



PLAN AMENDMENT REPORT

► **FILE #:** 7-H-24-SP

AGENDA ITEM #: 49

AGENDA DATE: 7/11/2024

► **APPLICANT:** ASYLUM AVE. LLC
OWNER(S): Asylum Ave. LLC

TAX ID NUMBER: 94 L A 02401 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 940 BLACKSTOCK AVE

► **LOCATION:** Southeast side of Blackstock Ave, northeast of Western Ave overpass

► **APPX. SIZE OF TRACT:** 3.54 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Blackstock Avenue, a major collector street with a 25-ft pavement width within a 55-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection) / C-G-2 (General Commercial),

► **PROPOSED PLAN DESIGNATION:** MU-RC (Mixed Use Regional Center), SP (Stream Protection)

► **EXISTING LAND USE:** Commercial, Transportation/Communications/Utilities, Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: Yes, this is an extension of the plan designation.

HISTORY OF REQUESTS: In 2007, a rezoning from I-3 (General Industrial) to C-2 (Central Business District) was approved for most of the subject parcel (10-R-07-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Public/quasi-public land (parking lot), transportation/communications/utilities - MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection)

South: Railroad right-of-way, public/quasi-public land, commercial - MU-RC (Mixed Use Regional Center), MU-SD, MU-CC16 (Mixed Use Special District, Fort Sanders), HP (Hillside Protection)

East: Railroad right-of-way, Second Creek, commercial, - MU-RC (Mixed Use Regional Center), SP (Stream Protection)

West: Agriculture/forestry/vacant land, private recreation - MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection)

NEIGHBORHOOD CONTEXT This is a historically industrial area near Second Creek surrounded by

overpasses and a railroad. It is walking distance from the Sansom Sports Complex to the west. It is also walking distance from Worlds Fair Park downtown and the Fort Sanders neighborhood via a pedestrian crossing under the railroad.

STAFF RECOMMENDATION:

- **Approve the MU-RC (Mixed Use Regional Center) land use classification because it is consistent with the land use plan's recommendations and development trends in the area. The SP (Stream Protection) classification would be retained.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The property's main access is on Blackstock Avenue, a major collector street with sidewalks. Although there have not been significant roads or utilities installed recently, this is an area with ample utility and street infrastructure capacity for future development.
2. This property may seem remote with its location beneath two overpasses and the way it is divided from properties to the south by a three-lane railroad. However, a long-standing pedestrian crossing runs underneath the railroad to the east that could connect the subject property directly to Worlds Fair Park and the Fort Sanders neighborhood via a complete network of sidewalks.
3. This walkable access potential and close proximity to Downtown Knoxville's Central Business District is consistent with the land use description of the requested MU-RC (Mixed Use Regional Center) classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject property's existing land use classification of MU-SD, CC-10 (Mixed-Use Special District, Gateway Corridor) is not the result of an error or omission in the Central City Sector Plan. This classification stems from the adopted Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan, which pertains to the area between I-275 and Second Creek south of Woodland Avenue and the area between I-40 and the railroad tracks west of Second Creek. However, the vision and recommendations of the Gateway Corridor Mixed Use Special District are generally compatible with the requested MU-RC designation, and MU-RC could have been included in the list of recommended land uses. It is called the Gateway Corridor because these properties are considered gateways to downtown. It calls for vertical mixed-use development, retail commercial, residential and office development. All of these uses are consistent with at least one of the recommended zoning districts in the MU-RC land use, and this context warrants considerations of the plan amendment request.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that are relevant to the requested plan amendment.

TRENDS IN DEVELOPMENT, POPULATION, OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The Sansom Sports Complex completed a third playing field within the past year adjacent to the subject property to the west. The Emerald Youth Foundation oversees and operates this 14-acre sports complex that provides facilities for soccer, lacrosse, flag football and performance training for the children of Knoxville. Before the sports complex development began, that property was used for heavy industrial purposes. This shift in land use demonstrates a trend towards less intensive uses in an area that has close proximity to Downtown Knoxville.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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-T-24-RZ
7-H-24-PA

AGENDA ITEM #: 49
AGENDA DATE: 7/11/2024

► **APPLICANT:** ASYLUM AVE. LLC
OWNER(S): Asylum Ave. LLC

TAX ID NUMBER: 94 L A 02401 [View map on KGIS](#)
JURISDICTION: Council District 6
STREET ADDRESS: 940 BLACKSTOCK AVE
► **LOCATION:** Southeast side of Blackstock Ave, northeast of Western Ave overpass
► **TRACT INFORMATION:** 3.54 acres
SECTOR PLAN: Central City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Blackstock Avenue, a major collector street with a 25-ft pavement width within a 55-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Second Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection) / C-G-2 (General Commercial)
► **PROPOSED PLAN DESIGNATION/ZONING:** MU-RC (Mixed Use Regional Center), SP (Stream Protection) / DK-E (Downtown Knoxville-Edge Subdistrict)
► **EXISTING LAND USE:** Commercial, Transportation/Communications/Utilities, Agriculture/Forestry/Vacant Land

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

HISTORY OF ZONING REQUESTS: In 2007, a rezoning from I-3 (General Industrial) to C-2 (Central Business District) was approved for most of the subject parcel (10-R-07-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Public/quasi-public land (parking lot), transportation/communications/utilities - MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection) - I-G (General Industrial), F (Floodplain Overlay)

South: Railroad right-of-way, public/quasi-public land, commercial - MU-RC (Mixed Use Regional Center), MU-SD, MU-CC16 (Mixed Use Special District, Fort Sanders), HP (Hillside Protection) - C-G-2 (General Commercial), HP (Hillside Protection Overlay)

East: Railroad right-of-way, Second Creek, commercial, - MU-RC (Mixed Use Regional Center), SP (Stream Protection) - DK-E (Downtown Edge Subdistrict), F (Floodplain Overlay)

West: Agriculture/forestry/vacant land, private recreation - MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection) - I-G (General Industrial), I-MU (Industrial Mixed Use), OS (Open Space)

NEIGHBORHOOD CONTEXT: This is a historically industrial area near Second Creek surrounded by overpasses and a railroad. It is walking distance from the Sansom Sports Complex to the west. It is also walking distance from Worlds Fair Park downtown and the Fort Sanders neighborhood via a pedestrian crossing under the railroad.

