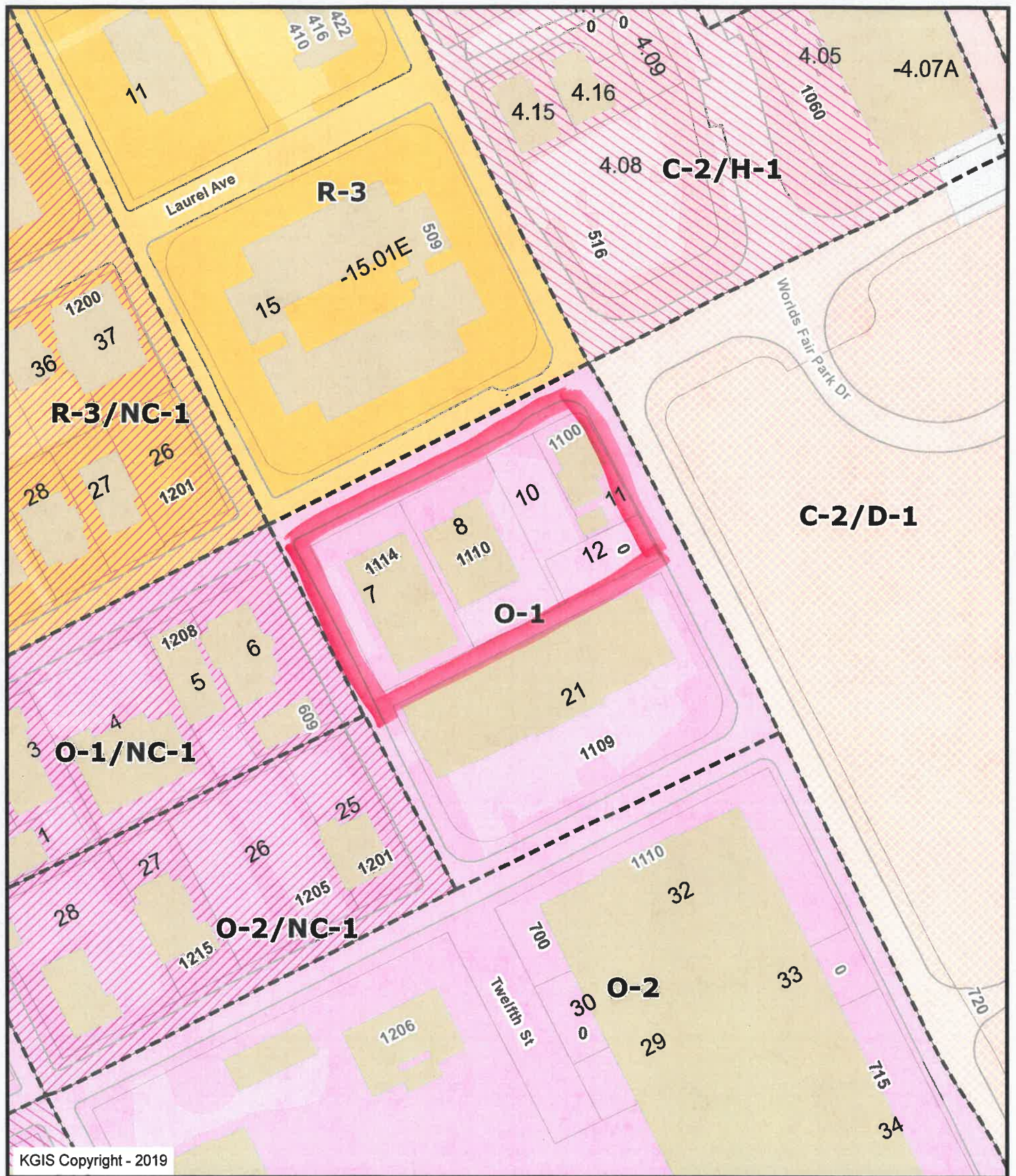
Council District 1

BZA Meeting Date 10-17-19

PLANS REVIEWER Rebecca Johnson

DATE 9-16-19





1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA  
THE 9 GROUP

Knoxville - Knox County - KUB Geographic Information System

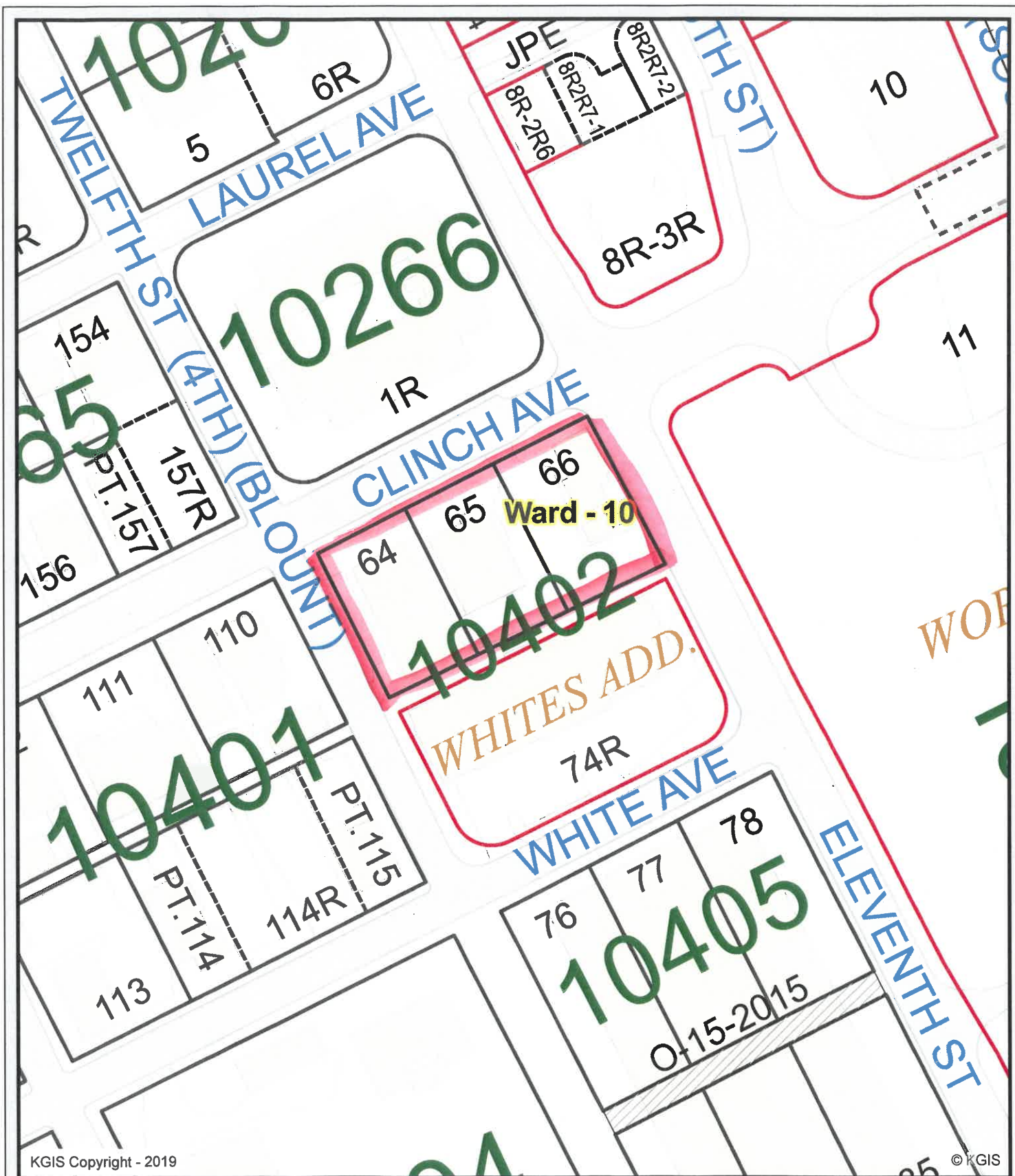


Printed: 9/17/2019 at 1:53:12 PM



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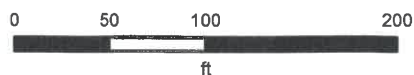
1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA  
THE 9 GROUP

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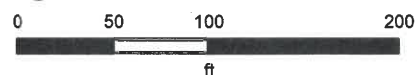
1100, 1104, 1110, 1114 CLINCH AVE.

