



PLAN AMENDMENT REPORT

► FILE #:	7-E-24-SP	AGENDA ITEM #:	11
POSTPONEMENT(S):	7/11/2024	AGENDA DATE:	8/8/2024
► APPLICANT:	ST. JOHN'S CATHEDRAL		
OWNER(S):	St. John's Cathedral		

TAX ID NUMBER:	108 C F 007	<u>View map on KGIS</u>
JURISDICTION:	Council District 1	
STREET ADDRESS:	824 MELROSE PL	
► LOCATION:	Northeast corner of Melrose Pl & Melrose Ave, east of Lake Avenue terminus	
► APPX. SIZE OF TRACT:	21659 square feet	
SECTOR PLAN:	Central City	
GROWTH POLICY PLAN:	N/A (Within City Limits)	
ACCESSIBILITY:	Access is via Melrose Place, a local street with a 30-ft pavement width within a 40-ft right-of-way.	
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board	
FIRE DISTRICT:	Knoxville Fire Department	
WATERSHED:	Third Creek	

► PRESENT PLAN AND ZONING DESIGNATION:	CI (Civic/Institutional) / O (Office)
► PROPOSED PLAN DESIGNATION:	MU-UC (Mixed Use Urban Corridor)
► EXISTING LAND USE:	Public/Quasi Public Land

EXTENSION OF PLAN DESIGNATION:	Yes
HISTORY OF REQUESTS:	None noted.
SURROUNDING LAND USE AND PLAN DESIGNATION:	North: Public/quasi-public land (UT) - CI (Civic/Institutional) South: Public/quasi-public land (UT) - CI (Civic/Institutional) East: Public/quasi-public land (UT) - CI (Civic/Institutional) West: Public/quasi-public land (UT), office - CI (Civic/Institutional)
NEIGHBORHOOD CONTEXT	This is a densely urban area at the edge of the University of Tennessee campus. There area a diverse mix of uses including student housing, academic buildings, private apartments and commercial services.

STAFF RECOMMENDATION:

- Postpone for 30 days to the September 12, 2024 Planning Commission meeting per the applicant's request.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 9/3/2024 and 9/17/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-K-24-RZ

AGENDA ITEM #: 11

7-E-24-PA

AGENDA DATE: 8/8/2024

POSTPONEMENT(S): 7/11/2024

► **APPLICANT:** ST. JOHN'S CATHEDRAL

OWNER(S): St. John's Cathedral

TAX ID NUMBER: 108 C F 007

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 824 MELROSE PL

► **LOCATION:** Northeast corner of Melrose Pl & Melrose Ave, east of Lake Ave terminus

► **TRACT INFORMATION:** 21,659 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Melrose Place, a local street with a 30-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **PRESENT PLAN DESIGNATION/ZONING:** CI (Civic/Institutional) / O (Office)

► **PROPOSED PLAN DESIGNATION/ZONING:** MU-UC (Mixed Use Urban Corridor) / CU-1 (Cumberland Avenue)

► **EXISTING LAND USE:** Public/Quasi Public Land

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, it is an extension of the plan designation and zoning across Melrose Place.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Public/quasi-public land (UT) - CI (Civic/Institutional) - INST (Institutional)

South: Public/quasi-public land (UT) - CI (Civic/Institutional) - INST (Institutional)

East: Public/quasi-public land (UT) - CI (Civic/Institutional) - INST (Institutional)

West: Public/quasi-public land (UT), office - CI (Civic/Institutional) - INST (Institutional), CU-1 (Cumberland Avenue - Lake Avenue)

NEIGHBORHOOD CONTEXT: This is a densely urban area at the edge of the University of Tennessee campus. There are a diverse mix of uses including student housing, academic buildings, private apartments and commercial services.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30 days to the September 12, 2024 Planning Commission meeting per the applicant's request**

- ▶ **Postpone for 30 days to the September 12, 2024 Planning Commission meeting per the applicant's request**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 9/3/2024 and 9/17/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



Request to Postpone • Table • Withdraw

St. John's Cathedral

7-18-24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

August 8, 2024

Scheduled Meeting Date

File Number(s)

7-E-24-SP; 7-E-24-PA; 7-K-24-RZ

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the September 12, 2024 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.



Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY



Staff Signature

Jessie Hillman

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

St. John's Cathedral

7-2-2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

July 11, 2024

Scheduled Meeting Date

File Number(s)

7-E-24-SP; 7-EW-24-PA; 7-K-24-RZ

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the August 8, 2024 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

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AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.



Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY



Staff Signature

Shelley Gray

Please Print

07/03/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

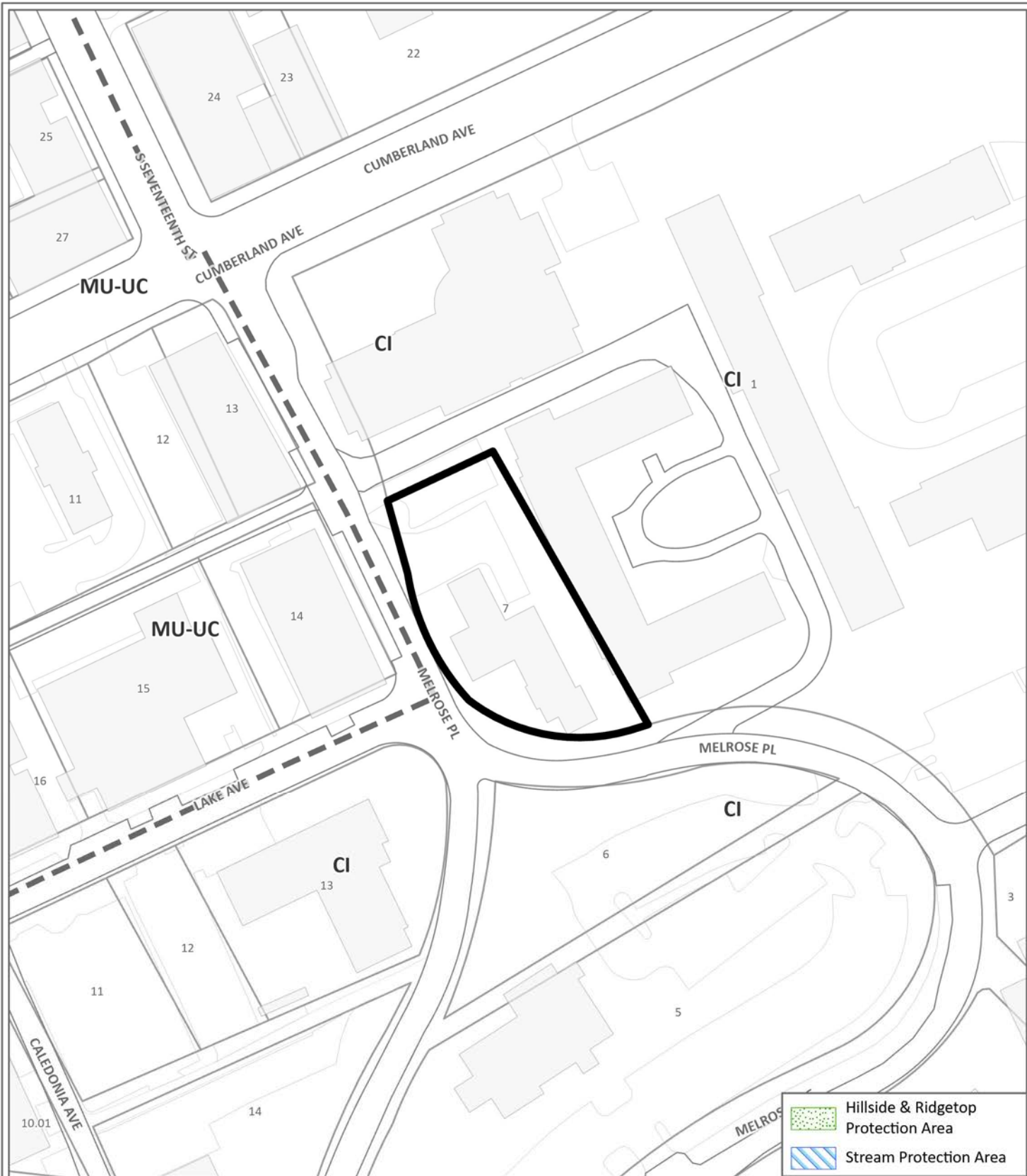
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**7-E-24-SP
CENTRAL CITY SECTOR PLAN MAP**