STAFF RECOMMENDATION:

- ▶ **Approve the MU-RC (Mixed Use Regional Center) land use classification because it is consistent with the land use plan's recommendations and development trends in the area. The SP (Stream Protection) classification would be retained.**

- ▶ **Approve the DK-E (Downtown Edge) district because it is consistent with development changes in the area and the zoning intent.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. The subject property's existing land use classification of MU-SD, CC-10 (Mixed-Use Special District, Gateway Corridor) is not the result of an error or omission in the One Year Plan. This classification stems from the adopted Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan, which pertains to the area between I-275 and Second Creek south of Woodland Avenue and the area between I-40 and the railroad tracks west of Second Creek.
2. However, the vision and recommendations of the Gateway Corridor Mixed Use Special District are generally compatible with the requested MU-RC (Mixed Use Regional Center) designation, and MU-RC could have been included in the list of recommended land uses. This area is called the Gateway Corridor because these properties are considered gateways to downtown. Downtown is considered an exemplar of a regional mixed use center in the Land Use Classification Table. The plan calls for vertical mixed-use development, retail commercial, residential and office development. All of these uses are consistent with at least one of the recommended zoning districts in the MU-RC land use, and this context warrants considerations of the plan amendment request.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The property's main access is on Blackstock Avenue, a major collector street with sidewalks. Although there have not been significant roads or utilities installed recently, this is an area with ample utility and street infrastructure capacity for future development.
2. This property may seem remote with its location beneath two overpasses and the way it is divided from properties to the south by a three-lane railroad. However, a long-standing pedestrian crossing runs underneath the railroad to the east that could connect the subject property directly to Worlds Fair Park and the Fort Sanders neighborhood via a complete network of sidewalks.
3. This walkable access potential and close proximity to Downtown Knoxville's Central Business District is consistent with the land use description of the requested MU-RC (Mixed Use Regional Center) classification.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that are relevant to the requested plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans that pertain directly to the requested land use amendment.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property contains historic buildings built in the early 1900s that were originally used as regional factory headquarters, showrooms and warehouses. Its more current use for over 30 years has been as a live music and entertainment venue. Although the subject property has an industrial history and is surrounded by some ongoing industrial uses, it has functioned as an extension of the downtown nightlife scene for many years.
2. The recent completion of the Sansom Sports Complex, which provides sports recreation fields for City students engaged with the Emerald Youth Foundation, transitioned legacy industrial property to park space. This development adjacent to the subject property demonstrates a change of land use and intensity that reflects the area's advantageous location next to downtown Knoxville.
3. Considering the context of development trends and existing land use, the requested DK-E (Downtown Edge) rezoning provides a logical extension of this district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The DK district is intended to accommodate the unique development environment within downtown. To facilitate development that reinforces and enhances the existing varied character of downtown Knoxville, the DK district is divided into five subdistricts that include tailored dimensional and design standards related to their specific contexts. The purpose of the DK-E subdistrict is to address areas of transition between the higher intensity environment of downtown with adjacent smaller-scale mixed-use areas. The DK-E standards focus on compatibility with adjacent development.
2. This rezoning is a minor extension of the DK-E district from across Second Creek to an area enclosed by rights-of-way with a diverse mix of existing land uses. There is potential for the subject property to be accessible to foot traffic from World's Fair Park. These conditions are aligned with the intent of the DK-E district as described in the zoning code.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated to occur with the proposed rezoning to a district that is designed to foster compatibility with adjacent development. The DK-E district permits fewer uses than the property's existing C-G-2 (General Commercial) district, and most of the uses permitted in DK-E zoning are also permitted in C-G-2.