10-D-19-VA  
THE 9 GROUP

Knoxville - Knox County - KUB Geographic Information System

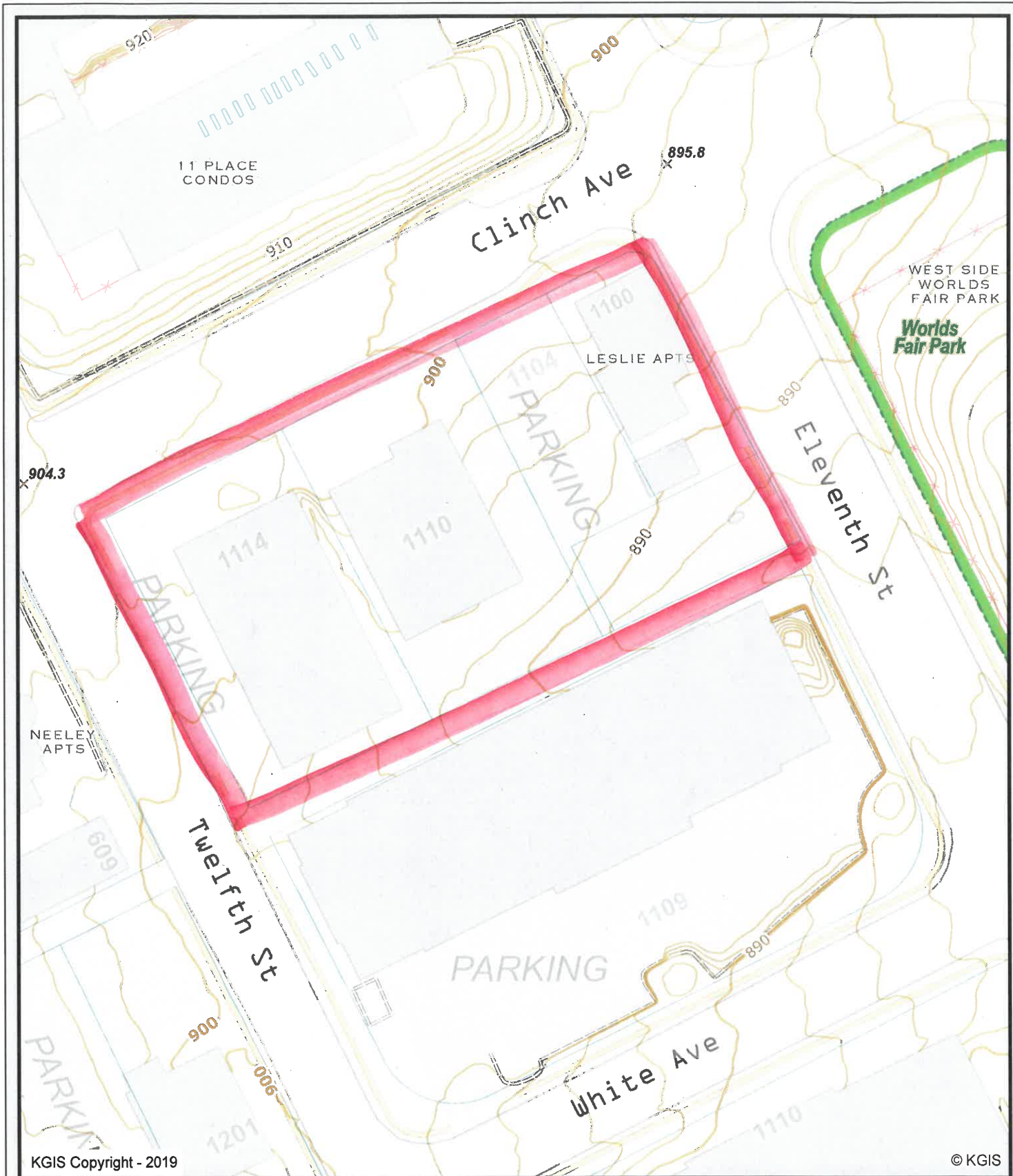


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1100, 1104, 1110, 1114 CLINCH AVE.

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.

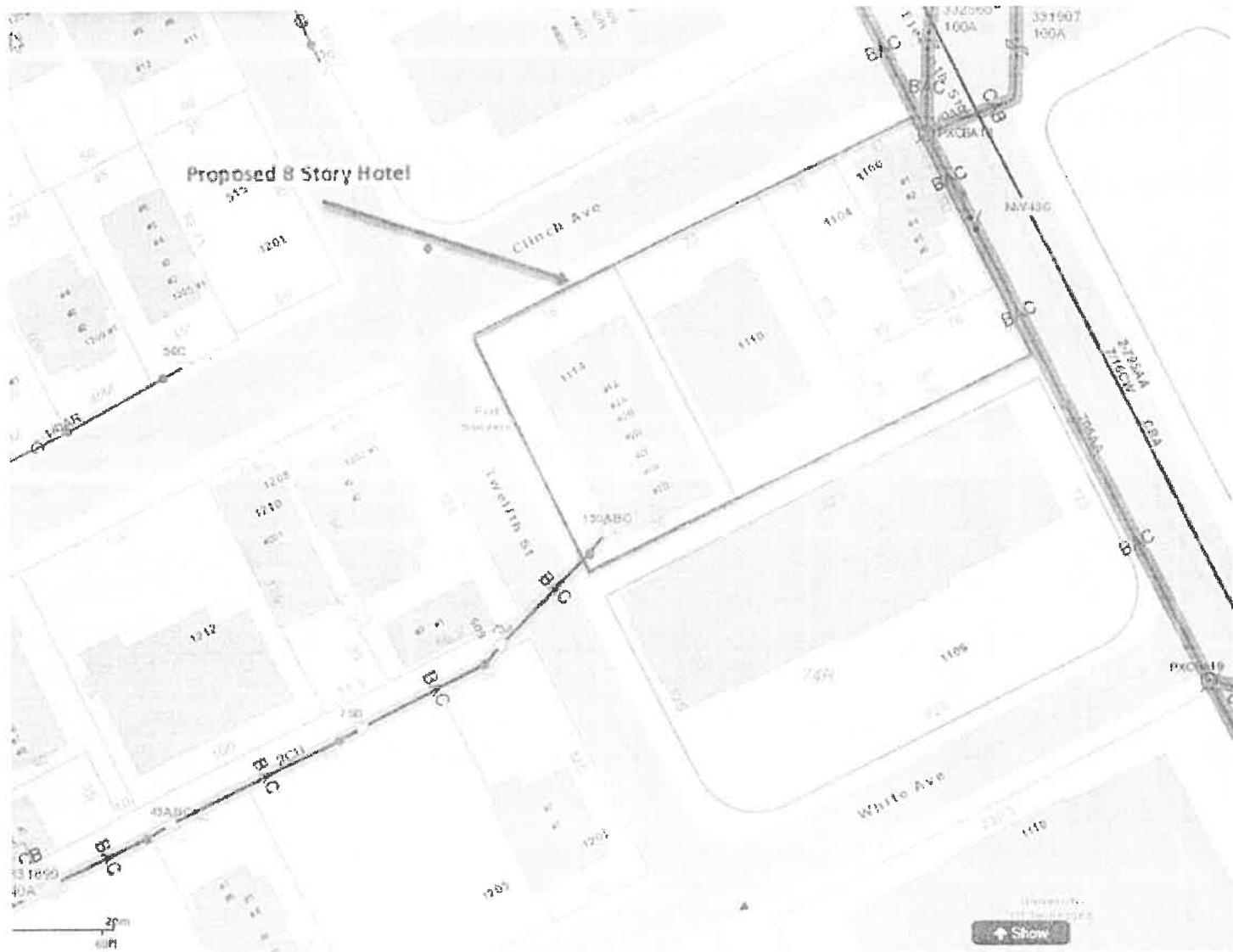
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**From:** Mark Rauhuff  
**Sent:** Friday, November 15, 2019 2:40 PM  
**To:** Christian Wiberley <Christian.Wiberley@Kub.org>  
**Cc:** Bobby Colwick <Bob.Colwick@kub.org>; Zackary Cole <Zack.Cole@kub.org>; Daniel McElyea <Daniel.McElyea@kub.org>; 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,

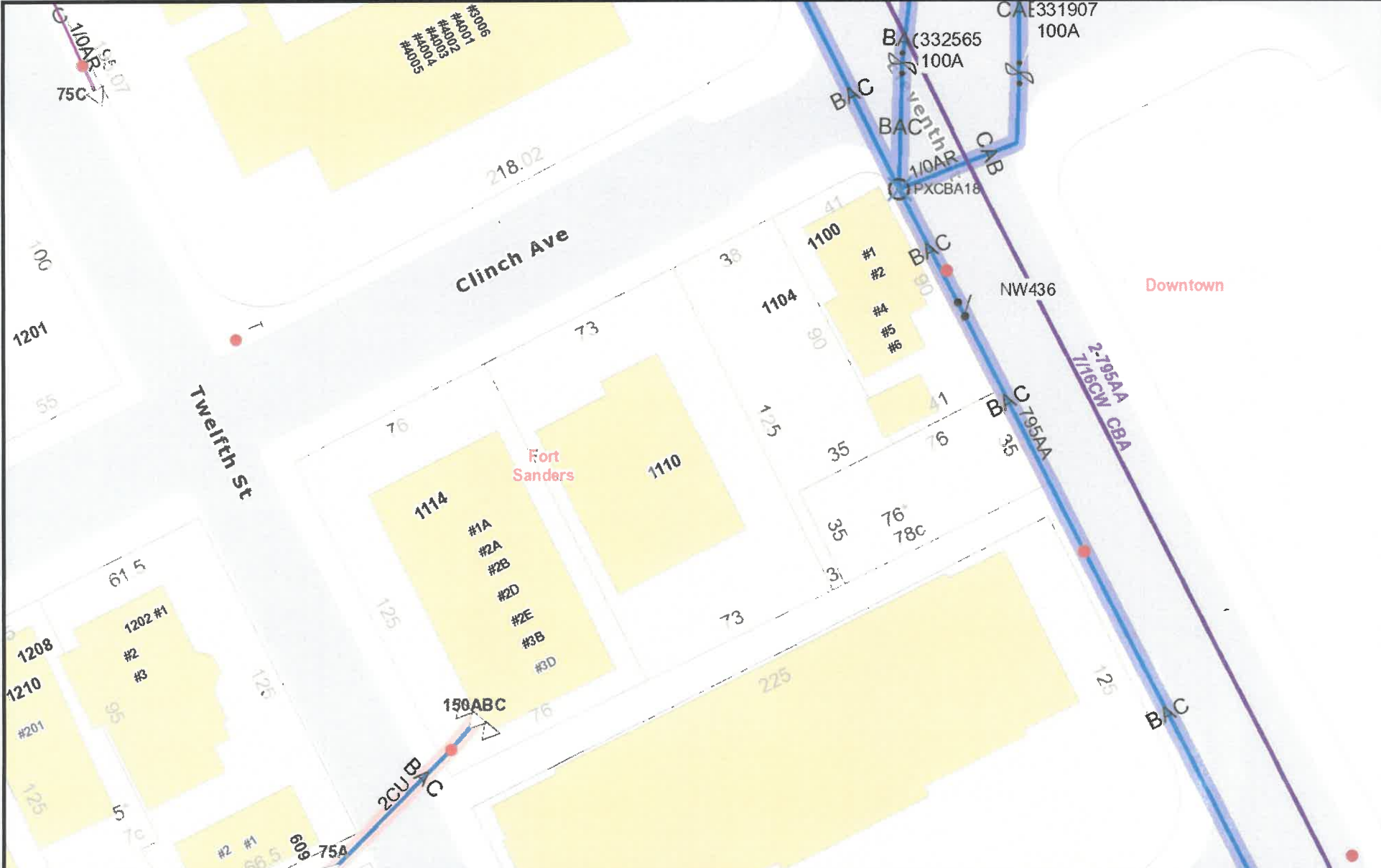


Christian Wiberley, P.E.  
Engineering

CGW

Electricity · Gas · Water · Wastewater

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



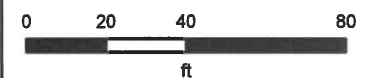
File No. 10-D-19-VA (Electric)