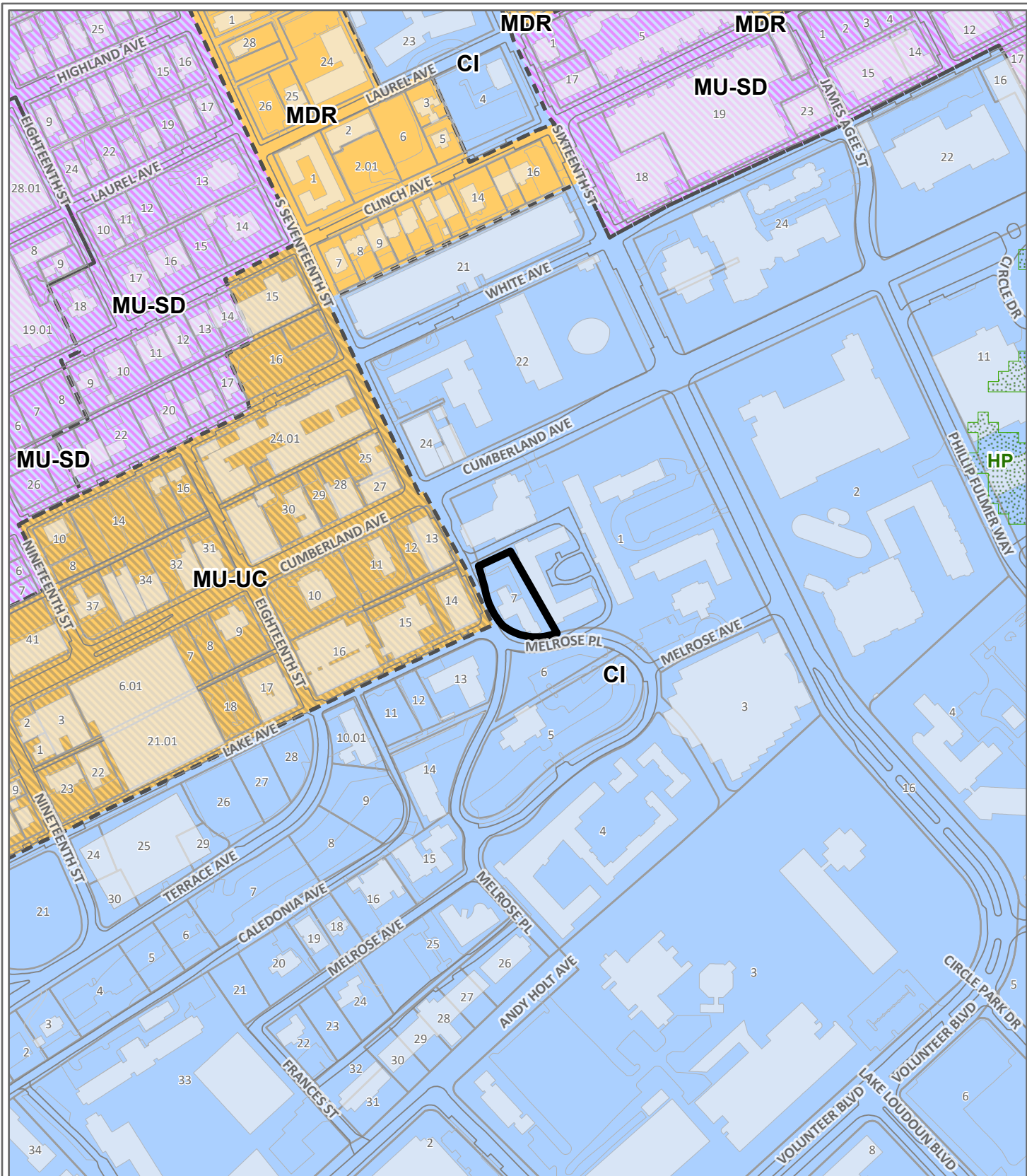
Petitioner: St. John's Cathedral



From: CI (Civic/Institutional)
To: MU-UC (Mixed Use Urban Corridor)

Map No: 108
Jurisdiction: City





ONE YEAR PLAN MAP

7-E-24-PA

Petitioner: St. John's Cathedral



From:

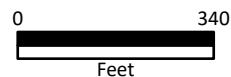
To: MU-UC (Mixed Use Urban Corridor)

