

Conditional Use Permit	625 Commercial Loop Building 2
CUP-21-12	Residence Inn



Summary

Request:	New Conditional Use Permit to allow the sale of beer and wine.		
Applicant:	Mitch Patel AUSDM LLC 111 Broadway, Suite 300 Nashville, TN 37201	Property Owner:	AUSDM LLC 111 Broadway, Suite 300 Nashville, TN 37201
Square Feet:	87,527	Type of CUP:	Beer and Wine
Interior seating:	144	Outdoor seating:	14
Parking Required:	117 (1 space per room)	Parking Provided:	Shared - 144
Days & Hours of Operation:	Monday - Sunday: 5 p.m. – 9 p.m.		

Notification

Posted:	April 8, 2021	Personal:	April 8, 2021
Response:	None as of the date of this report		

Property Description

Legal Description:	625 Commercial Loop Condominium, Unit Master 2, 60.30% Common Area Interest		
Location:	Commercial Loop & Gregson's Bend		
Acreage:	6.5 acres +/-	Central Business Area:	No
Existing Zoning:	General Commercial	Preferred Scenario:	Employment Area
Existing Use:	Hotel	Proposed Use:	Hotel
CONA Neighborhood:	n/a	Sector:	4
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	PA (Planning Area)	Vacant	High Intensity
South of Property:	GC (General Commercial)	Vacant/ IH-35	High Intensity
East of Property:	GC	Hotel	High Intensity
West of Property:	GC	Hotel	High Intensity

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History

The Marriott Residence was permitted in 2017.

The proposal includes both a bar/ beer and wine serving area as well as a kiosk style” market” selling beer and wine to guests located in the lobby of the hotel. Alcohol will also be available on the outdoor patio area with proposed seating for 14 guests. The applicant’s agent has noted that there will be outdoor speakers on the patio.

The building is located within between two existing hotels – an alcohol CUP was approved for the neighboring Courtyard by Marriott in 2014, and extended in 2018 (CUP-18-20). The Baymont Inn & Suites does not have an alcohol CUP.

Additional Analysis

n/a

Comments from Other Departments

Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns
Health Department	No Concerns

Staff Recommendation

<input type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial
1. The permit shall be valid for one (1) year, provided standards are met; and 2. The permit shall become effective only upon the issuance of a TABC license and a Certificate of Occupancy; and 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.					
Staff: Julia Cleary		Title : Planner		Date: April 21, 2021	

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. Studies were not complete at the time of this request
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).