

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

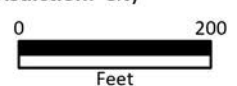
Petitioner: Asylum Ave. LLC

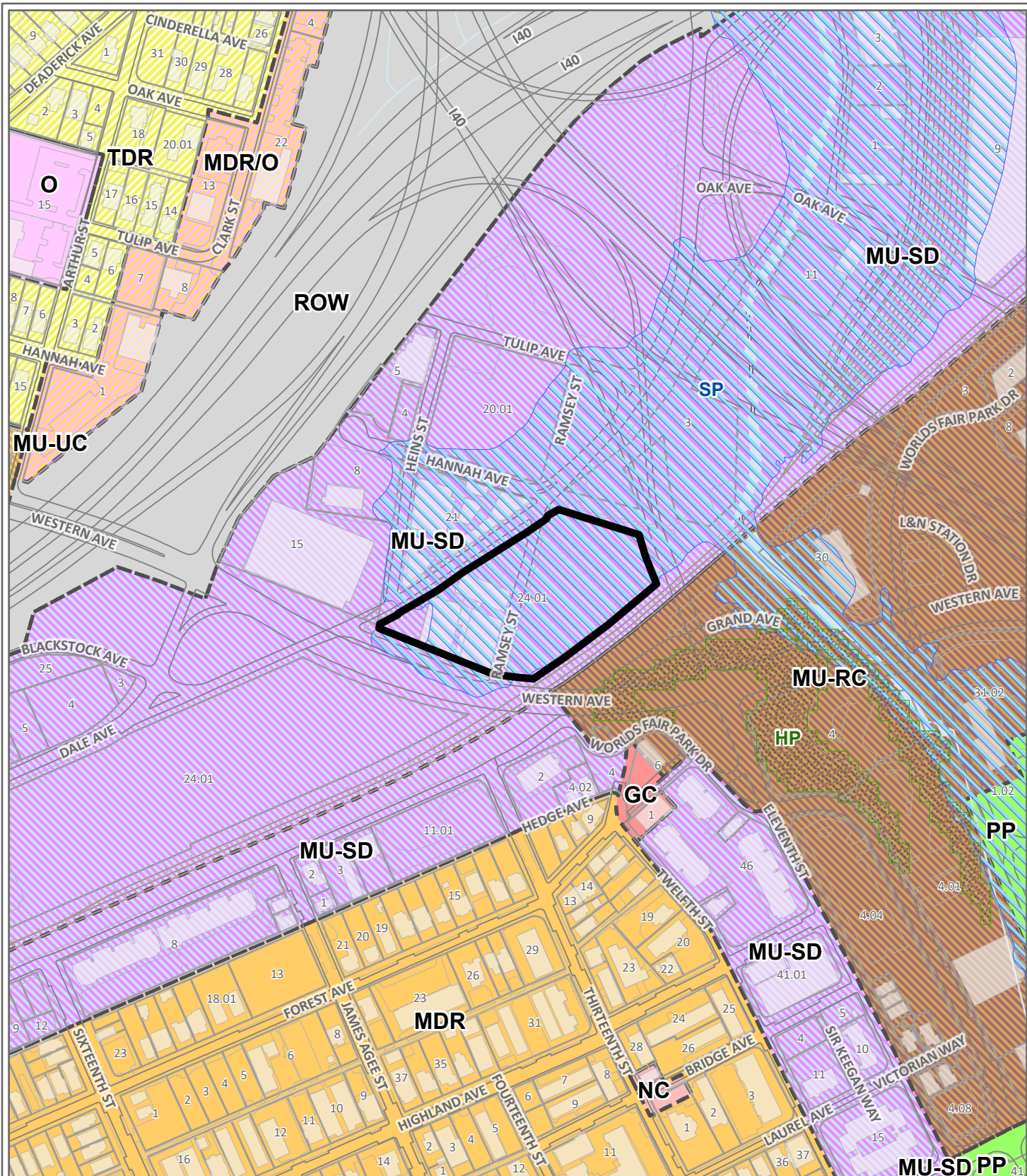


From: MU-SD (Mixed Use Special District), SP (Stream Protection)
To:

