

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

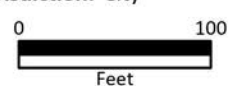
Petitioner: St. John's Cathedral

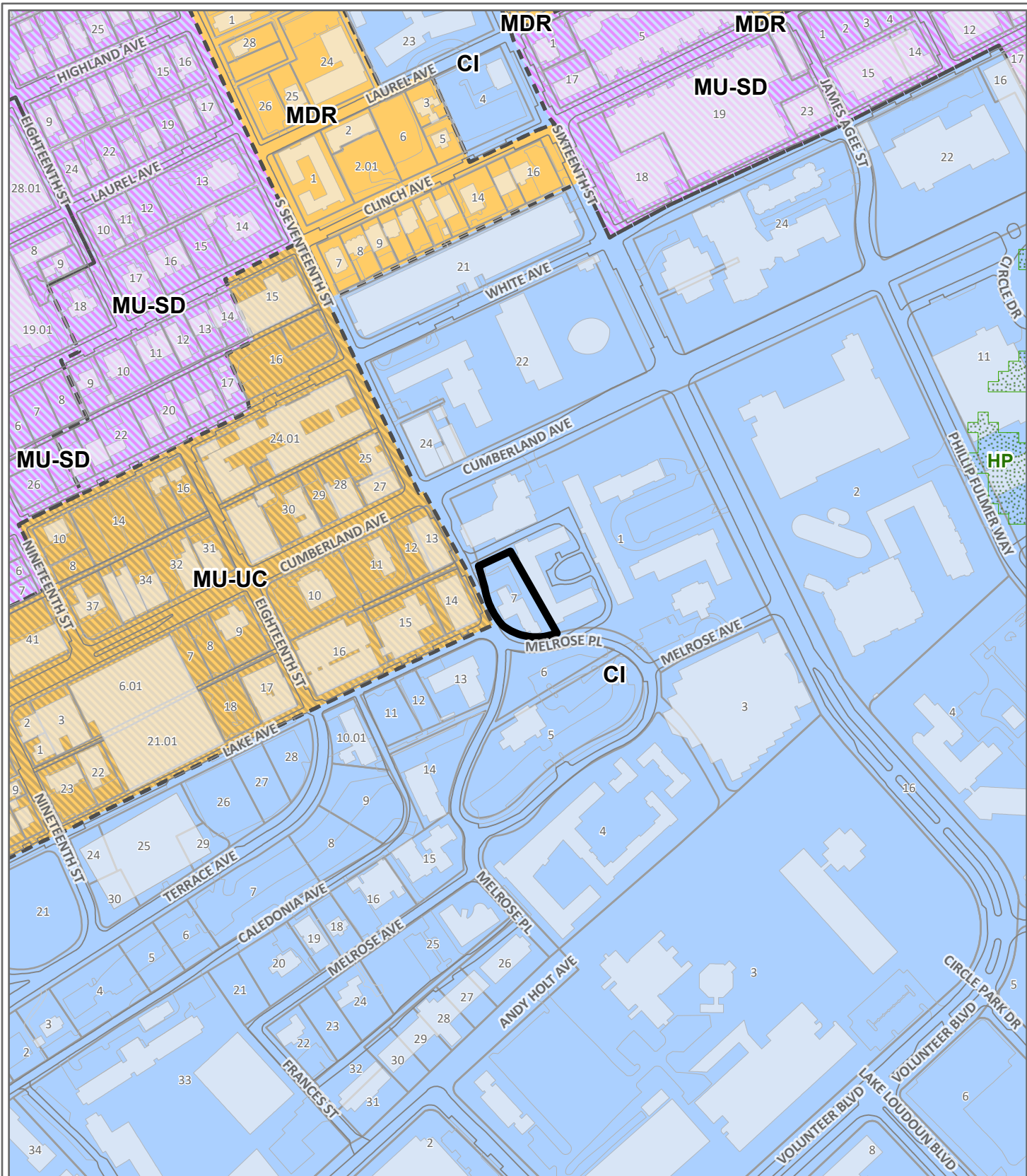


From: CI (Civic/Institutional)
To: MU-UC (Mixed Use Urban Corridor)

