

Residence Inn (6-C-14-DT)

Summary of Agenda Amendments

Work Description (including attachments)

1. Drawing: Ground Level Floor Plan and Partial Site Plan
 - a. Street trees have been relocated to accommodate a 5' clear space on sidewalks.
 - b. The driveway width has been reduced from 24 feet to 22 feet, and the curb radius was reduced.
 - c. The sidewalk will be concrete to match the surrounding condition.
 - d. Dimensions for setback variances have been provided.
 - e. The bike rack location has been moved a new covered location in the courtyard, below a canopy adjacent to the elevator.
2. Additional information
 - a. Typical commercial loading will be done via small vehicles using the loading spaces during non peak hours. If a larger vehicle was needed it would be done with a quick off peak stop on the street as is typical with normal downtown operations.

Staff Recommendation

1. Removed the following conditions:
 - a. (#1) Reduce the width of the driveway entrance from Church Avenue as it crosses the sidewalk (subject to approval by City Engineering).

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: RICK BLACKBURN, BLACKBURN DVPT. GROUP

Owner Contractor Architect Engineer Other, PROJ. MNGR (OWNER'S)

Date Filed: 5/30/14 Application accepted by: Mike Reynolds

Fee Amount: 250⁰⁰ Review Date: 6/18/14 File Number: 6-C-14-DT

PRE-APPLICATION CONFERENCE		Date Completed:
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>RESIDENCE INN</u></p> <hr/> <p>Street Address: <u>210 W CHURCH AVE</u></p> <p>Parcel Identification Number(s): <u>95IF17</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>CRAIG SWANEY</u></p> <p>Company: <u>PHILLIPS PARTNERSHIP</u></p> <p>Address: <u>N. TERRACES, 400 PERIMETER CENTER TERRACE, STE 650</u></p> <p>City: <u>ATLANTA</u> State: <u>GA</u> Zip: <u>30346</u></p> <p>Telephone: <u>770. 394. 1616 x 105</u></p> <p>Fax: <u>770. 394. 1314</u></p> <p>E-mail: <u>CSWANEY@PHILLIPS PART. COM</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>NICK LAKHA</u></p> <p>Company: <u>PARAMOUNT HOSPITALITY MGMT, LLC</u></p> <p>Address: <u>5901-C PEACHTREE DUNWOODY RD STE. 400</u></p> <p>City: <u>ATLANTA</u> State: <u>GA</u> Zip: <u>30328</u></p> <p>Telephone: <u>770. 668. 2471</u></p> <p>Fax: <u>770. 668. 2479</u></p> <p>E-mail: <u>NLAKHA@PHMHOTELGROUP.COM</u></p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: <u>TBD</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p style="text-align: center;">ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
FOR OFFICE USE ONLY		
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50</p> <p><input type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</p> <p><input type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250</p> <p><input checked="" type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>RICK BLACKBURN</u></p> <p>Company: <u>BLACKBURN DVPT. GROUP</u></p> <p>Address: <u>1709 CALUMET DR</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865. 607. 0877</u></p> <p>Fax: _____</p> <p>E-mail: <u>RNBLACKBURN@COMCAST.NET</u></p>	

NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.



Ground Floor Block Plan
1"=40'-0"

**Residence
Inn[®]
Marriott[®]**
Knoxville, TN

Downtown Design Review Submittal
May 30, 2014
(revised June 12, 2014)





View near corner of State and Cumberland



View looking down existing alley



View across site



View looking down W, Church toward State

CLIENT

**NICK R. LAKHA
PARAMOUNT HOSPITALITY GROUP**

5901-C PEACHTREE DUNWOODY ROAD
SUITE 400 • ATLANTA, GA 30328 • TEL 770-668-2471

PROJECT

RESIDENCE INN

LOCATION

DOWNTOWN KNOXVILLE, TN

JOB NUMBER

1333404

DATE

05.30.2014

DRAWING

SITE PHOTOS



PHILLIPS

NORTH TERRACES
400 PERIMETER CENTER TERRACE - SUITE 650
ATLANTA, GA 30346



CLIENT

**NICK R. LAKHA
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DRAWING

VIEW FROM STATE AND W. CHURCH



PHILLIPS

NORTH TERRACES
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 RESIDENCE INN

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 DOWNTOWN KNOXVILLE, TN

JOB NUMBER
 1333404

DATE
 05.30.2014
 (revised 06.12.2014)