1100/1104/1110/1114 Clinch Ave

## Knoxville Utilities Board

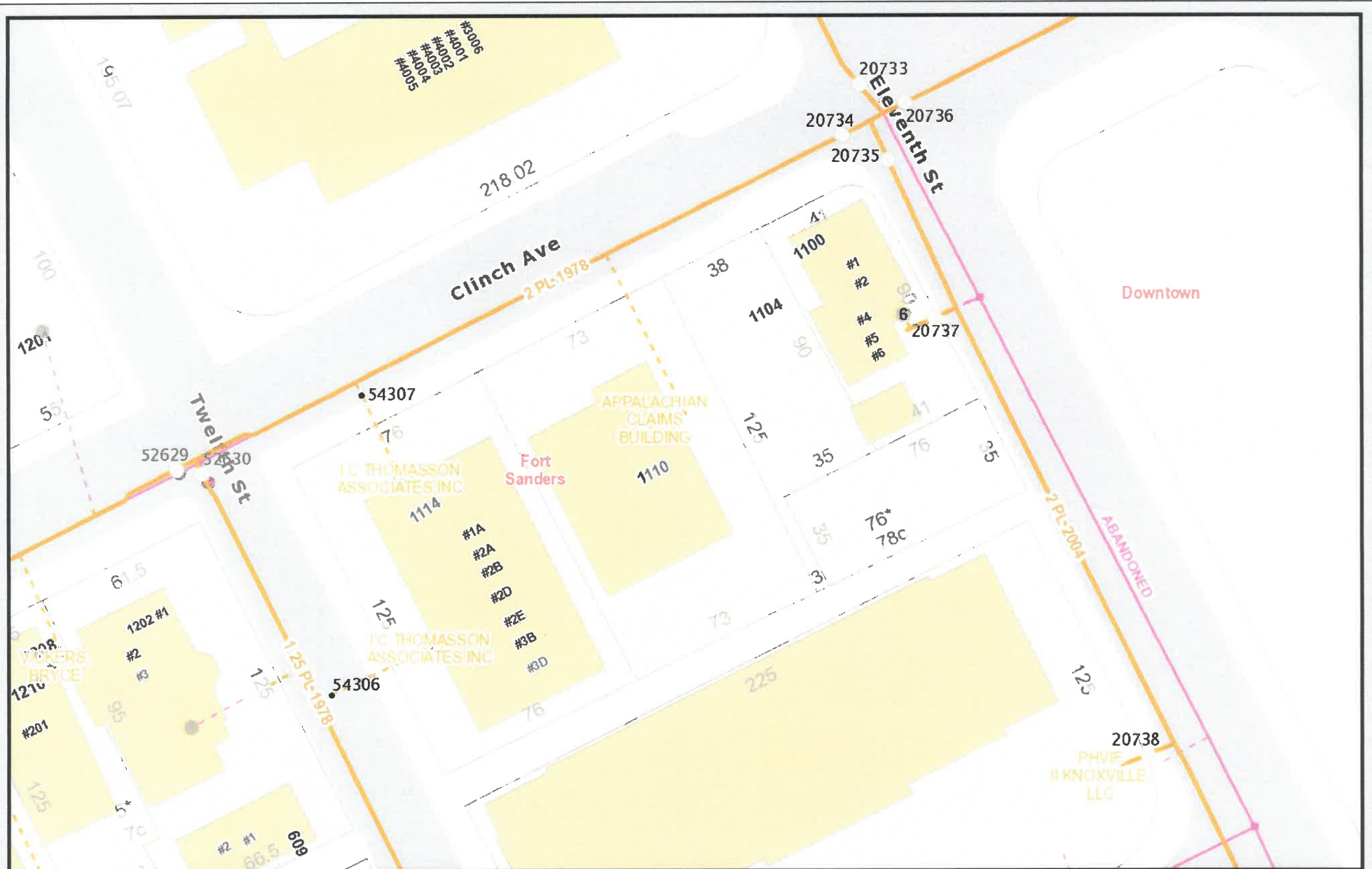


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**File No. 10-D-19-VA (Gas)**

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

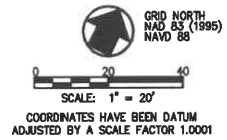
Knoxville, TN 37914

(865) 594-2400

[Steve.Borden@tn.gov](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

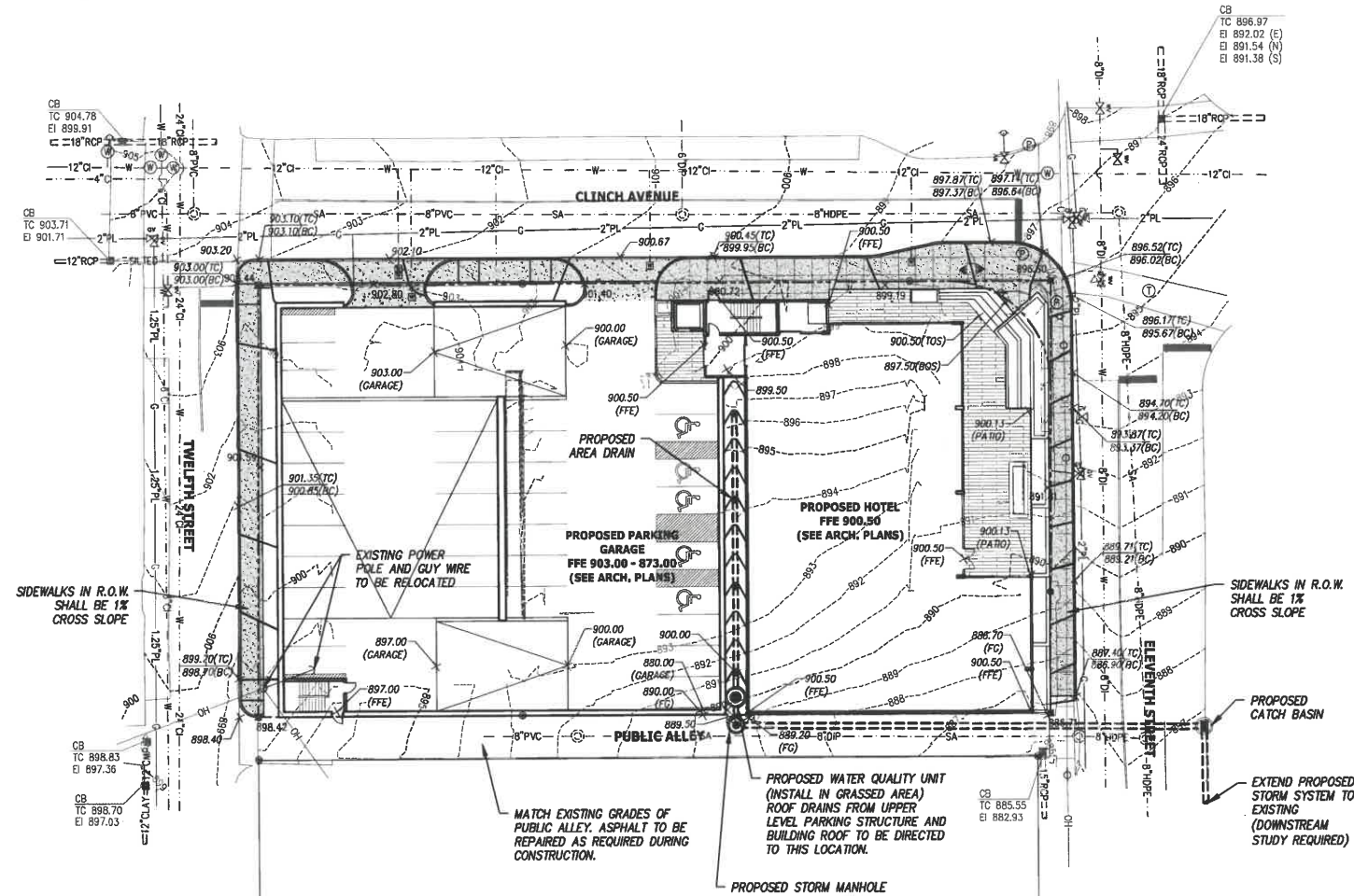




**NOTES:**  
1. REFERENCE SHEET C1.01 FOR NOTES.

**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
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	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)	TOP AND BOTTOM OF CURB ELEVATIONS
899.95 (BC)	
900.50 (TOS)	TOP AND BOTTOM OF STEP ELEVATIONS
898.00 (BOS)	