Map No: 108
Jurisdiction: City

Original Print Date: 6/21/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

7-E-24-PA

Petitioner: St. John's Cathedral



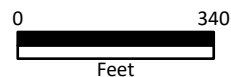
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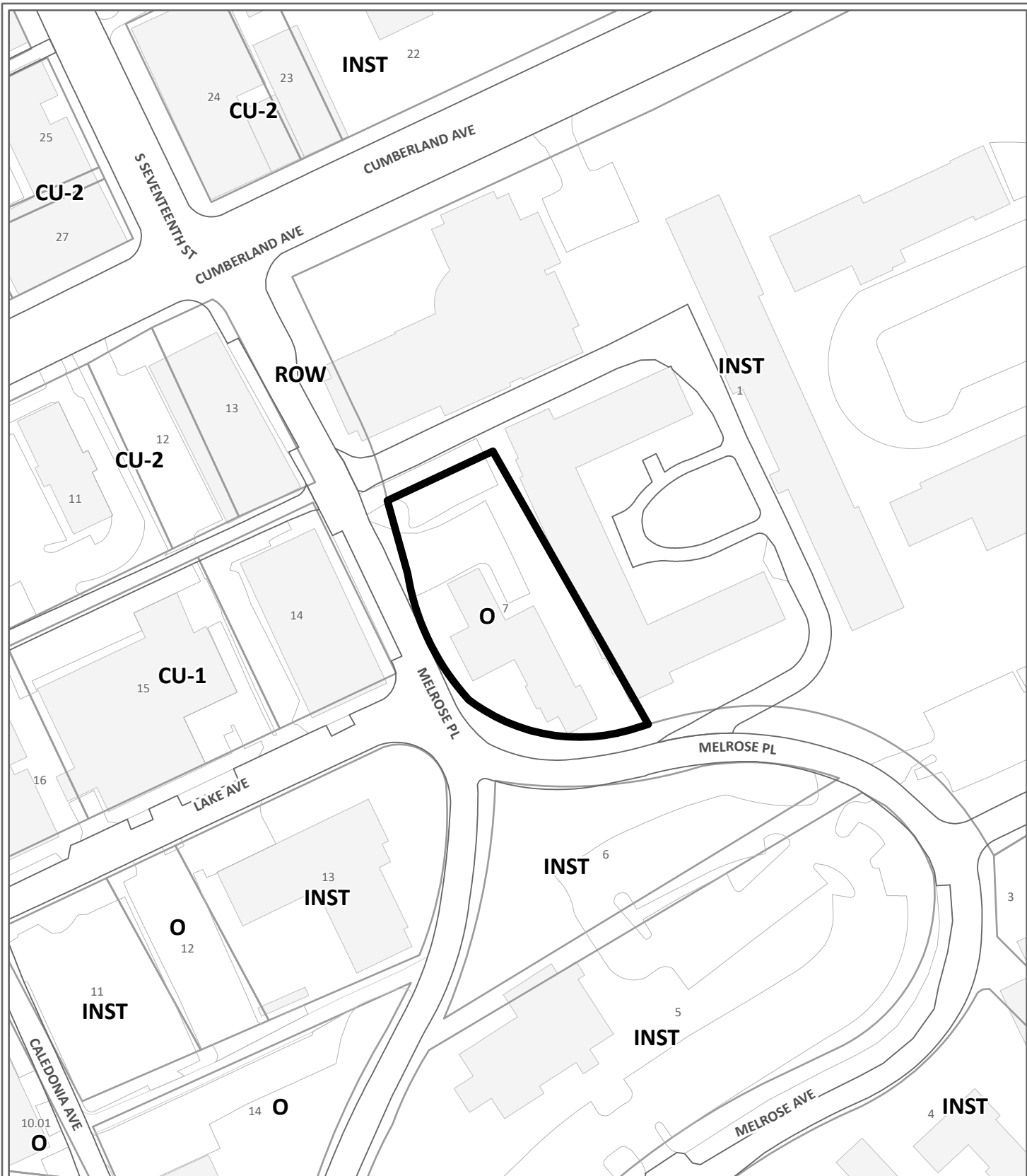
To: MU-UC (Mixed Use Urban Corridor)

Original Print Date: 6/3/2024

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

Map No: 108
Jurisdiction: City





REZONING

7-K-24-RZ

Petitioner: St. John's Cathedral

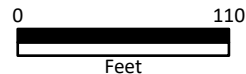


From: O (Office)

To: CU-1 (Cumberland Avenue)

Map No: 108

Jurisdiction: City



Original Print Date: 6/3/2024

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



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

7/11/2024

7-E-24-SP

Date Filed

Meeting Date (if applicable)

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

413 Cumberland Ave Knoxville TN 37902

865-541-5274 / raskew@lewist

Owner Name (if different)

Owner Address

Owner Phone / Email

824 MELROSE PL

Property Address

108 C F 007

Parcel ID

Part of Parcel (Y/N)?

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

<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 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	Total
ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$2,050.00	
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 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 Date: 5/24/2024
Please Print

Phone / Email

Property Owner Signature: St. John's Cathedral Date: 5/24/2024
Please Print



**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

7/11/2024

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

Date Filed Meeting Date (if applicable) 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 **413 Cumberland Ave Knoxville TN 37902** **865-541-5274 / raskew@lewist**

Owner Name (if different) Owner Address Owner Phone / Email

824 MELROSE PL

Property Address

108 C F 007

Parcel ID Part of Parcel (Y/N)? **21659 square feet**

Knoxville Utilities Board **Knoxville Utilities Board**

Sewer Provider 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	
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	Total
ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$2,050.00	
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 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 Date: 5/24/2024
Please Print

Phone / Email: _____

Property Owner Signature: St. John's Cathedral Date: 5/24/2024
Please Print



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 1

O

P-QP

District

Zoning District

Existing Land Use

Central City

CI

In City

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

CU-1

Proposed Zoning

Plan Amendment Change

MU-UC Cumberland

Proposed Plan Designation(s)

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

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

5/23/24
Date

865-541-5274

Phone Number

RAskew@LewisThomason.com

Email

Property Owner Signature

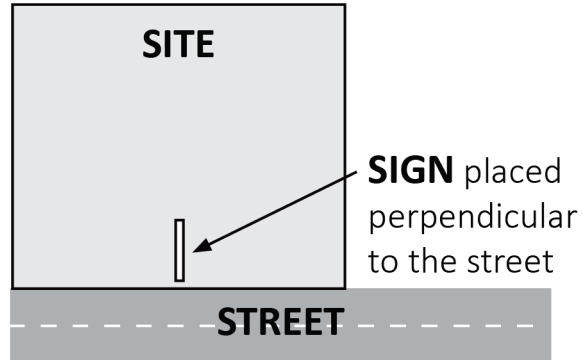
for St. John's Cathedral

Please Print

05/24/2024, SG

Date Paid

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