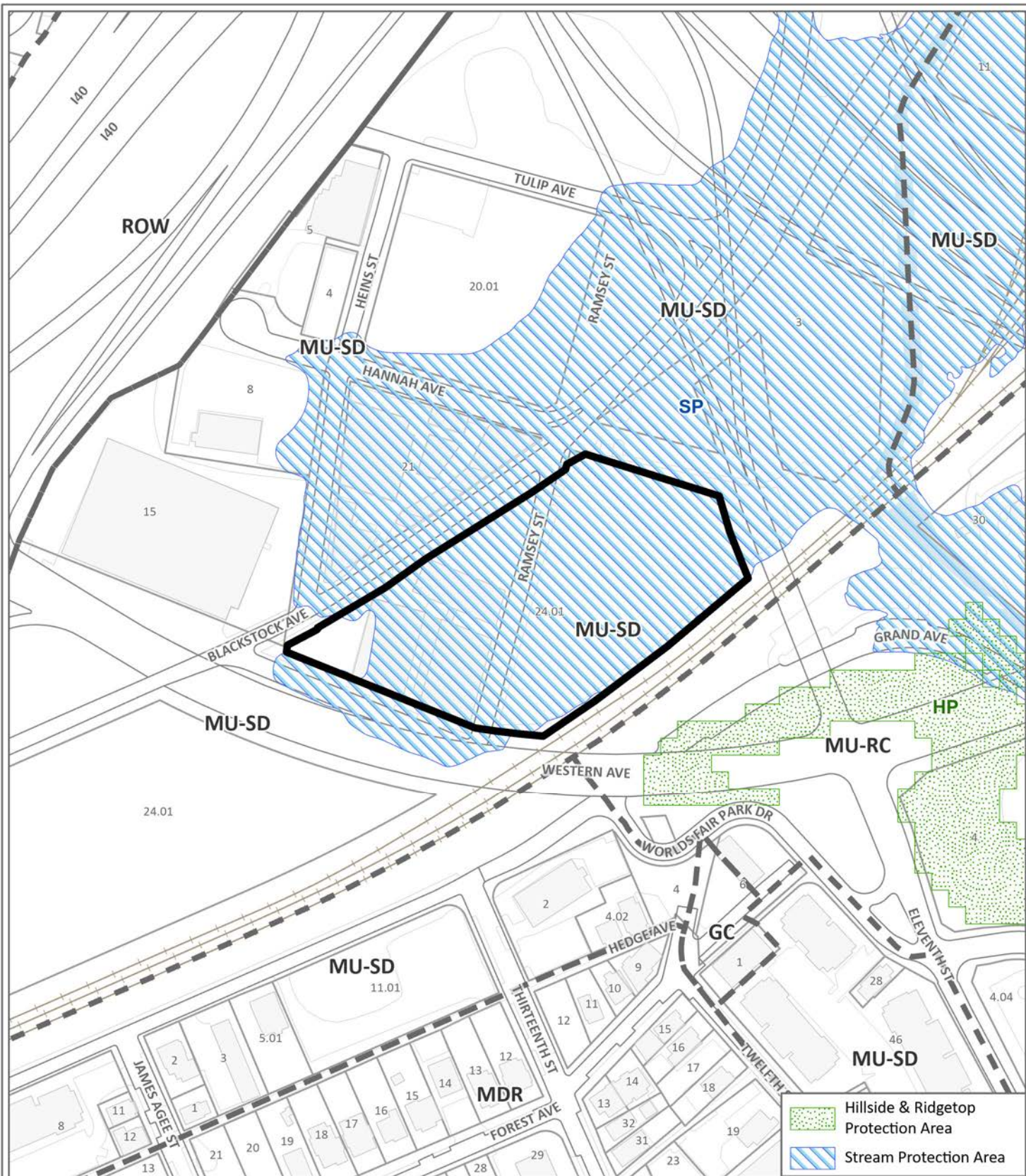
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is a heavily developed area with ample utility infrastructure. The property may benefit from a reopening of the pedestrian railroad underpass to provide direct walkable access to downtown, as it is currently gated off at a City-owned parking lot.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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.



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



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

To:

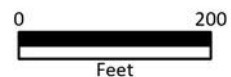
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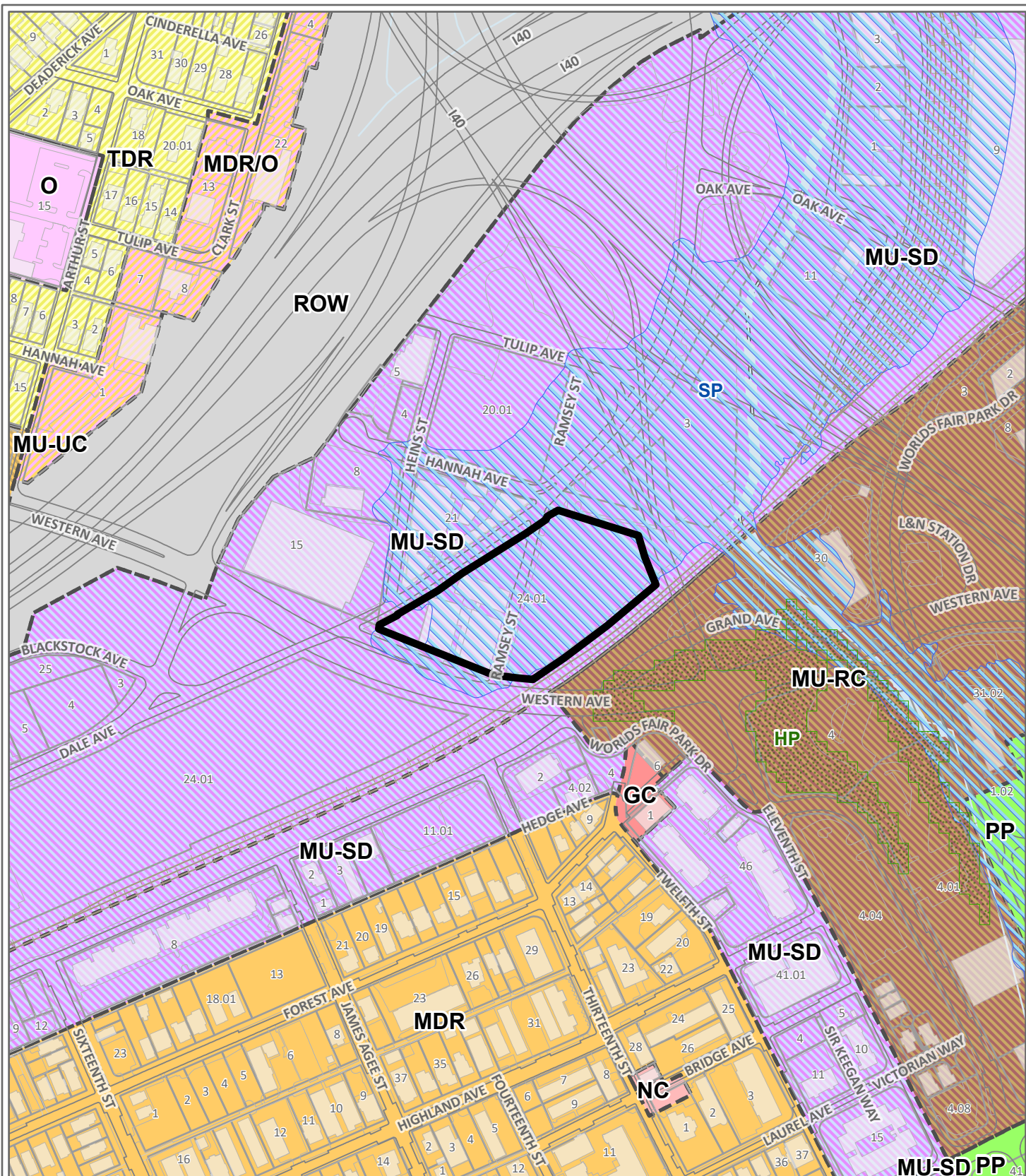
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Asylum Ave. LLC