REVISED

10-0-19-VA

REVISION	DATE
<b>CANNON &amp; CANNON INC</b> CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.0555   8550 Kingston Pike WWW.CANNON-CANNON.COM   KNOXVILLE, TN 37919	
<b>CLIENT:</b> THE 9 GROUP 1619 PURPLE MARTIN WAY KNOXVILLE, TENNESSEE 37922	
<b>PROJECT:</b> UPSCALE WORLD'S FAIR PARK HOTEL 1100 CLINCH AVENUE DISTRICT 4, WARD 10, BLOCK 10402 KNOXVILLE, TENNESSEE	
<b>SITE GRADING AND DRAINAGE PLAN</b>	
<b>BZA SUBMITTAL</b>	CCI PROJECT NO. 01490-0000
	DRAWING DATE NOVEMBER 4, 2019
	PM JRH PIC
	DRAWN CJO CHECKED
<b>C2.01</b>	



**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

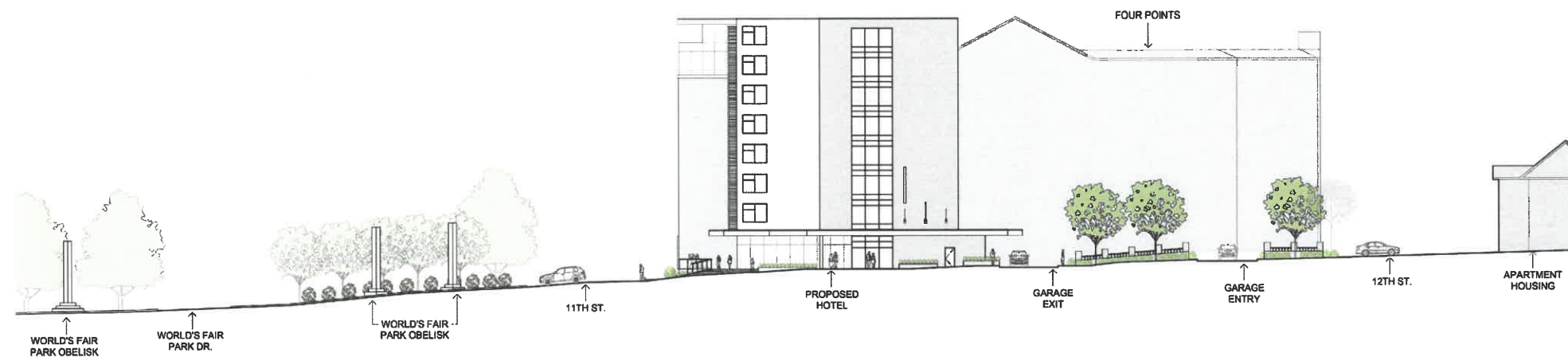
Issue Date 11-04-2019

Drawn RRS Checked RMR

Revisions

a0.91

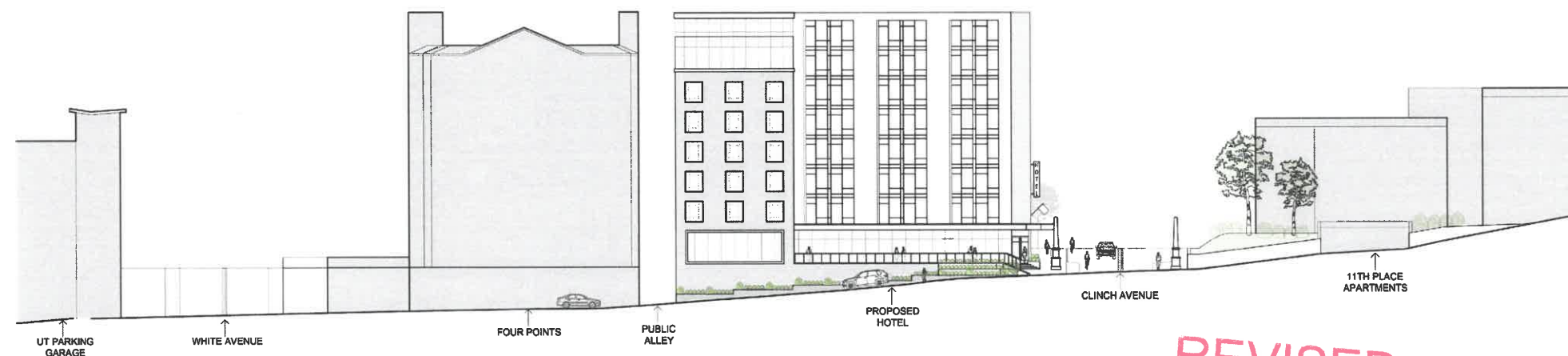
site sections



SITE SECTION ALONG CLINCH AVENUE

SCALE: 1"=20'-0"

2



SITE SECTION ALONG ELEVENTH STREET

SCALE: 1"=20'-0"