DRAWING
 VIEW FROM STATE AND CUMBERLAND


PHILLIPS
 NORTH TERRACES
 400 PERIMETER CENTER TERRACE - SUITE 650
 ATLANTA, GA 30346



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DRAWING
 VIEW FROM CUMBERLAND NEAR ALLEY


PHILLIPS
 NORTH TERRACES
 400 PERIMETER CENTER TERRACE - SUITE 650
 ATLANTA, GA 30346

PRELIMINARY MAIN BUILDING FLOOR AREA SUMMARY
(not inclusive of parking structure)

BASEMENT	8,600 SF
LEVEL ONE (GROUND)	9,975 SF
LEVEL TWO	11,800 SF
LEVEL THREE	11,800 SF
LEVEL FOUR	11,800 SF
LEVEL FIVE	11,800 SF
LEVEL SIX	11,800 SF
LEVEL SEVEN	11,800 SF
LEVEL EIGHT	11,800 SF
TOTAL	101,175 SF

PRELIMINARY ROOM SUMMARY

	STUDIO	CORNER STUDIO (NON-TYPICAL)	QUEEN QUEEN STUDIO	ONE BEDROOM END	ONE BEDROOM CORNER (NON-TYPICAL)	TOTAL
LEVEL TWO	7	1	5	2	1	16
LEVEL THREE	7	1	5	2	1	16
LEVEL FOUR	7	1	5	2	1	16
LEVEL FIVE	7	1	5	2	1	16
LEVEL SIX	7	1	5	2	1	16
LEVEL SEVEN	7	1	5	2	1	16
LEVEL EIGHT	7	1	5	2	1	16
TOTAL	49	7	35	14	7	112

CLIENT
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PROJECT
RESIDENCE INN