Map No: 94

Jurisdiction: City





ONE YEAR PLAN MAP

7-H-24-PA

Petitioner: Asylum Ave. LLC



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

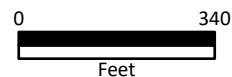
To: MU-RC (Mixed Use Regional Center); MU-SD (MU-CC10: Central City)

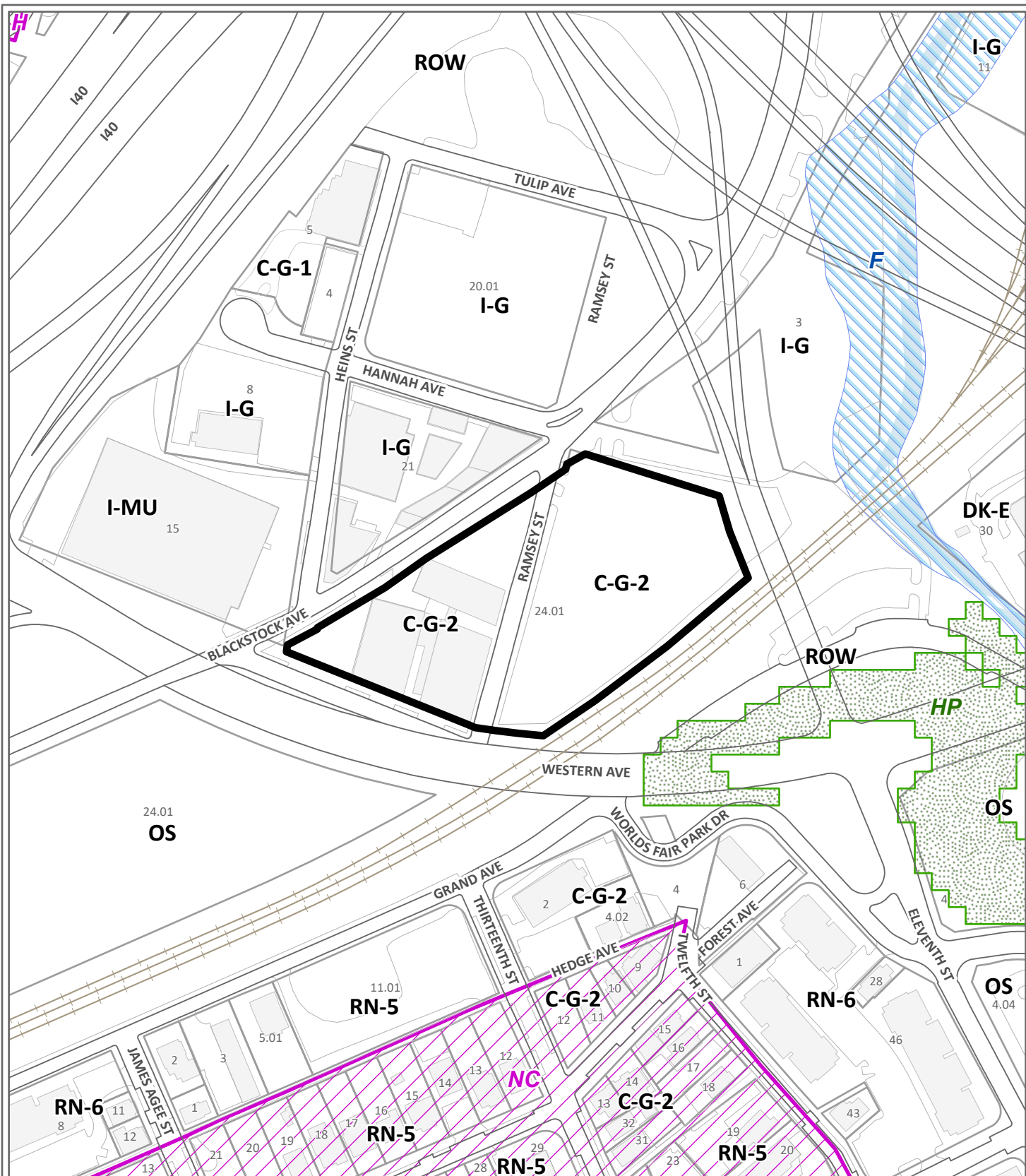
Original Print Date: 6/3/2024

Knoxville - Knoxville 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)