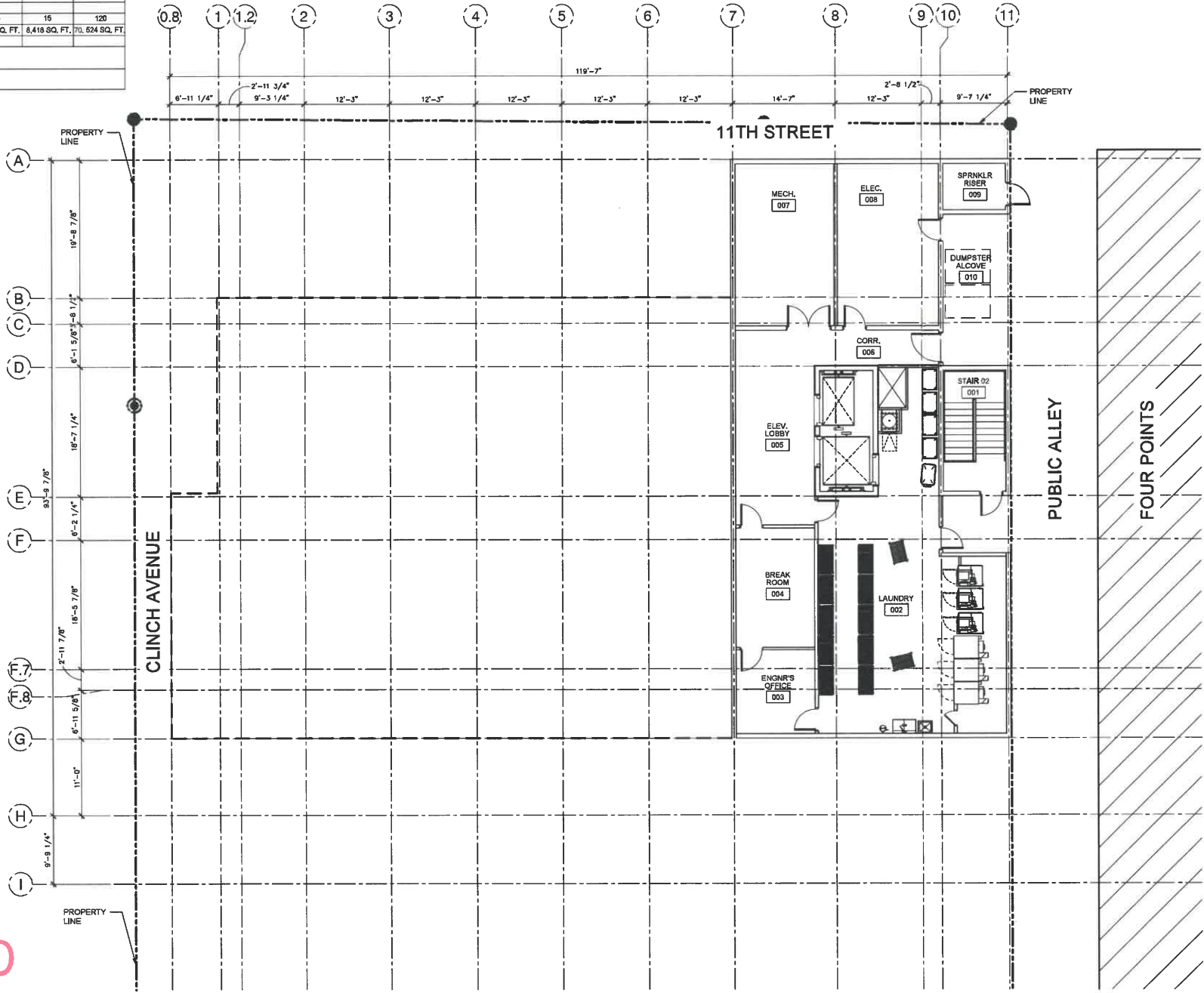
1

REVISED

10-0-19-YA



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



LOWER LEVEL FLOOR PLAN - LAUNDRY

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

10-D-19-YA 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

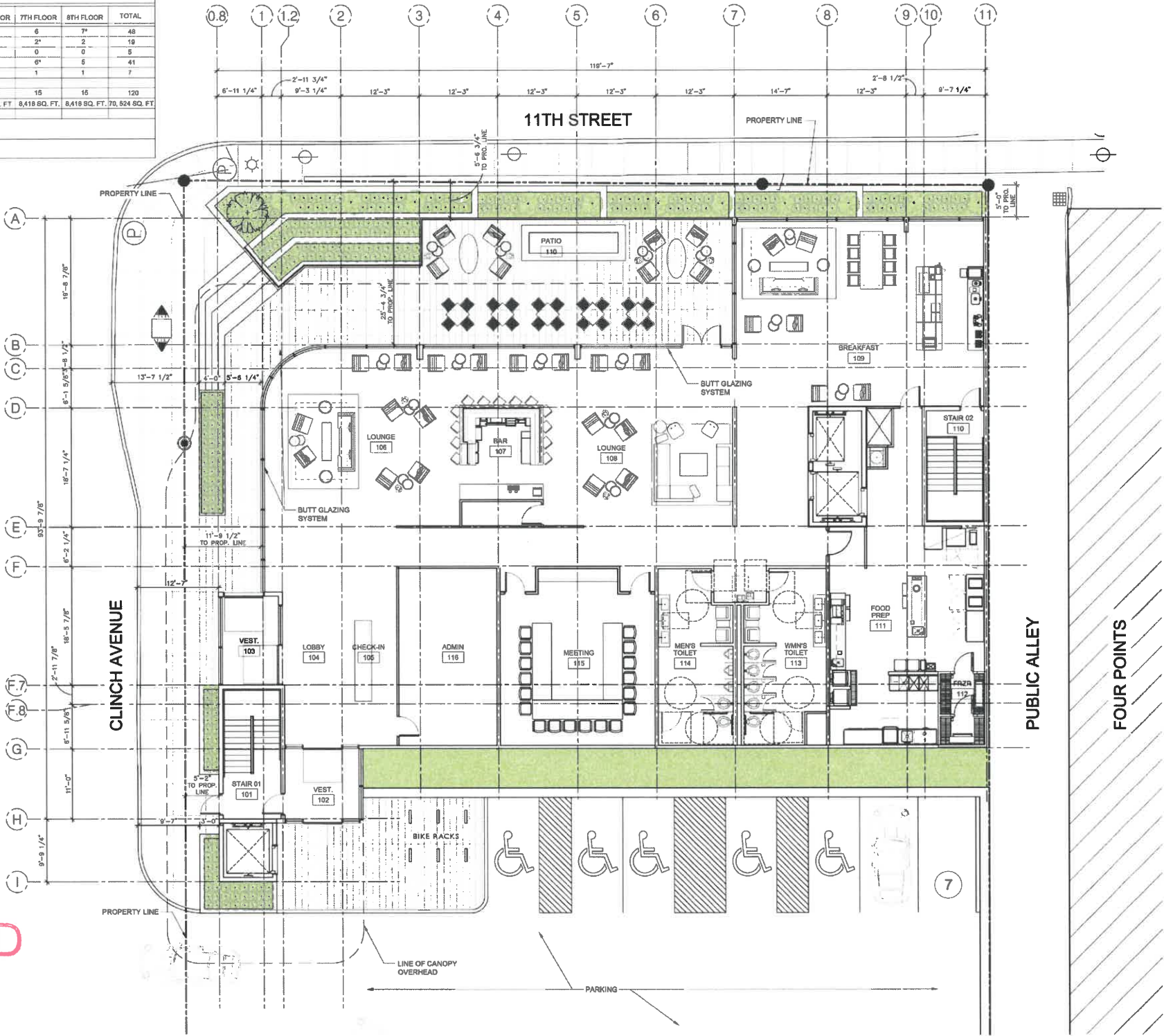
Revisions

a1.01  
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	TOTAL
KING	0	0	7	7	7	7	7	6	2	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	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.	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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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

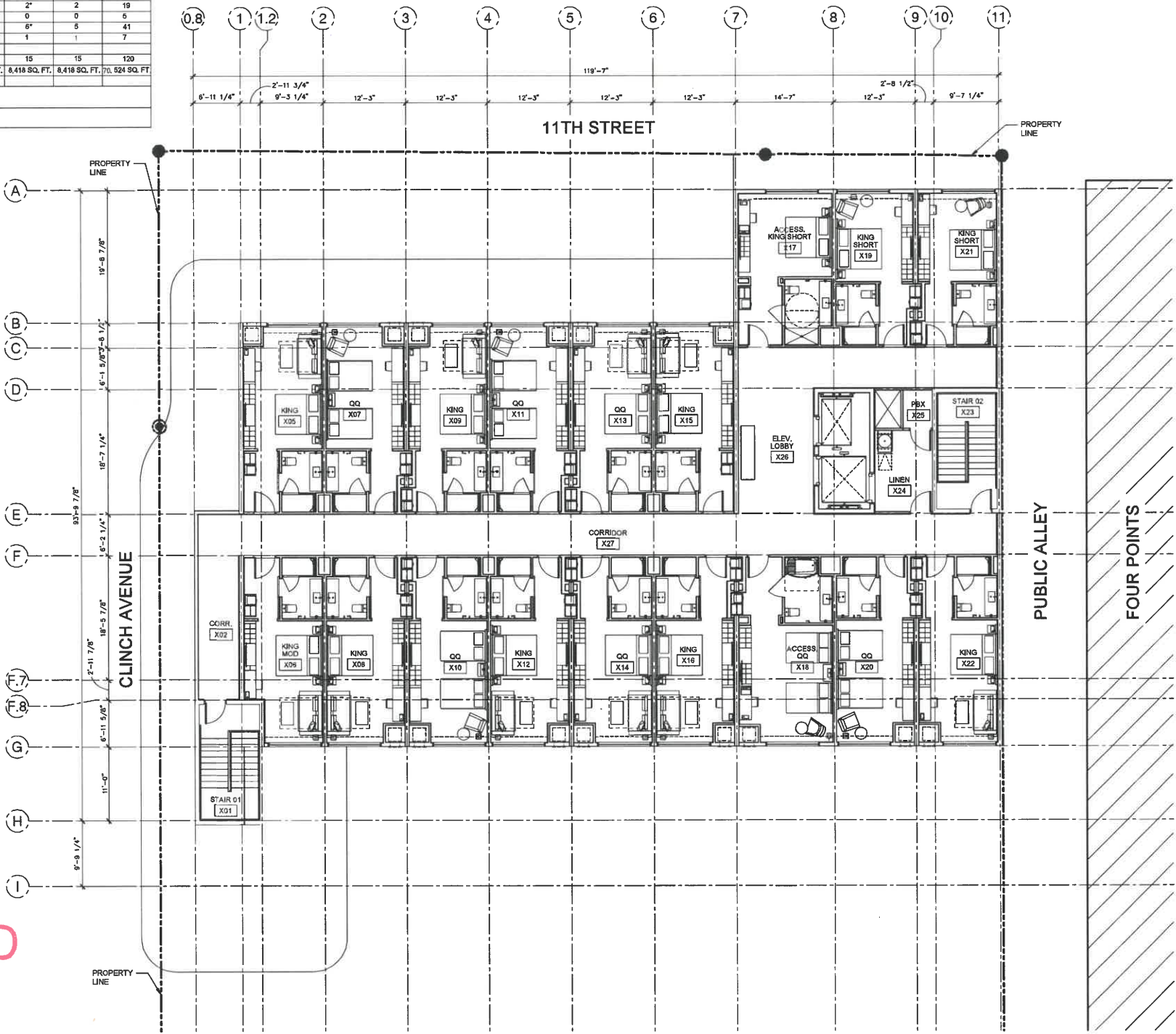
Revisions

a1.02  
1st floor overall plan

10-019-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	6
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.	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"

10-0-19-VA

1

NORTH



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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

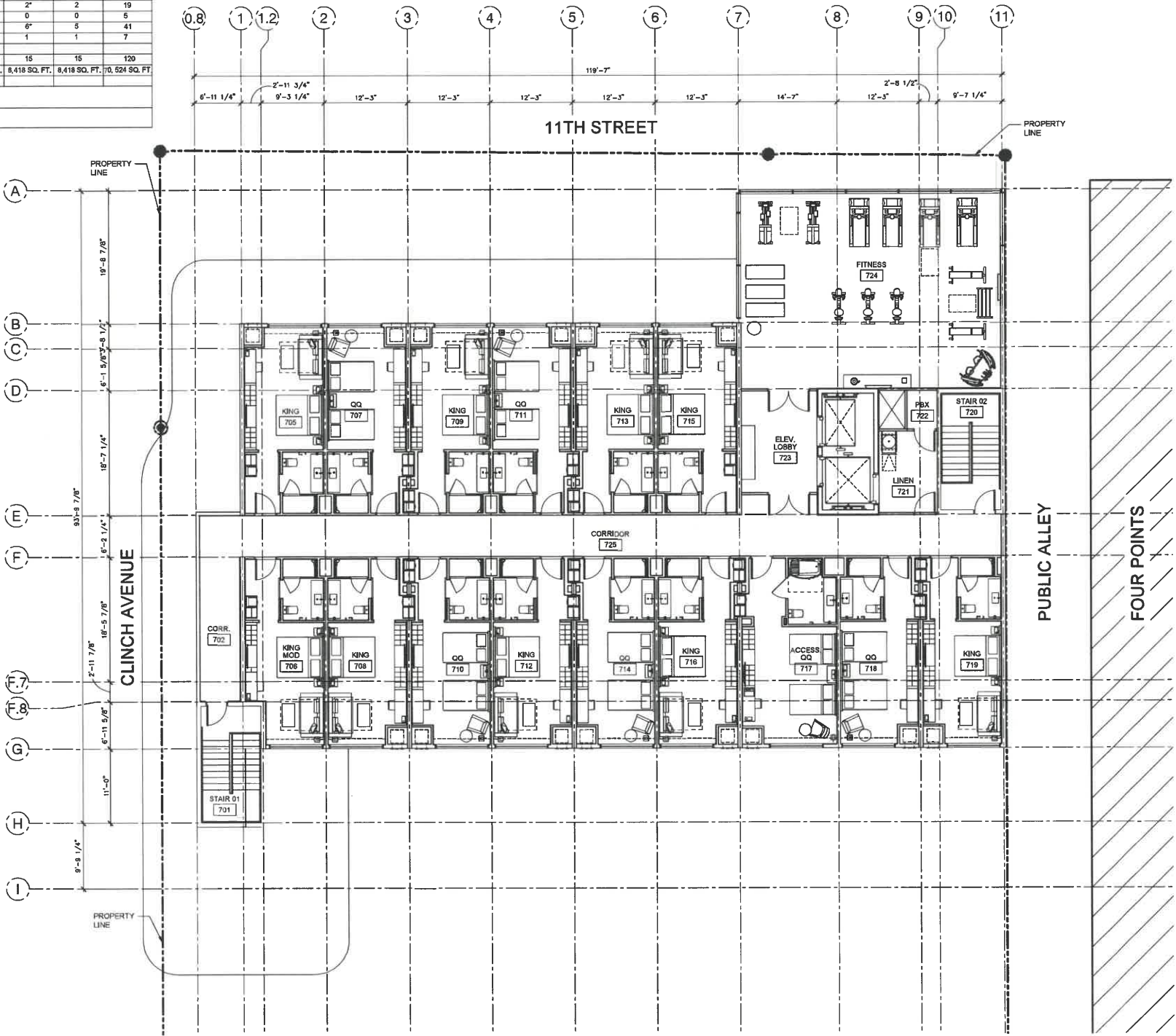
Issue Date 11-04-2019

Drawn RRS Checked RMR

Revisions

a1.03  
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*	3	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.	8,416 SQ. FT.	8,416 SQ. FT.	8,416 SQ. FT.	8,416 SQ. FT.	8,416 SQ. FT.	8,416 SQ. FT.	8,416 SQ. FT.	10,524 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"