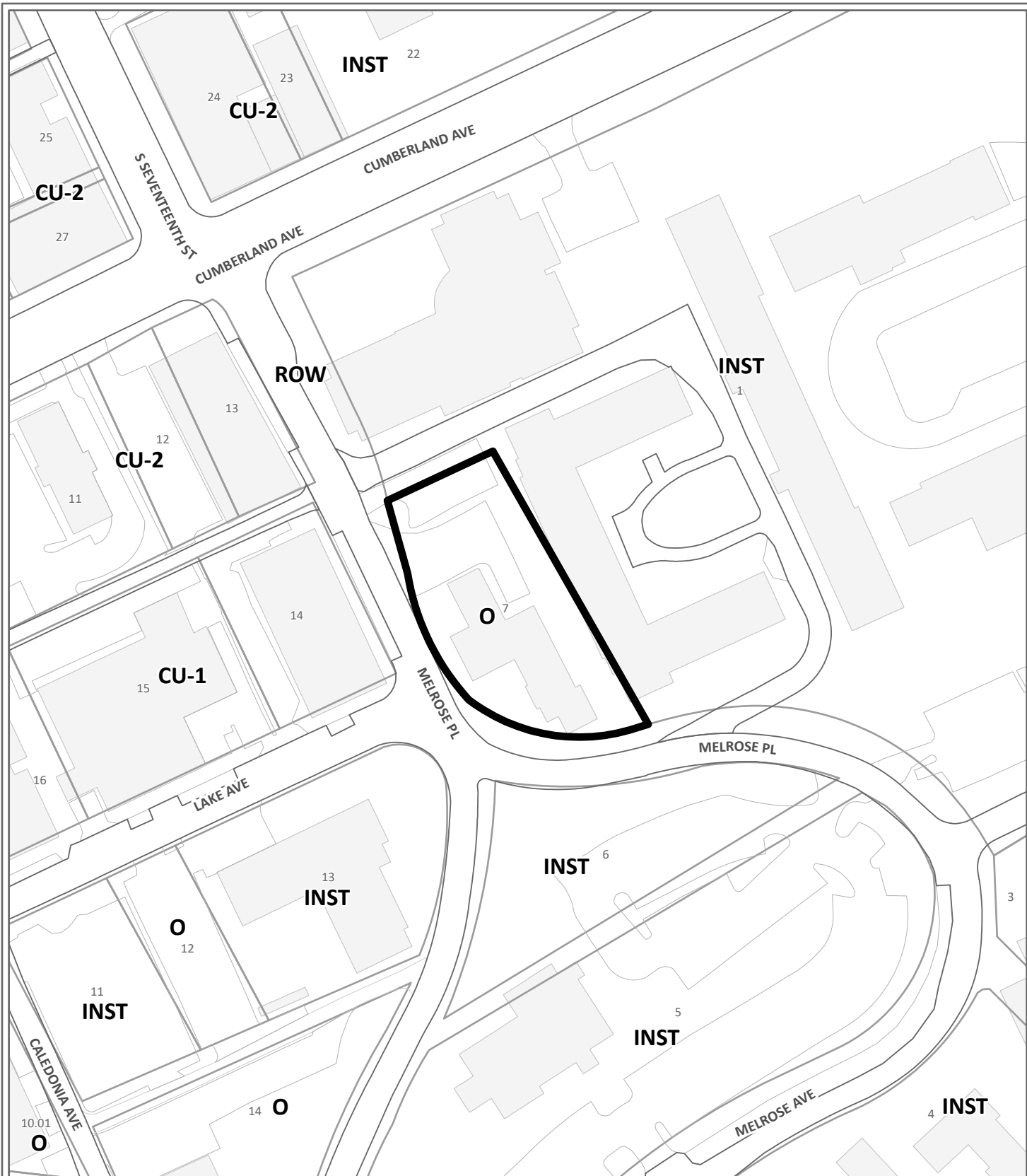
Original Print Date: 6/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 108

Jurisdiction: City





REZONING

7-K-24-RZ

Petitioner: St. John's Cathedral



From: O (Office)

To: CU-1 (Cumberland Avenue)