Original Print Date: 6/3/2024

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

Map No: 94

Jurisdiction: City

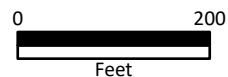
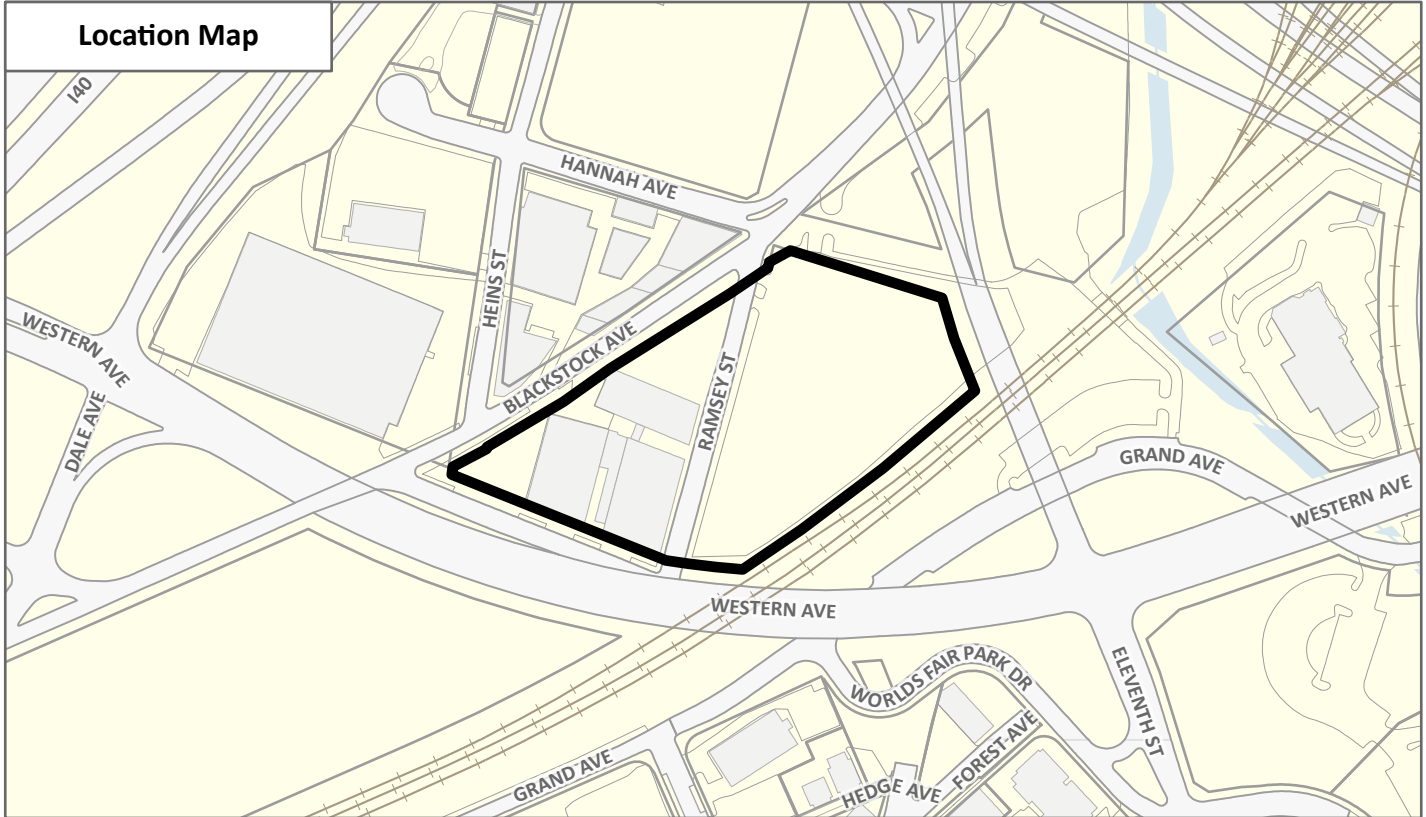