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

Issue Date 11-04-2019

Drawn RRS Checked RMR

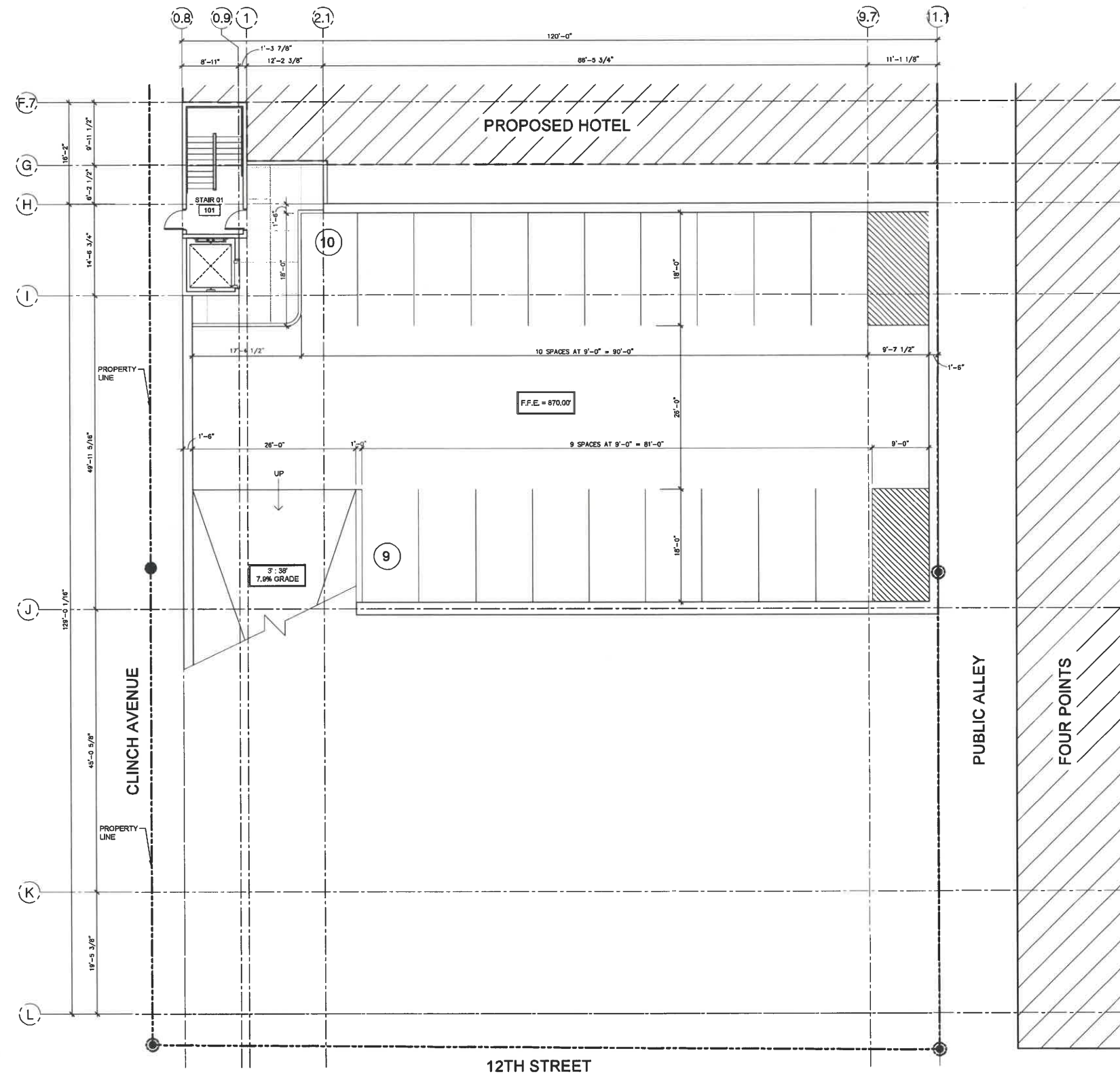
Revisions

a1.04  
7th floor overall plan -  
fitness level





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 03 PARKING PLAN

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

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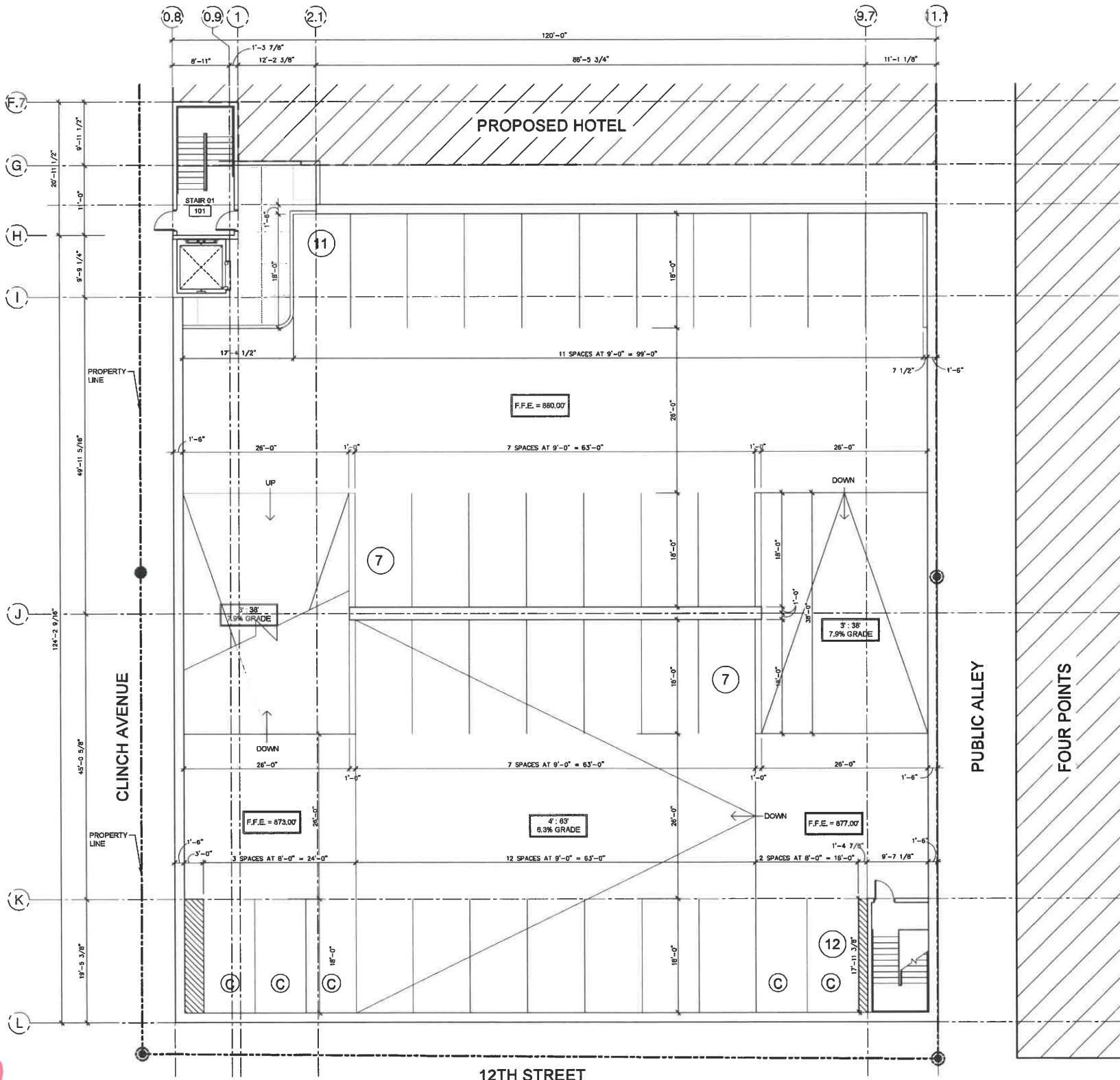
Issue Date 11-04-2019