Original Print Date: 6/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 108

Jurisdiction: City

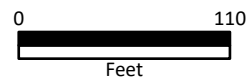


Exhibit A. Contextual Images

Location Map



Aerial Map

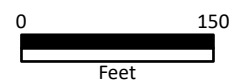


CONTEXTUAL MAPS 1

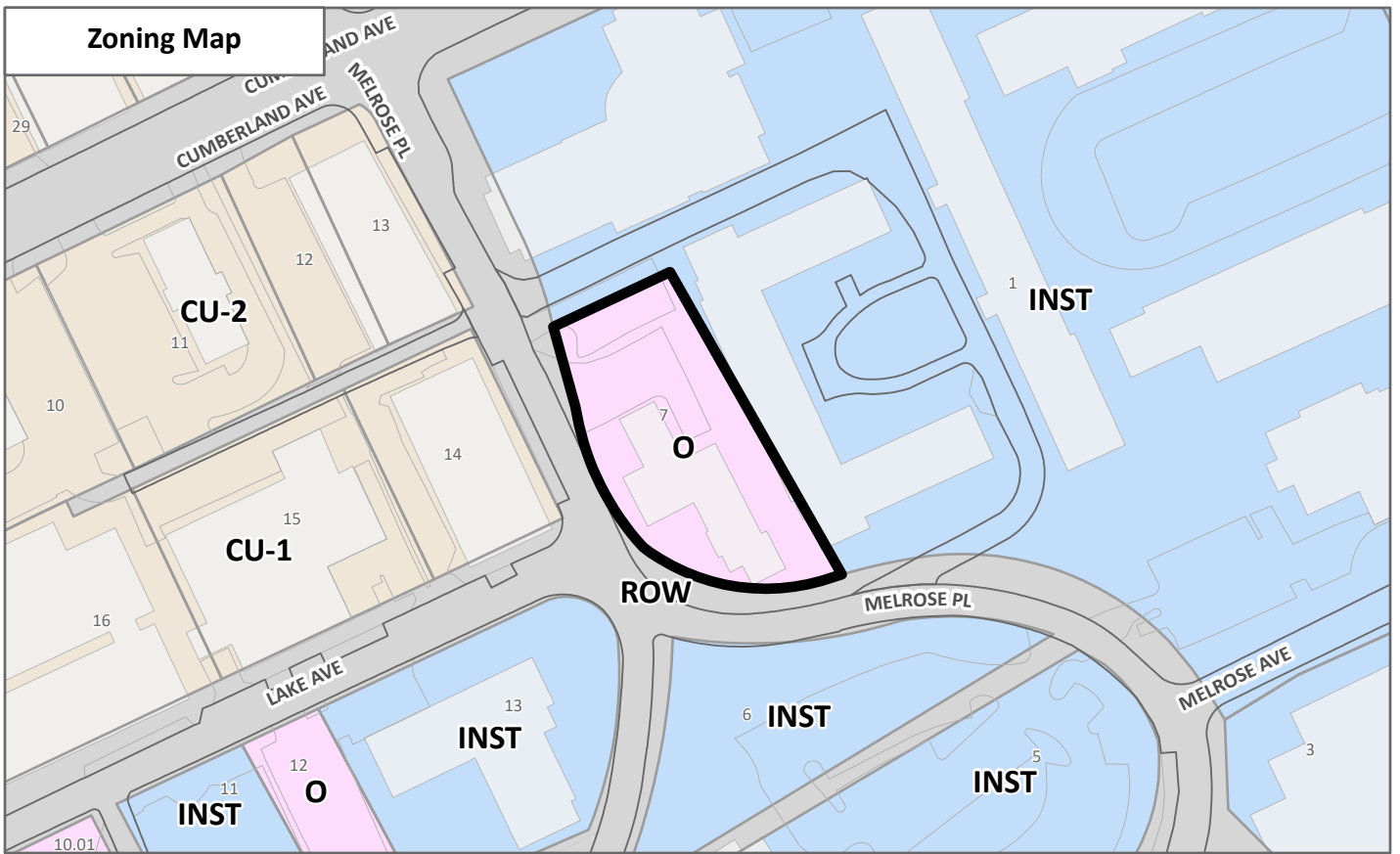
