

**REZONING**

**5-M-24-RZ**

**Petitioner:** Kathryn Greer

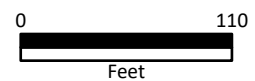


**From:** DK-B (Downtown Knoxville)

**To:** DK-B (Downtown Knoxville), H (Historic Overlay)

**Map No:** 94

**Jurisdiction:** City



**Original Print Date:** 4/18/2024

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

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Kathryn Greer**

Applicant Name

Affiliation

**3/28/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-M-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Kathryn Greer McCarty Holsaple McCarty**

Name / Company

**550 W. Main Street Suite 300 Knoxville TN 37902**

Address

**865-357-5445 / kgreer@mhminc.com**

Phone / Email

## CURRENT PROPERTY INFO

**City of Knoxville**

Owner Name (if different)

**400 Main St. St. Knoxville TN 37902**

Owner Address

**865-215-3384**

Owner Phone / Email

**810 CLINCH Ave.**

Property Address

**94 M C 006 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**14790 sq ft**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Clinch Ave, west side of Worlds Fair Park Drive**

General Location

City

**Council District 1**

**DK-B (Downtown Knoxville-Boulevard Subdistrict)**

**Public/Quasi Public Land**

County District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**CI (Civic and Institutional), SP (Stream Protection)**

Sector Plan Land Use Classification

**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 checked="" type="checkbox"/> Zoning Change <b>DK-B (Downtown Knoxville-Boulevard Subdistrict), H (Historic Overlay)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre)    Previous Zoning Requests	
Additional Information _____	

## STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$1,000.00</b>	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## 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	<b>Kathryn Greer</b> Please Print	<b>3/28/2024</b> Date
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Phone / Email	<b>City of Knoxville</b>	<b>3/28/2024</b>
Property Owner Signature	Please Print	Date



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Kathryn Greer

Applicant Name

Affiliation

3/27/2024

5/9/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

5-M-24-RZ

## 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

Kathryn Greer

MHM

Name

Company

550 W. Main Street Suite 300

Knoxville

TN

37902

Address

City

State

ZIP

865.357.5445

kgreer@mhminc.com

Phone

Email

## CURRENT PROPERTY INFO

City of Knoxville maintained by the Public B 400 Main Street, Knoxville, TN 37902

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

810 Clinch Ave, Knoxville, TN 37902

094MC006

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

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   OS/H  
Proposed Zoning

- Plan Amendment Change  
Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number  
**2005101000326**  
**32**

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

- Other (specify) **historic (H) overlay for Sunsphere**

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 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**

Kathryn Greer

Digitally signed by Kathryn Greer  
DN: c=US, e=kgreer@mhinc.com, o=MHM,  
cn=Kathryn Greer  
Date: 2024.03.27 15:37:15-04'00'

Kathryn Greer

03.27.2024

Applicant Signature

Please Print

Date

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

Kim Bumpas

Kim Bumpas

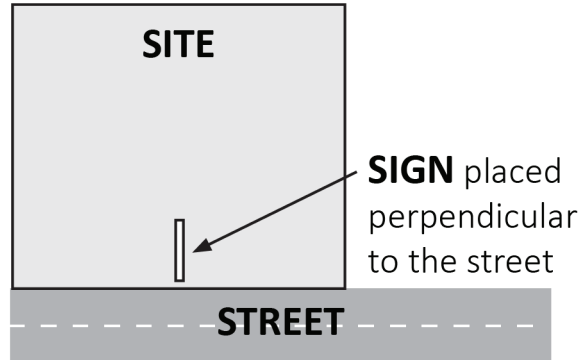
3.27.2024

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:*

\_\_\_\_\_ April 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ May 10, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kathryn Greer

Date: 3/28/24

File Number: 5-M-24-RZ



Sign posted by Staff



Sign posted by Applicant