Drawn RRS Checked RMR

Revisions

a1.19  
 lower level 03 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



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Revisions

**a1.20**  
 lower level 02 parking  
 plan

REVISED

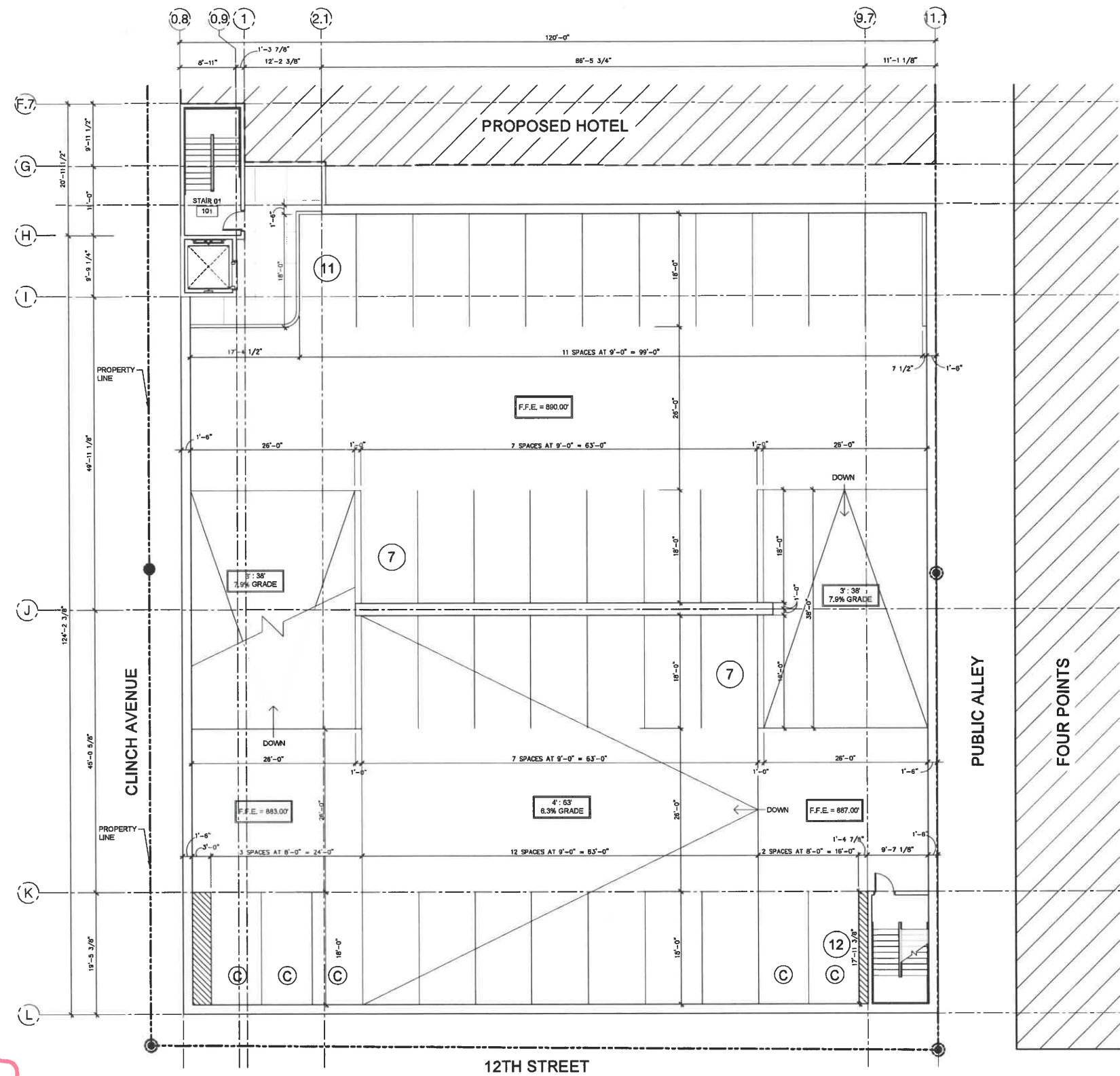
LOWER LEVEL 02 PARKING PLAN

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

1 NORTH

10-D-19-VA

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



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Issue Date 11-04-2019

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Revisions

**a1.21**  
lower level 01 parking  
plan

REVISED

LOWER LEVEL 01 PARKING PLAN

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

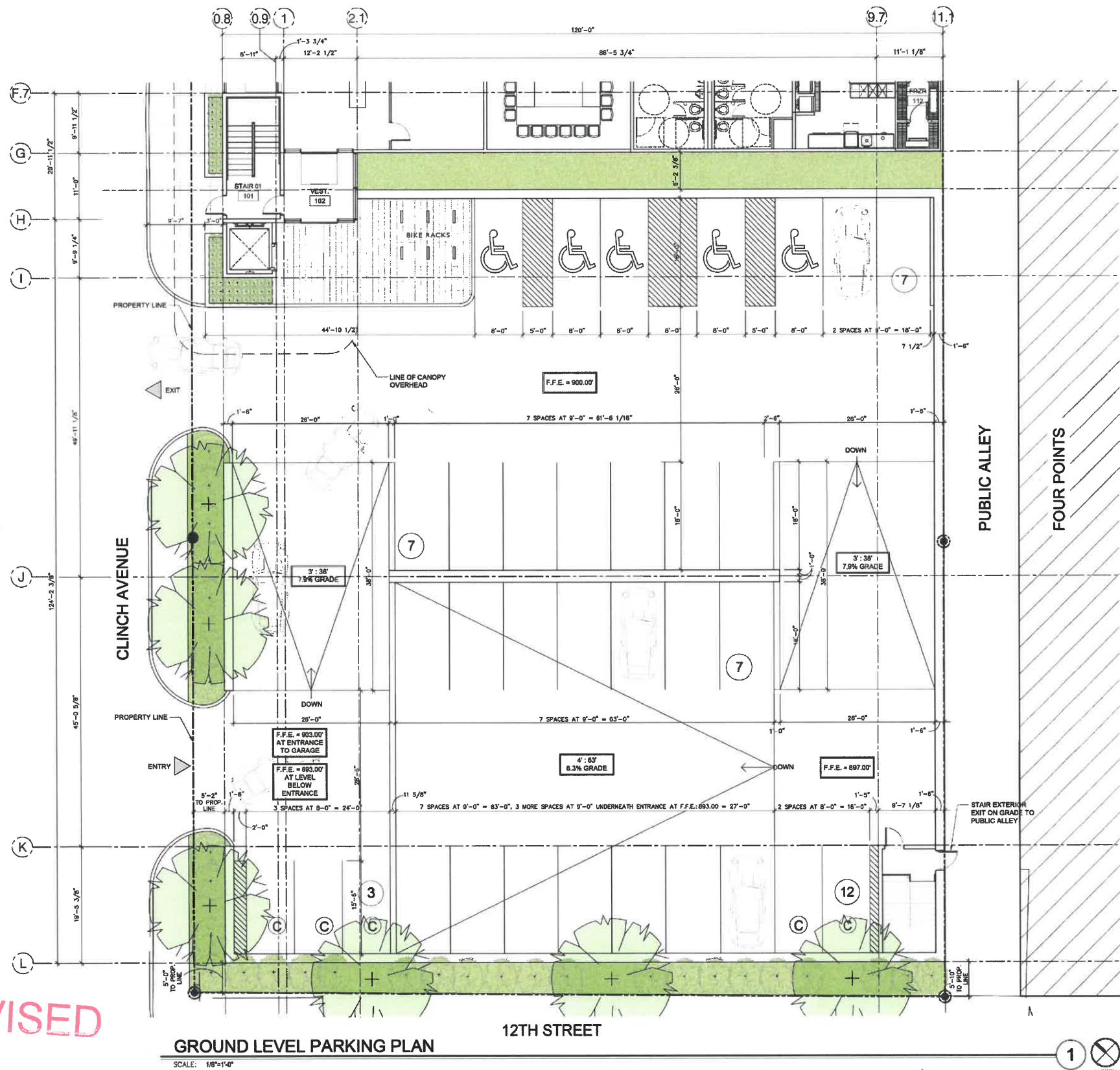
10-0-19-VA





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



GROUND LEVEL PARKING PLAN

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

12TH STREET

1 NORTH

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Issue Date 11-04-2019

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Revisions

a1.22  
ground level parking  
plan



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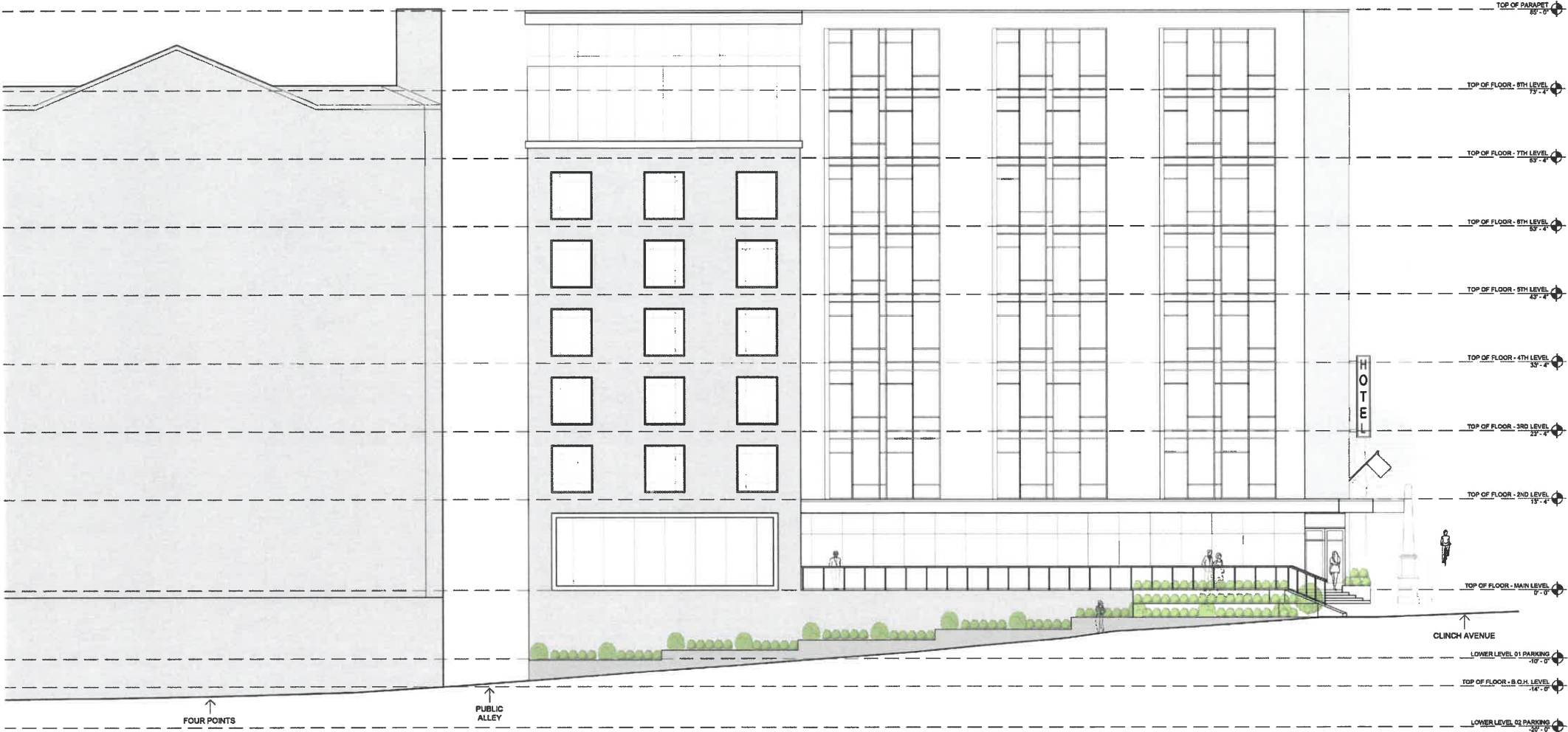
WORLD'S FAIR PARK HOTEL  
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Issue Date 11-04-2019