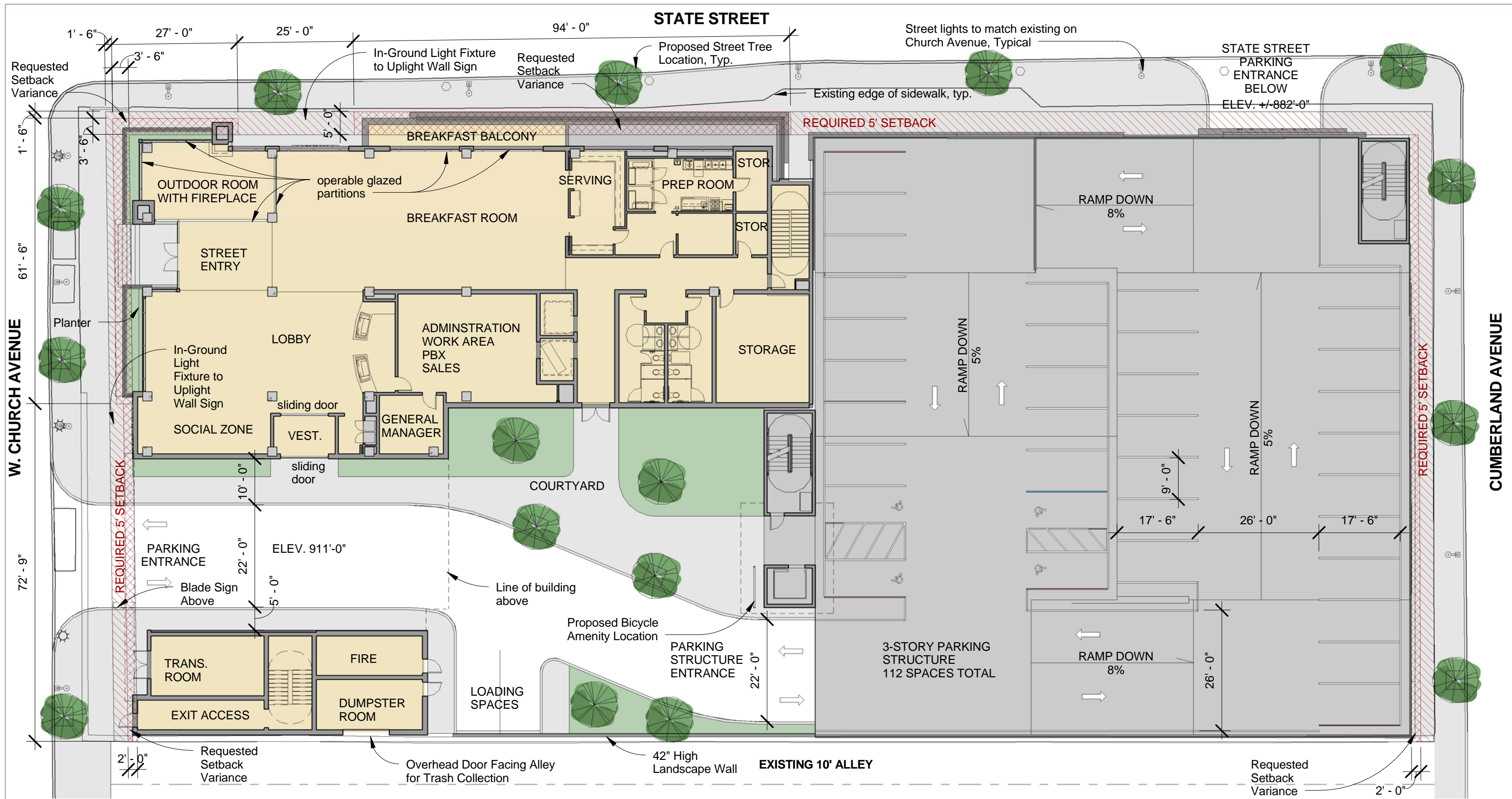
LOCATION
DOWNTOWN KNOXVILLE, TN

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DRAWING
PRELIMINARY BUILDING SUMMARY





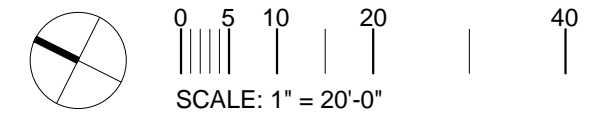
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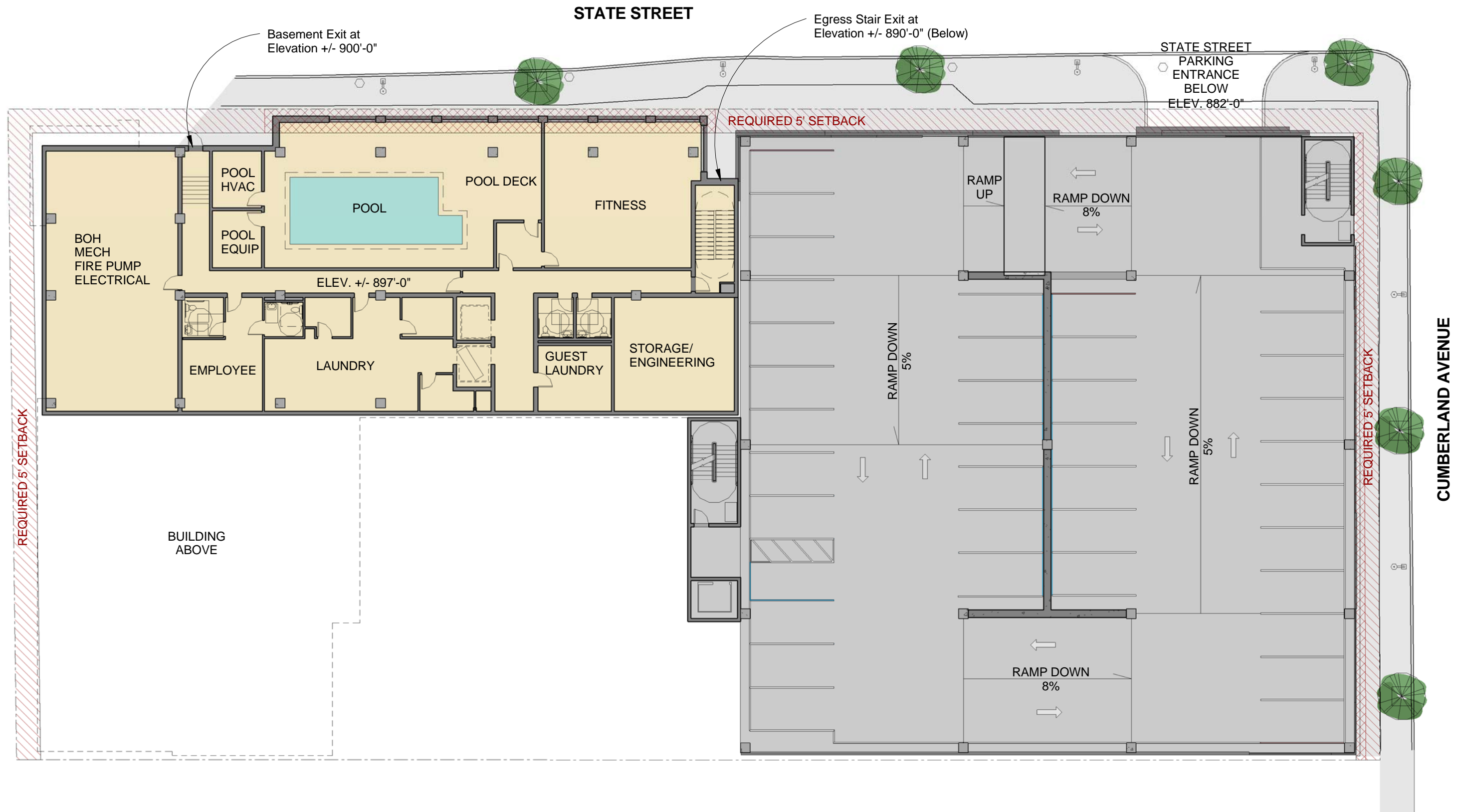
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DRAWING
 GROUND LEVEL FLOOR PLAN
 AND PARTIAL SITE PLAN