7-E-24-PA / 7-K-24-RZ



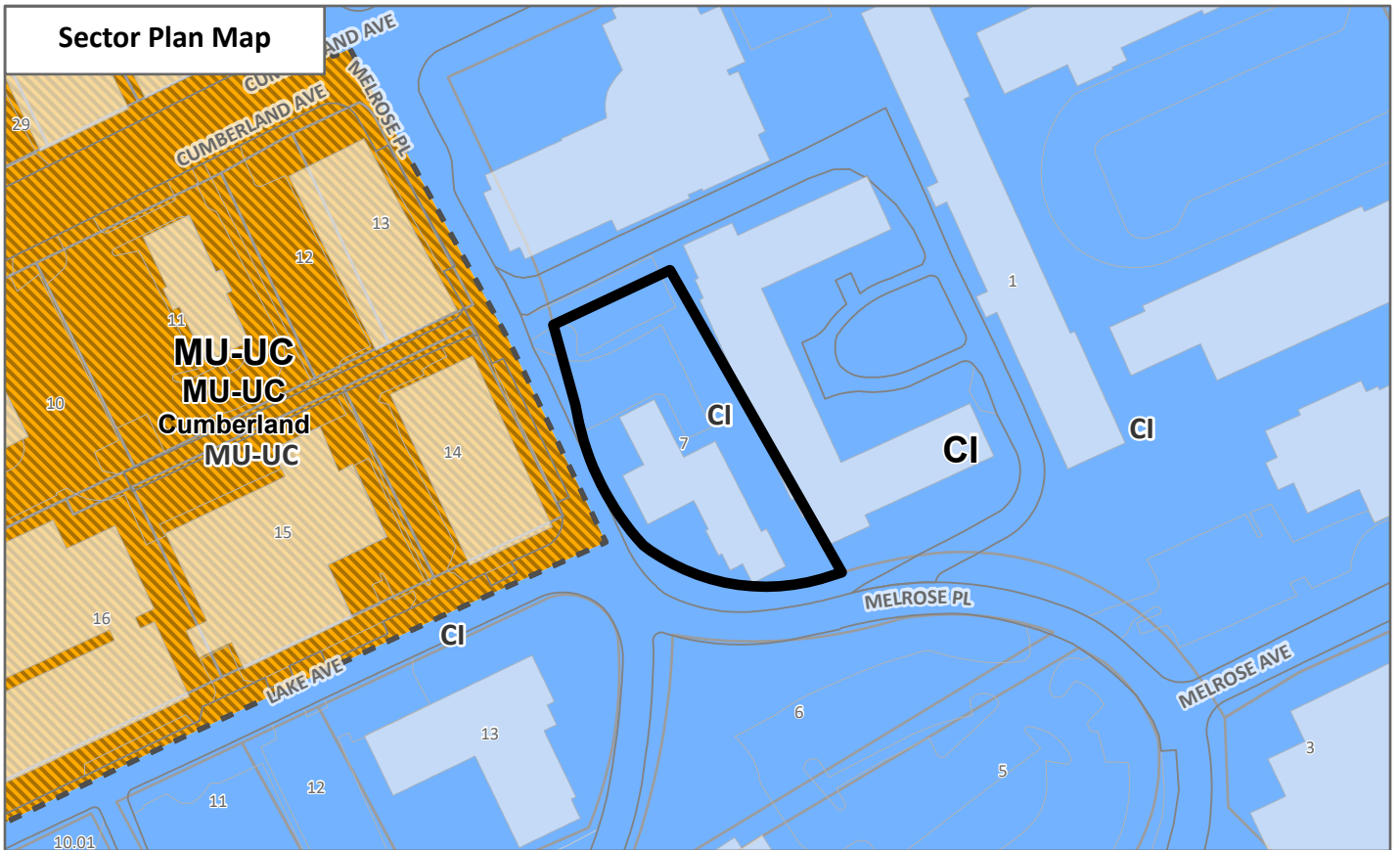
Case boundary



Zoning Map



Sector Plan Map

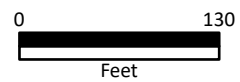


CONTEXTUAL MAPS 2

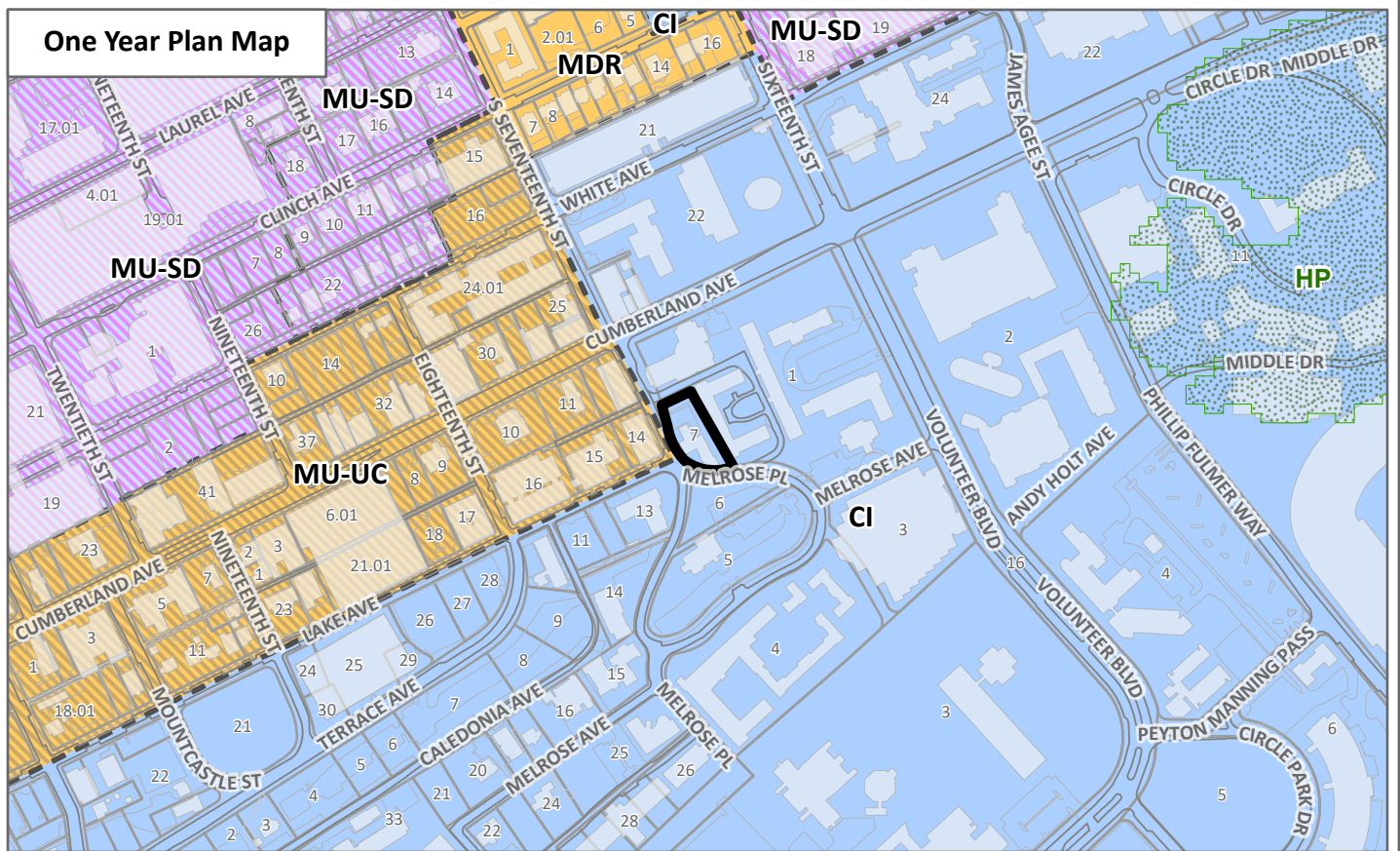
7-E-24-PA / 7-K-24-RZ



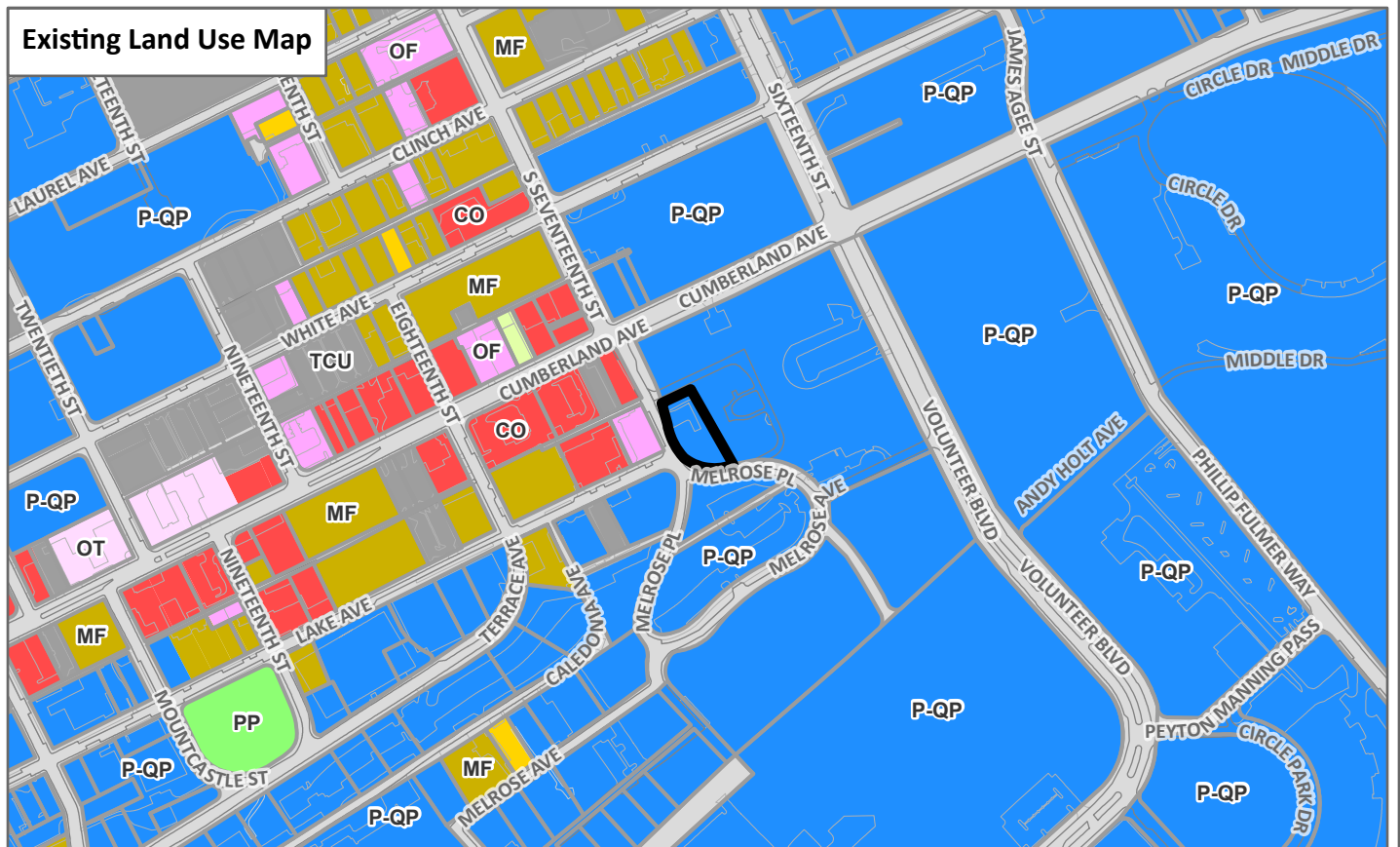
Case boundary



One Year Plan Map



Existing Land Use Map

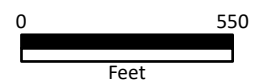


CONTEXTUAL MAPS 3

7-E-24-PA / 7-K-24-RZ



Case boundary





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☒ Plan Amendment
☒ Sector Plan
☐ City OYP / County Comp Plan