Map No: 94
Jurisdiction: City

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





ONE YEAR PLAN MAP

7-H-24-PA

Petitioner: Asylum Ave. LLC



From: MU-SD (Mixed Use Special District), SP (Stream Protection)

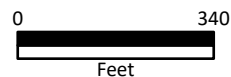
To: MU-RC (Mixed Use Regional Center); MU-SD (MU-CC10: Central City)

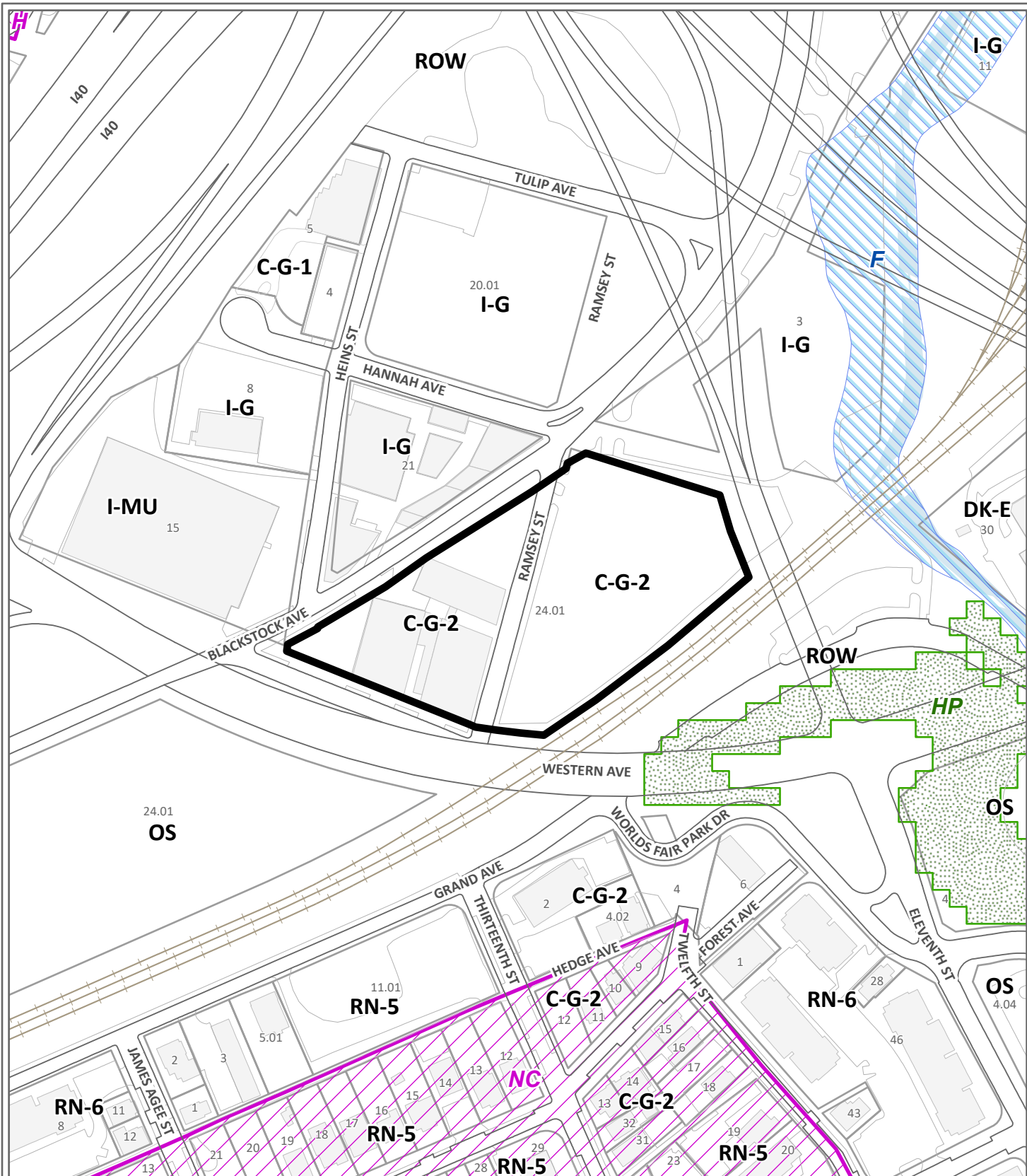
Original Print Date: 6/3/2024

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

Map No: 94

Jurisdiction: City





REZONING

7-T-24-RZ

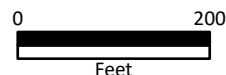
Petitioner: Asylum Ave. LLC



From: C-G-2 (General Commercial),
To: DK-E (Downtown Knoxville)