Drawn RRS Checked RMR

Revisions

**a4.01**  
elevation from 11th  
street



REVISED

10-0-19-VA

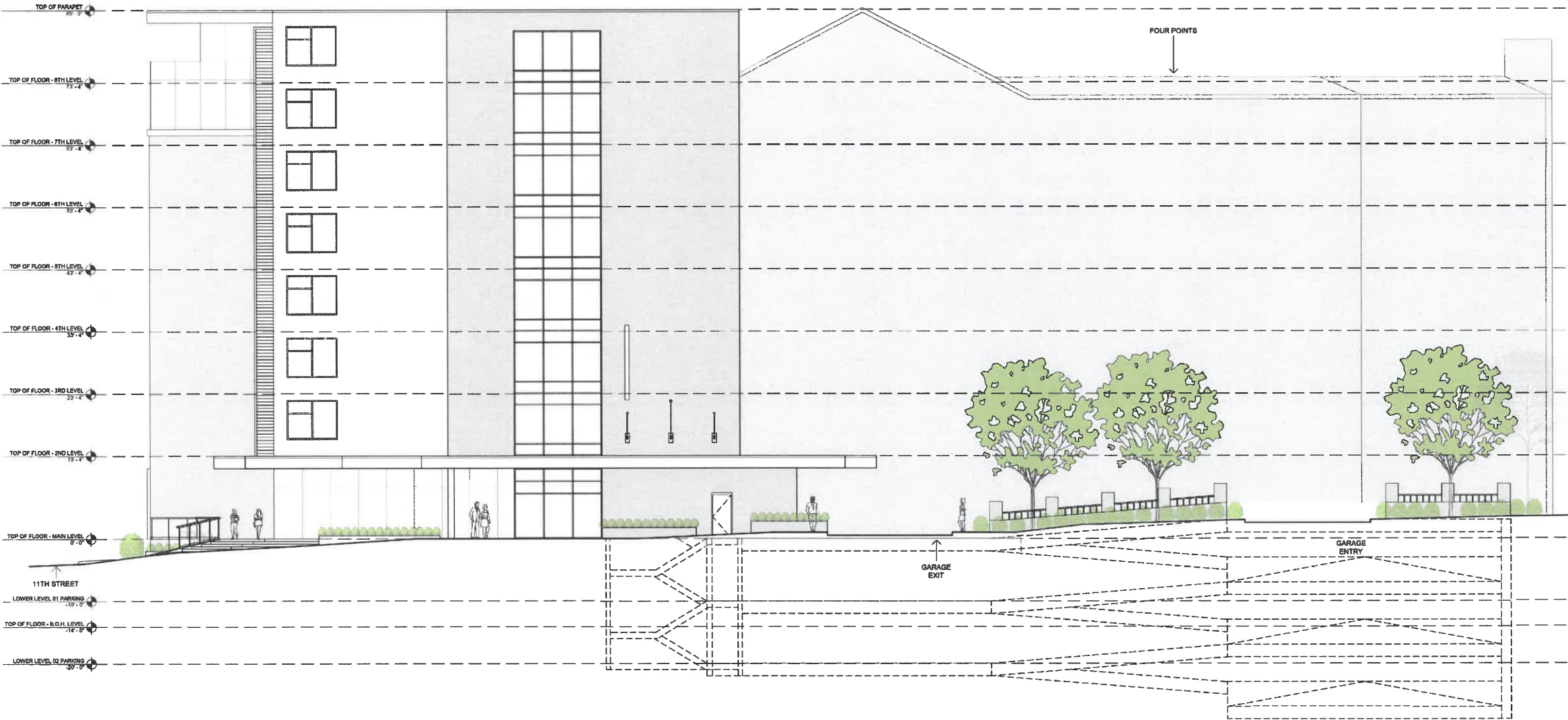
ELEVATION FROM ELEVENTH STREET  
SCALE: 1/8"=1'-0"

1



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Revisions

ELEVATION FROM CLINCH AVENUE  
SCALE: 1/8"=1'-0"

REVISED

10-0-19-VA

1

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"

REVISED

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**THE 9 GROUP**

CLINCH AVENUE  
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Issue Date 11-04-2019

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Revisions



ELEVATION FROM TWELFTH STREET

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

REVISED

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1

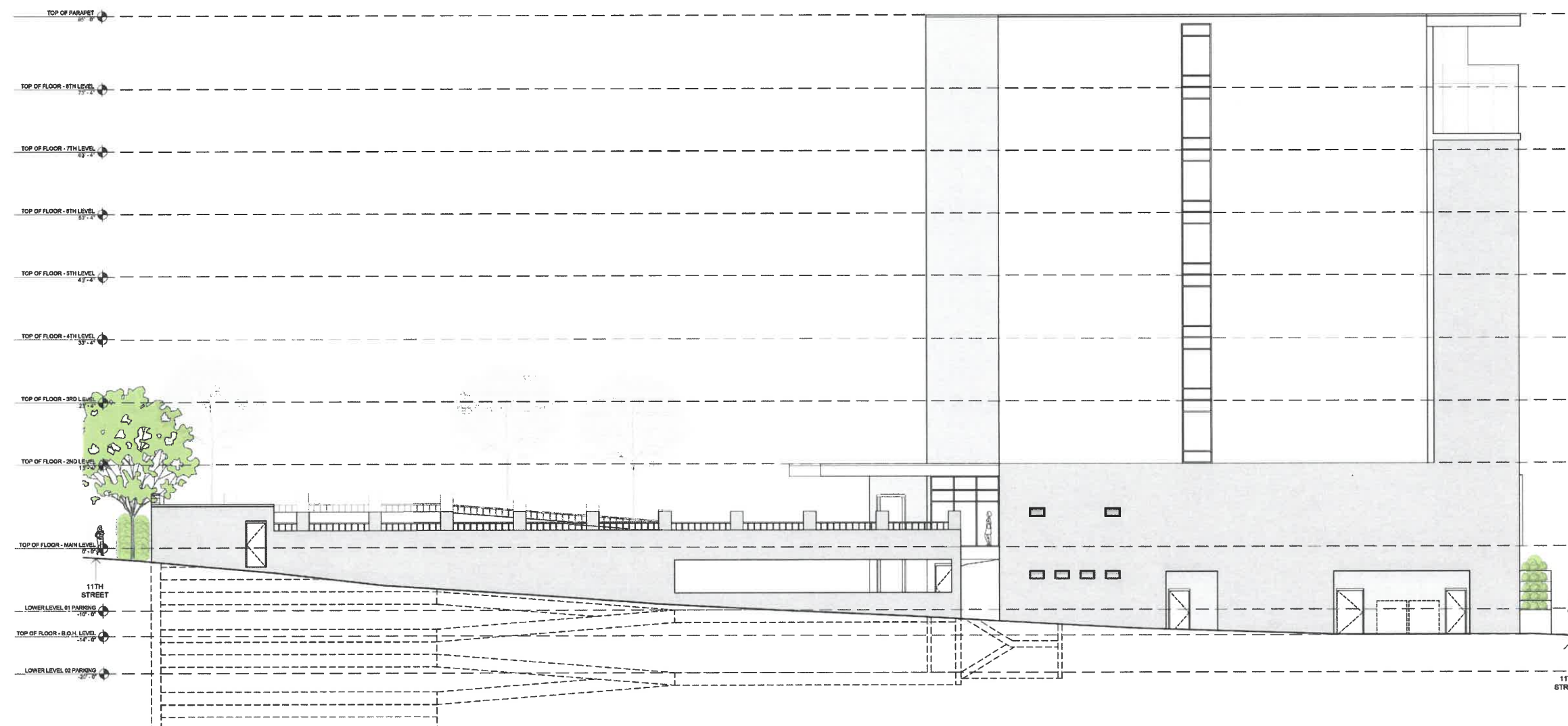
a4.04

elevation from 12th  
street



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Revisions

ELEVATION FROM PUBLIC ALLEY

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

REVISED

16-0-19-VA

1

a4.05

elevation from public  
alley