PHILLIPS
 NORTH TERRACES
 400 PERIMETER CENTER TERRACE - SUITE 650
 ATLANTA, GA 30346



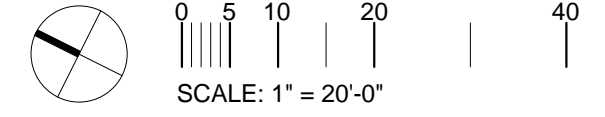
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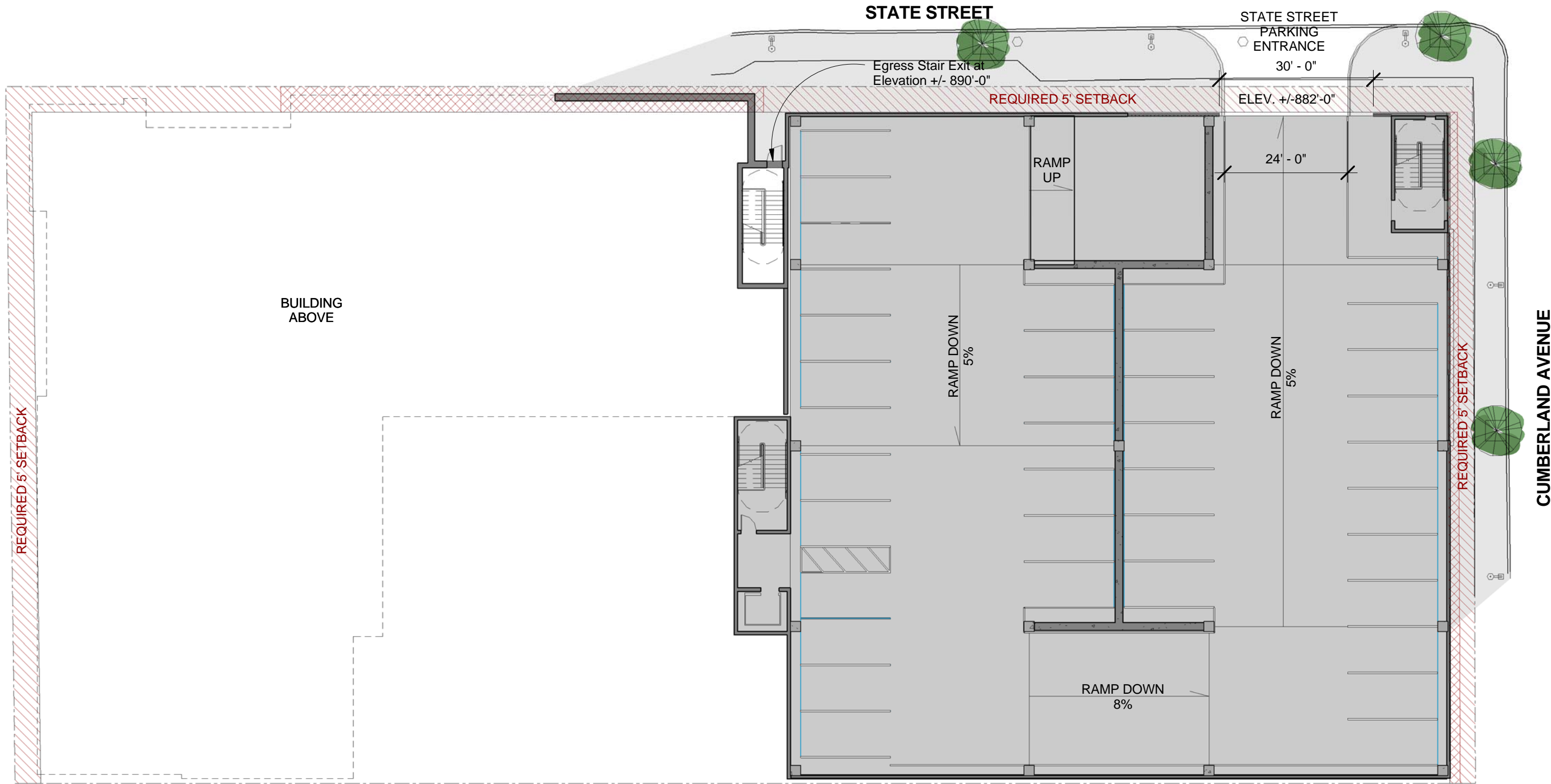
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DRAWING
 BASEMENT LEVEL FLOOR PLAN