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

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

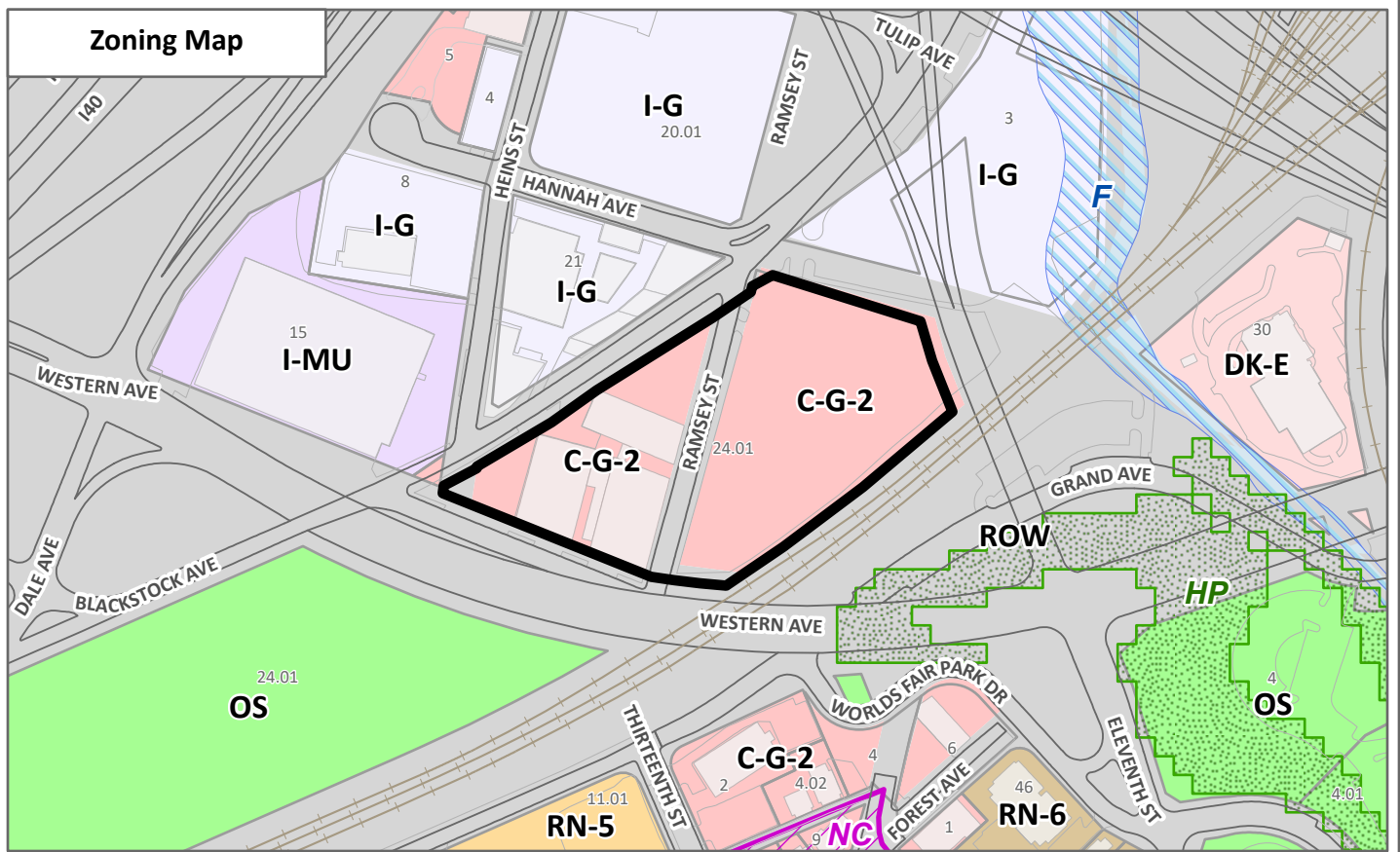


Case boundary

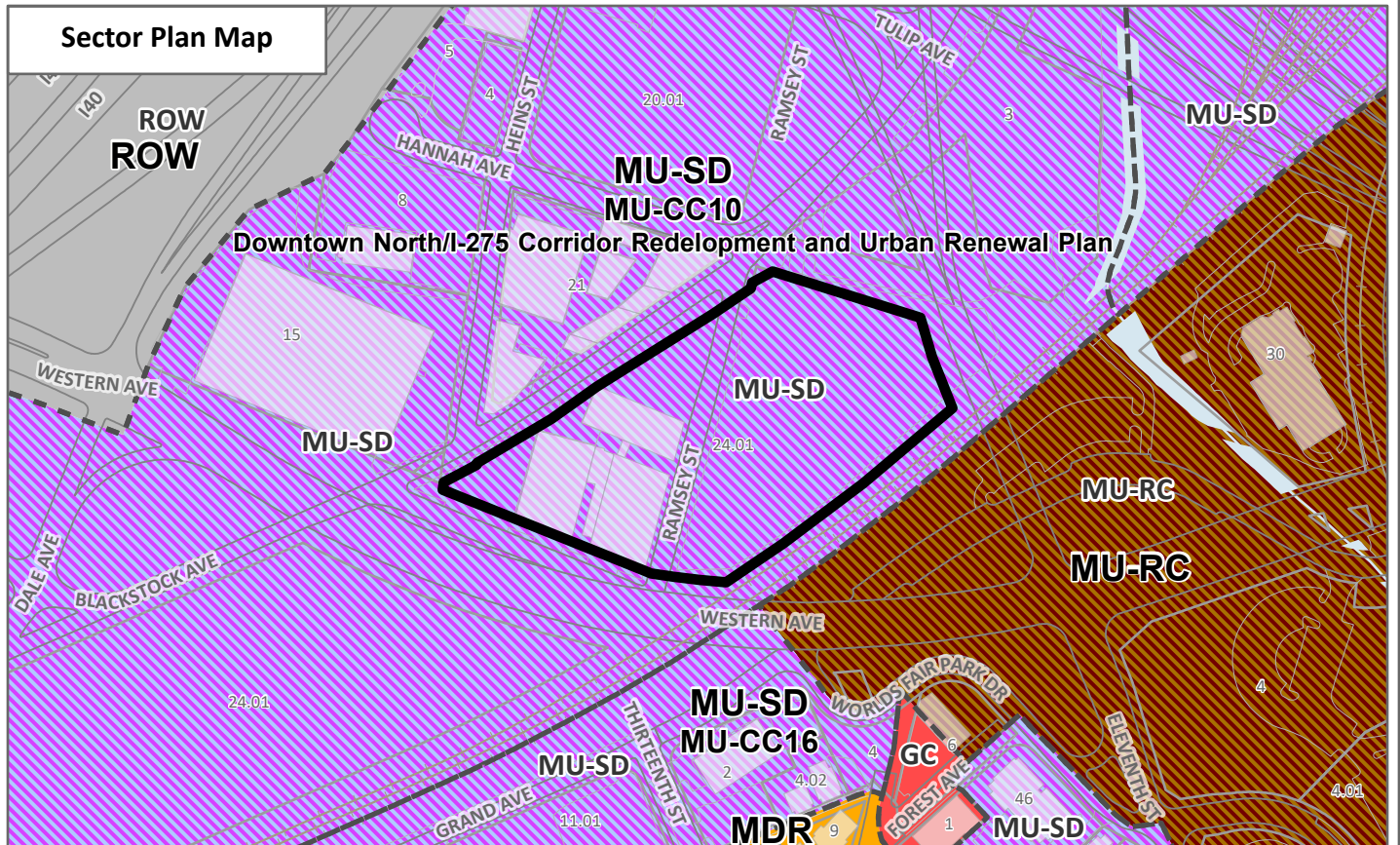
0 275
Feet



Zoning Map



Sector Plan Map

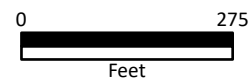


CONTEXTUAL MAPS 2

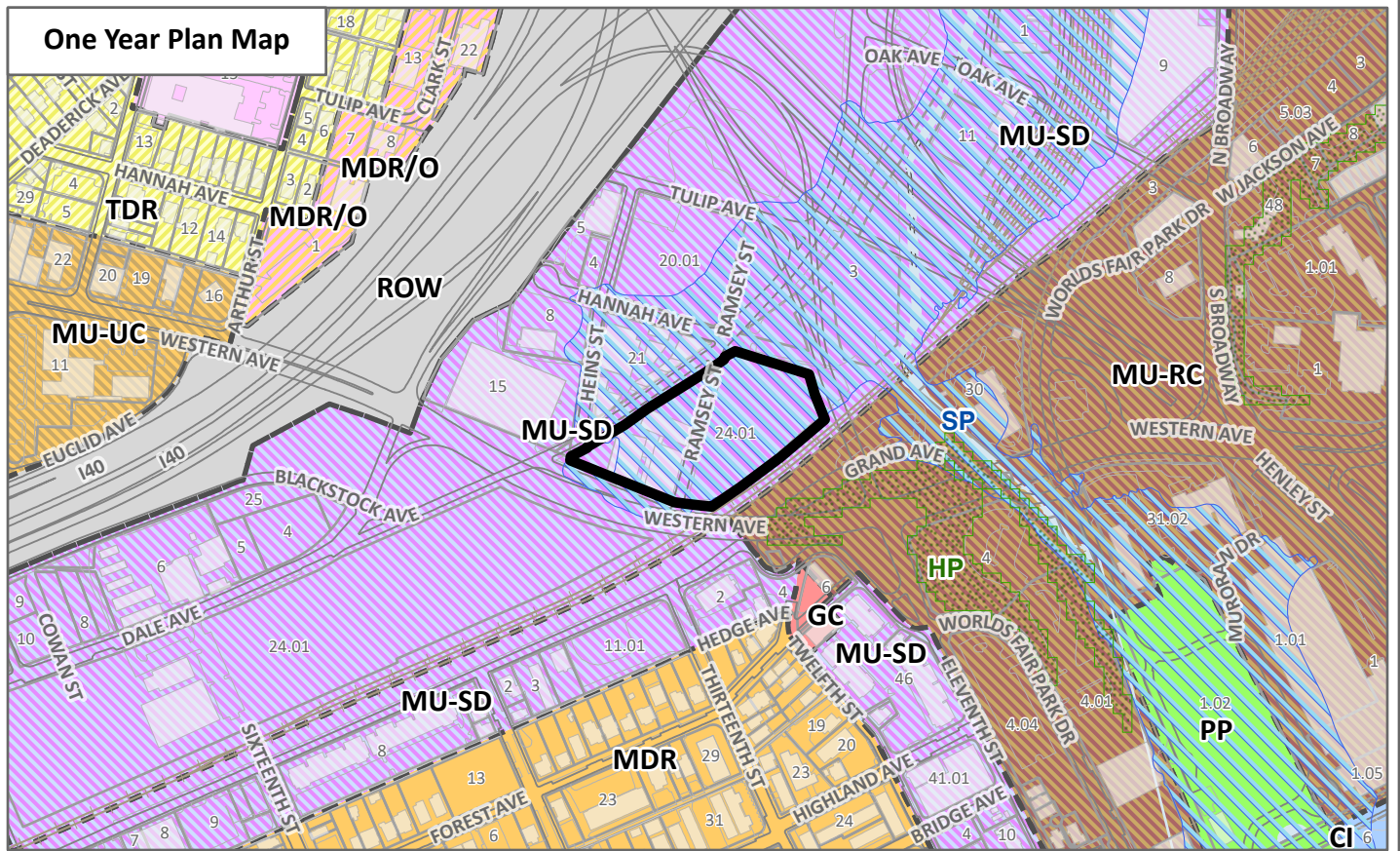
7-H-24-PA / 7-T-24-RZ



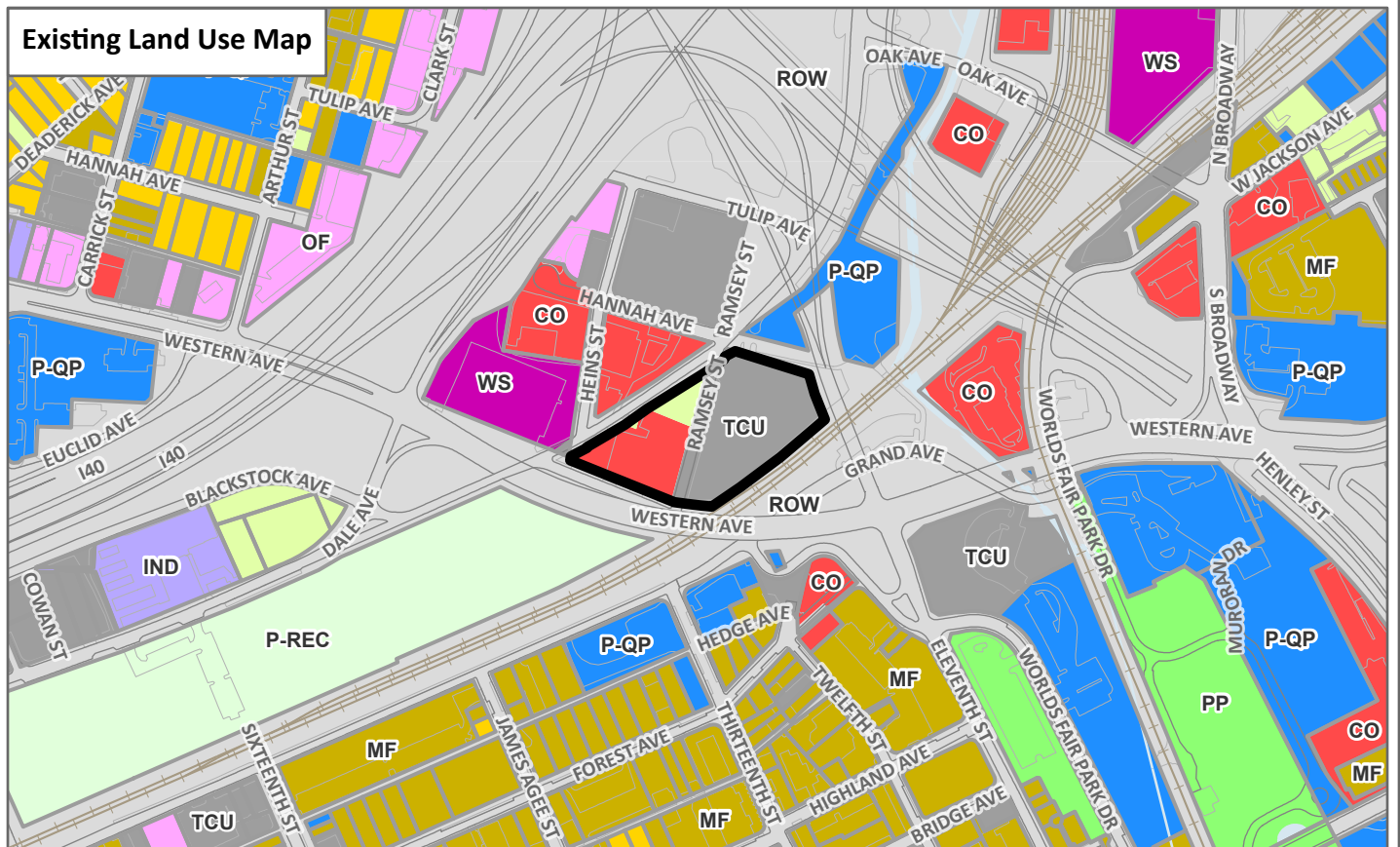
Case boundary



One Year Plan Map



Existing Land Use Map

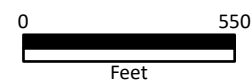


CONTEXTUAL MAPS 3

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



Case boundary



*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN*

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Asylum Ave., LLC has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor) to MU-RC (Mixed Use Regional Center) which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan with its accompanying staff report and map, file #7-H-24-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