St. John's Cathedral

Applicant Name

Affiliation

5/24/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-E-24-SP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

St. John's Cathedral

Owner Name (if different)

413 Cumberland Ave Knoxville TN 37902

Owner Address

865-541-5274 / raskew@lewist

Owner Phone / Email

824 MELROSE PL

Property Address

108 C F 007

Parcel ID

21659 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Corner of Melrose Place & Melrose Avenue, east of Lake Avenue

General Location

☒ City

Council District 1

O (Office)

Public/Quasi Public Land

☐ County

District

Zoning District

Existing Land Use

Central City

Planning Sector

Land Use (City)/Place Type (County)

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **CU-1 (Cumberland Avenue)**
Proposed Zoning
- ☒ Plan Amendment **MU-UC (Mixed Use Urban Corridor)**
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☒ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$2,050.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

St. John's Cathedral

5/24/2024

Applicant Signature

Please Print

Date

Phone / Email

St. John's Cathedral

5/24/2024

Property Owner Signature

Please Print

Date



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Benjamin C. Mullins	550 West Main Street, Suite 500 Knoxville, TN 37902	Holder



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☒ Plan Amendment
☐ Sector Plan
☒ City OYP / County Comp Plan

St. John's Cathedral

Applicant Name

Affiliation

5/24/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-E-24-PA / 7-K-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

St. John's Cathedral

Owner Name (if different)

413 Cumberland Ave Knoxville TN 37902

Owner Address

865-541-5274 / raskew@lewist

Owner Phone / Email

824 MELROSE PL

Property Address

108 C F 007

Parcel ID

21659 square feet

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast corner of Melrose Pl & Melrose Ave, east of Lake Ave terminus

General Location

☒ City

Council District 1

O (Office)

Public/Quasi Public Land

☐ County

District

Zoning District

Existing Land Use

Central City

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	CU-1 (Cumberland Avenue) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MU-UC (Mixed Use Urban Corridor) Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$2,050.00	Total
ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 3	

AUTHORIZATION

<input type="checkbox"/> I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.		
Applicant Signature	St. John's Cathedral Please Print	5/24/2024 Date
Phone / Email		
Property Owner Signature	St. John's Cathedral Please Print	5/24/2024 Date



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Benjamin C. Mullins	550 West Main Street, Suite 500 Knoxville, TN 37902	Holder



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

St. John's Cathedral

Owner

Applicant Name

Affiliation

5-23-24

July 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

7-K-24-RZ
7-E-24-PA
7-E-24-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

413 Cumberland Ave. Knoxville TN 37902

865-541-5274

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

824 Melrose Place

108CF007

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

S. of Cumberland Ave., E and N of Melrose Place

~0.5 acres

General Location

Tract Size

☒ City ☐ County

District

O

P-QP

Zoning District

Existing Land Use

Central City

CI

In City

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☒ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

CU-1

Proposed Zoning

☒ Plan Amendment Change

MU-UC Cumberland

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

St. John's Cathedral

Please Print

Date

865-541-5274

RAskew@LewisThomason.com

Phone Number

Email

Property Owner Signature

for St. John's Cathedral

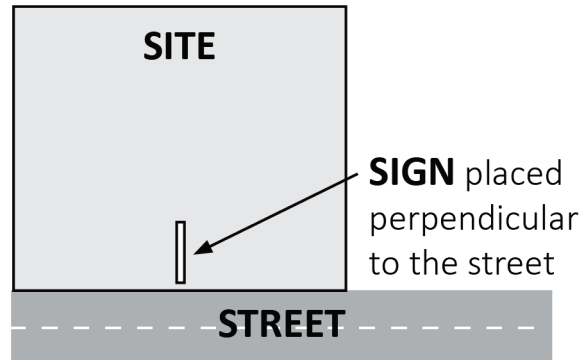
Please Print

05/24/2024, SG

Date Paid

5/23/24

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **06/28/2024** _____ and _____ **07/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: St. John's Cathedral

Date: 05/24/2024

File Number: 7-K-24-RZ, 7-E-24-PA & 7-E-24-SP



Sign posted by Staff



Sign posted by Applicant