PHILLIPS
 NORTH TERRACES
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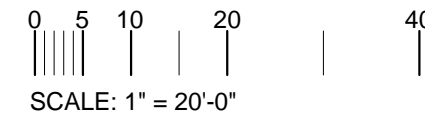
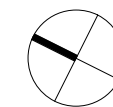
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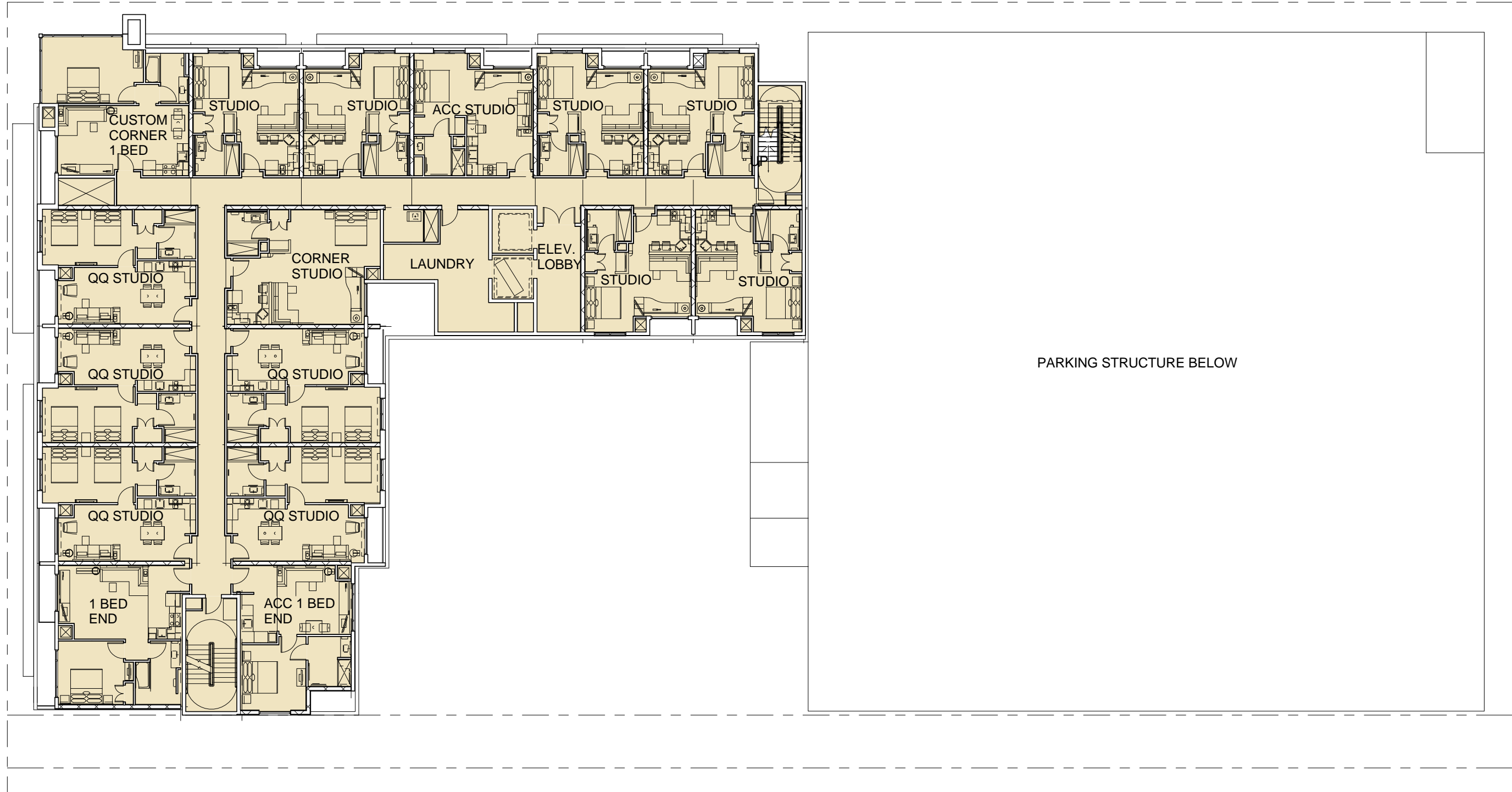
DRAWING