Map No: 94
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

Asylum Ave. LLC

Applicant Name

Affiliation

5/30/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-H-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

Asylum Ave. LLC

Owner Name (if different)

28 Market Sq Knoxville TN 37902

Owner Address

865-217-6166

Owner Phone / Email

940 BLACKSTOCK AVE

Property Address

94 L A 02401

Parcel ID

3.54 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Blackstock Ave, northeast side of Western Ave

General Location

City **Council District 6** **C-G-2 (General Commercial),**

Commercial, Transportation/Communications/Utilities, Agriculture/Forestry/Vacant Land

County District Zoning District

Existing Land Use

Central City **MU-SD (Mixed Use Special District), SP (Stream Protection)**

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 type="checkbox"/> Zoning Change	DK-E (Downtown Knoxville-Edge Subdistrict) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MU-RC (Mixed Use Regional Center), SP (Stream Protection) 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 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: Asylum Ave. LLC Date: 5/30/2024
Please Print

Phone / Email

Property Owner Signature: Asylum Ave. LLC Date: 5/30/2024
Please Print



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

Asylum Ave. LLC

Applicant Name

Affiliation

5/30/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-H-24-PA / 7-T-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

Asylum Ave. LLC

Owner Name (if different)

28 Market Sq Knoxville TN 37902

Owner Address

865-217-6166

Owner Phone / Email

940 BLACKSTOCK AVE

Property Address

94 L A 02401

Parcel ID

3.54 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Blackstock Ave, northeast side of Western Ave

General Location

City **Council District 6** **C-G-2 (General Commercial),**

Commercial, Transportation/Communications/Utilities, Agriculture/Forestry/Vacant Land

County District Zoning District

Existing Land Use

Central City **MU-SD (Mixed Use Special District), SP (Stream Protection)**

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	DK-E (Downtown Knoxville-Edge Subdistrict) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MU-RC (Mixed Use Regional Center), SP (Stream Protection) 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 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: Asylum Ave. LLC Date: 5/30/2024
Please Print

Phone / Email: _____

Property Owner Signature: Asylum Ave. LLC Date: 5/30/2024
Please Print

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



Development Request

Reset Form

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP PA
- Rezoning

Asylum Ave. LLC

Owner

Applicant Name

Affiliation

5-23-2024

July 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

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

28 Market Square

865-217-6166

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

940 Blackstock Ave.

094LA02401

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

SE of Blackstock Ave. near its intersection with Hein St.

~3.54 acres

General Location

Tract Size

6

C-G-2

TCU, CO, AgForVac

City County

District

Zoning District

Existing Land Use

Central City

MUSD MUCC10

NA (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

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
 DK-E
 Proposed Zoning
- Plan Amendment Change
 MU-RC
 Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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

Asylum Ave. LLC

5-22-24

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

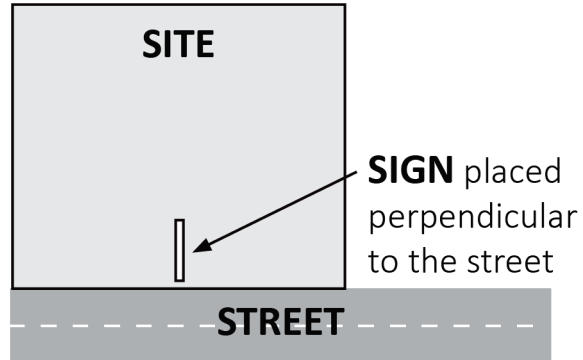
Email

Property Owner Signature

Please Print

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:

_____ June 28, 2024 _____ and _____ July 12, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Asylum Ave. LLC

Date: 5/30/2024

File Number: 7-T-24-RZ_7-H-24-PA_7-H-24-SP

- Sign posted by Staff
- Sign posted by Applicant