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

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

- ☐ 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 **DK-E (Downtown Knoxville-Edge Subdistrict)**
Proposed Zoning
- ☒ Plan Amendment **MU-RC (Mixed Use Regional Center), SP (Stream Protection)**
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.

Asylum Ave. LLC

5/30/2024

Applicant Signature

Please Print

Date

Phone / Email

Asylum Ave. LLC

5/30/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
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ZONING

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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

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

- ☐ 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

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Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **DK-E (Downtown Knoxville-Edge Subdistrict)**
Proposed Zoning
- ☒ Plan Amendment **MU-RC (Mixed Use Regional Center), SP (Stream Protection)**
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Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

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- ☐ Property Owners / Option Holders ☐ Variance Request
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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.

Asylum Ave. LLC

5/30/2024

Applicant Signature

Please Print

Date

Phone / Email

Asylum Ave. LLC

5/30/2024

Property Owner Signature

Please Print

Date

(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

Reset Form



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

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

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 **DK-E**
Proposed Zoning
☒ Plan Amendment Change **MU-RC**
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

Asylum Ave. LLC

5-22-24

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

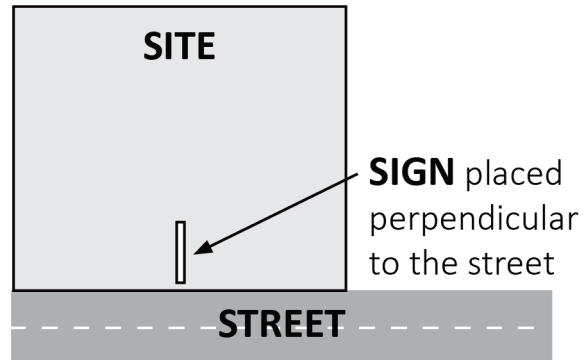
Email

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