GARAGE ENTRY LEVEL FLOOR PLAN



PHILLIPS

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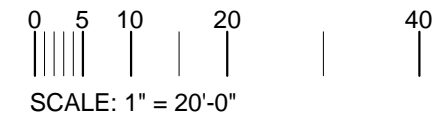
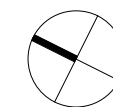
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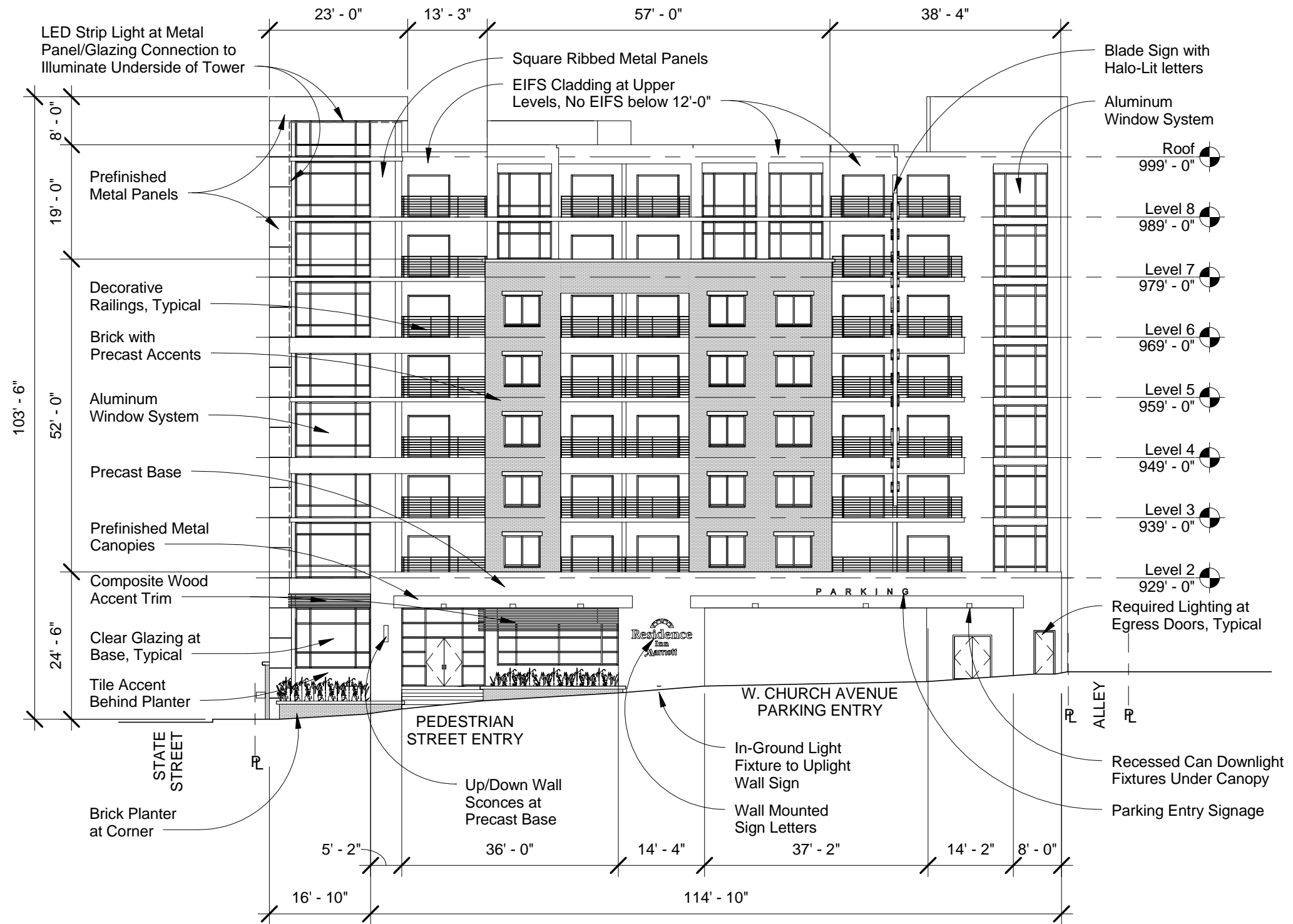
DRAWING

TYPICAL UPPER LEVEL FLOOR PLAN



PHILLIPS

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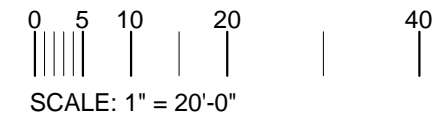
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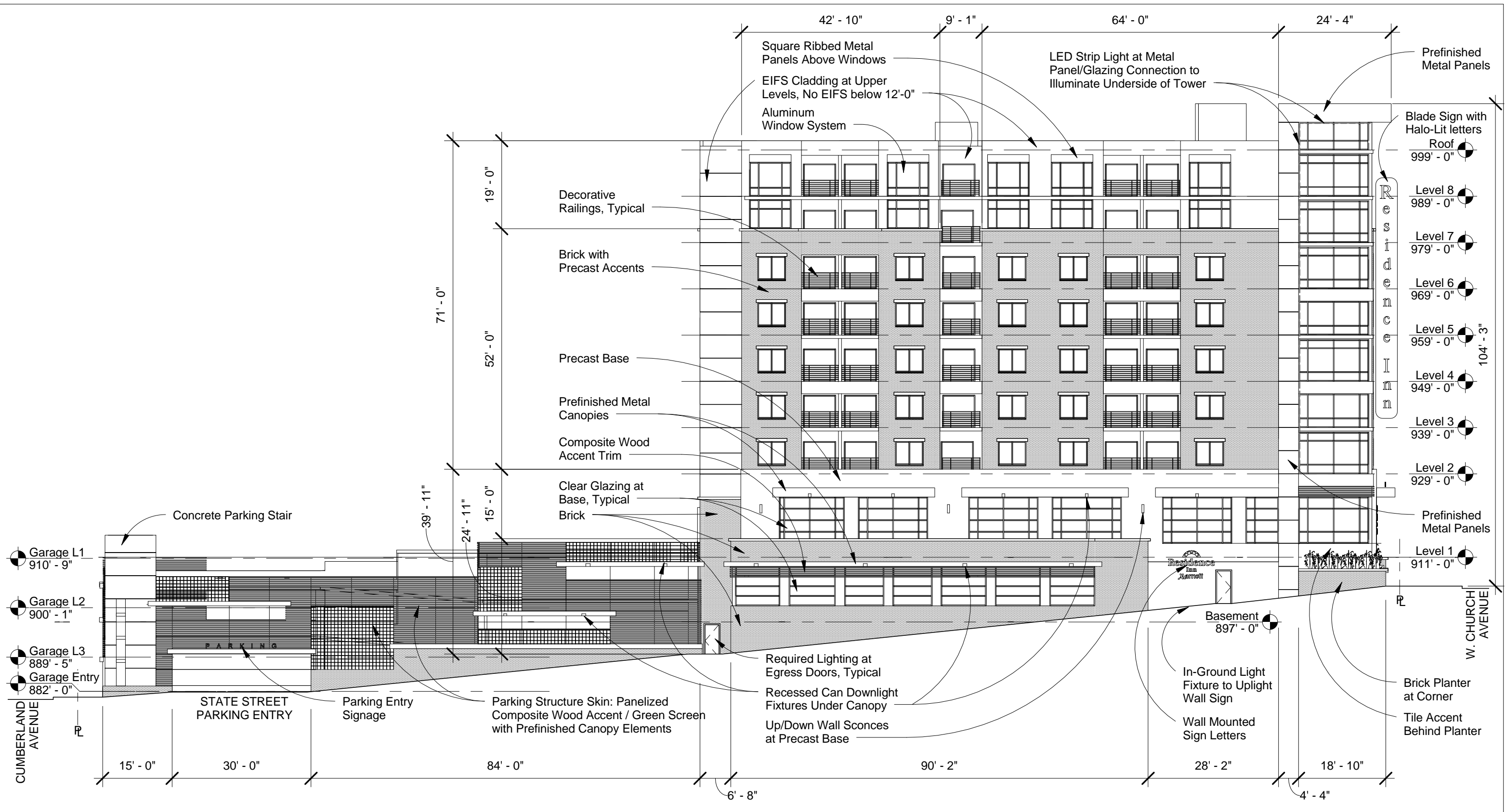
DRAWING

W. CHURCH AVENUE ELEVATION



PHILLIPS

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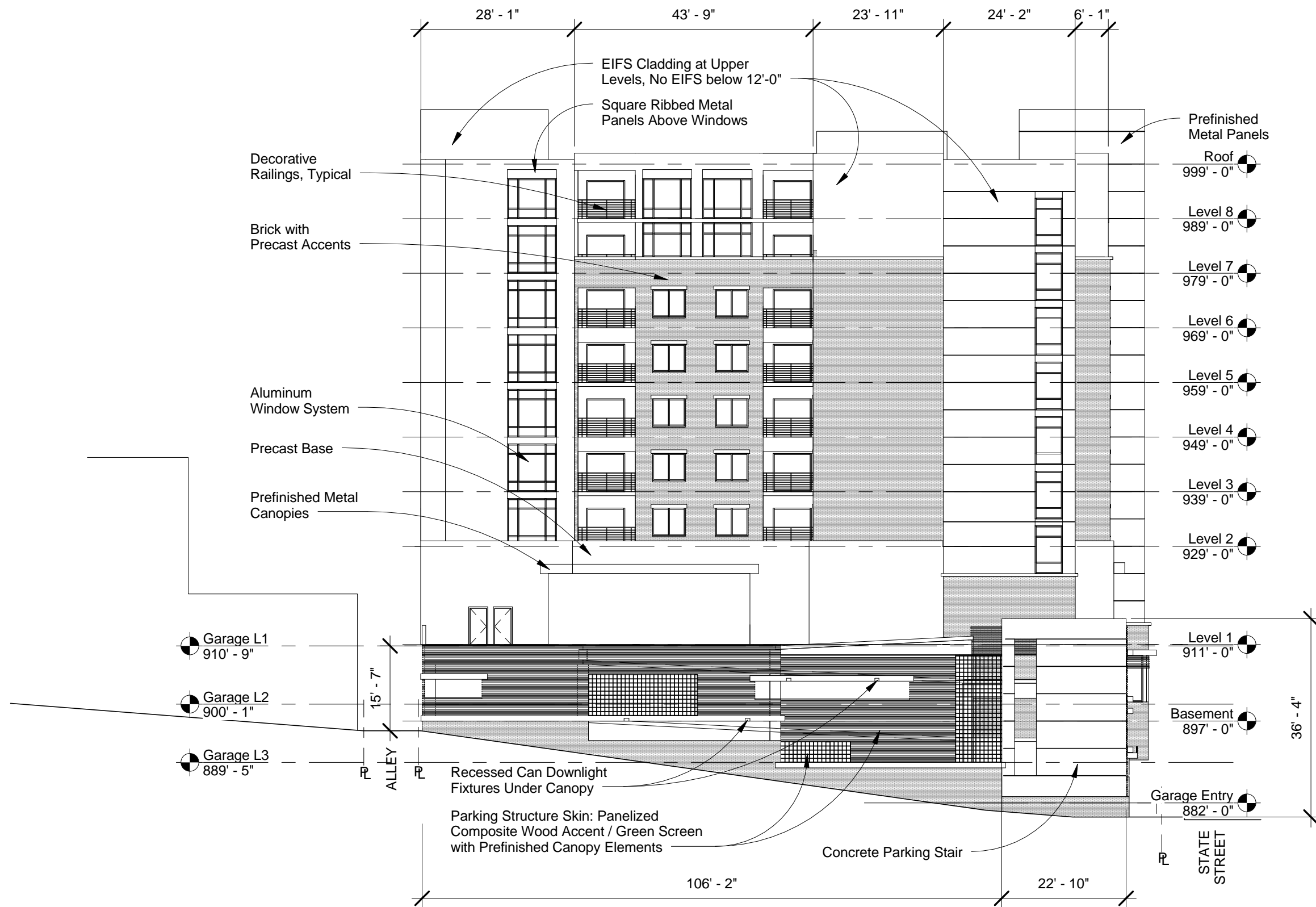
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DRAWING
 STATE STREET ELEVATION

0 5 10 20 40
 SCALE: 1" = 20'-0"

PHILLIPS
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0 5 10 20 40
 SCALE: 1" = 20'-0"

DRAWING
 CUMBERLAND AVENUE ELEVATION


PHILLIPS
 NORTH TERRACES
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Residence Inn images, page 1



Residence Inn images, page 2

