

REZONING REPORT

▶ **FILE #:** 3-E-20-RZ

AGENDA ITEM #: 13

AGENDA DATE: 3/12/2020

▶ **APPLICANT:** VICTOR JERNIGAN

OWNER(S): Victor Jernigan

TAX ID NUMBER: 121 G G 019

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 920 Oak Grove Ln.

▶ **LOCATION:** North side of Oak Grove Ln., east side of Lyons View Pk

▶ **APPX. SIZE OF TRACT:** 0.95 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Oak Gove Lane, a local street with a pavement width of 15 feet within a right-of-way width of 31.3 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single family residential

▶ EXTENSION OF ZONE: No

HISTORY OF ZONING: 3-P-96-RZ: R-2 to R-1

SURROUNDING LAND USE AND ZONING: North: Single family residential, office - RN-1 (Single Family Residential Neighborhood)

South: Public, quasi public - OS (Parks and Open Space)

East: Office - RN-6 (Multi-Family Residential Neighborhood)

West: Single family residential, vacant - RN-1 (Single Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This parcel is adjacent to an assisted living facility along Lyons View Pike and adjacent to the East Tennessee State Veterans Cemetary and Lakeshore Park. The parcel is also adjacent to single family residential homes.

STAFF RECOMMENDATION:

▶ **Approve RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the West City Sector Plan designation of LDR (Low Density Residential) land use classification for this property.**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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 parcel is between RN-6 (Multi-Family Residential Neighborhood) zoning along Lyons View Pike and R-1 (Single-Family Residential Neighborhood) zoning. The RN-2 zone district allows for consideration of smaller lots with smaller setbacks than the RN-1 and both zone districts allow consideration of duplexes under the Special Use application process.
2. The population of the West City Sector continues to grow and a variety of housing types are needed to accommodate residential growth, particularly smaller-scale housing types to accommodate the trend of downsizing by the Baby Boomer population.

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

1. The proposed amendment to the RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

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

1. The RN-2 zone district will provide a transition zone between the adjacent higher density residential zoning at the intersection with Lyons View Pike and Oak Grove Lane and the adjacent single family residential neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The West City Sector Plan designation of LDR supports RN-2 zoning.
2. The amendment to RN-2 is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 102 (average daily vehicle trips)

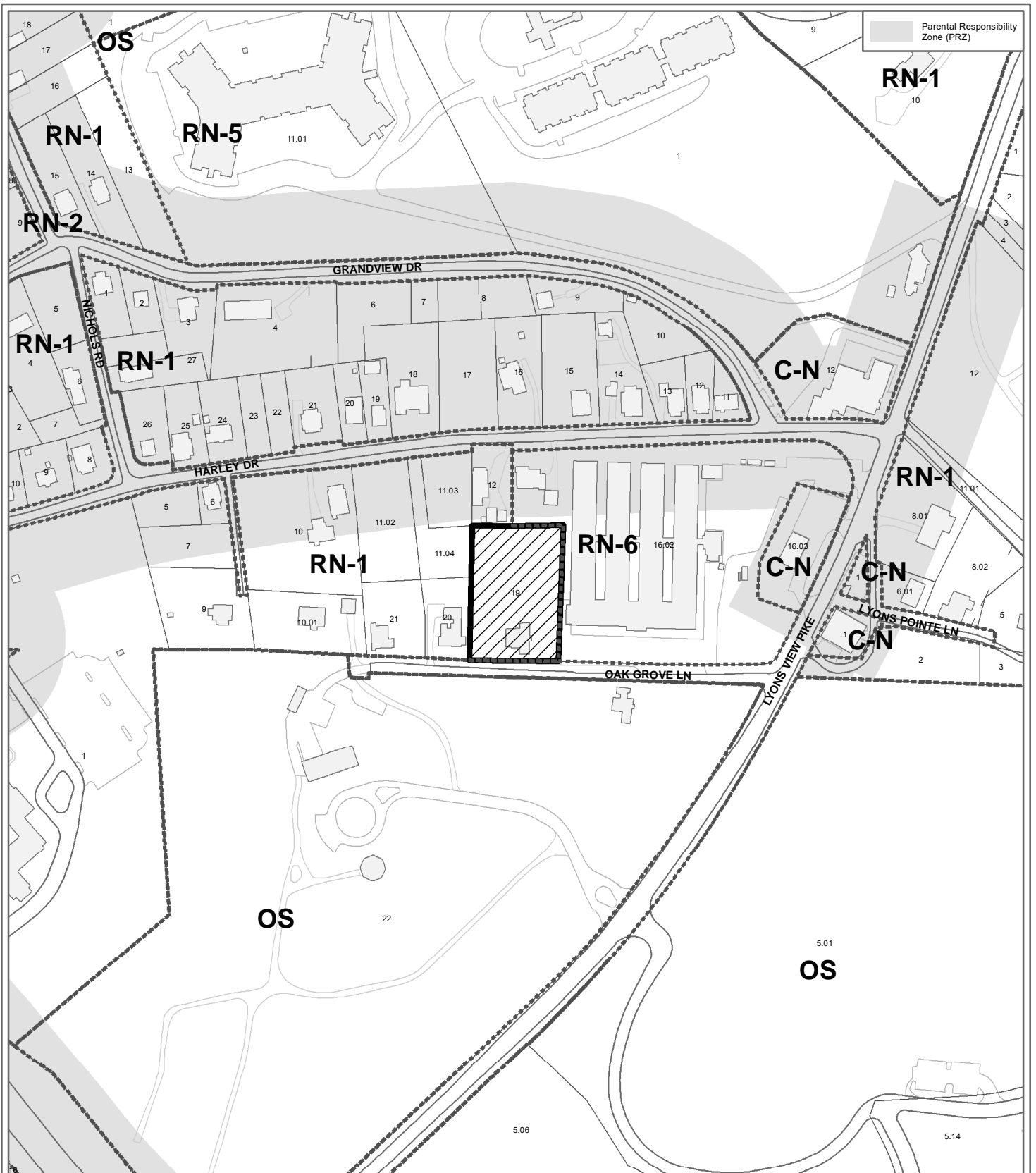
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Bearden 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 4/7/2020 and 4/21/2020. 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.



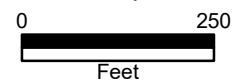
**3-E-20-RZ
REZONING**

From: RN-1 (Single-Family Residential Neighborhood)
To: RN-2 (Single-Family Residential Neighborhood)

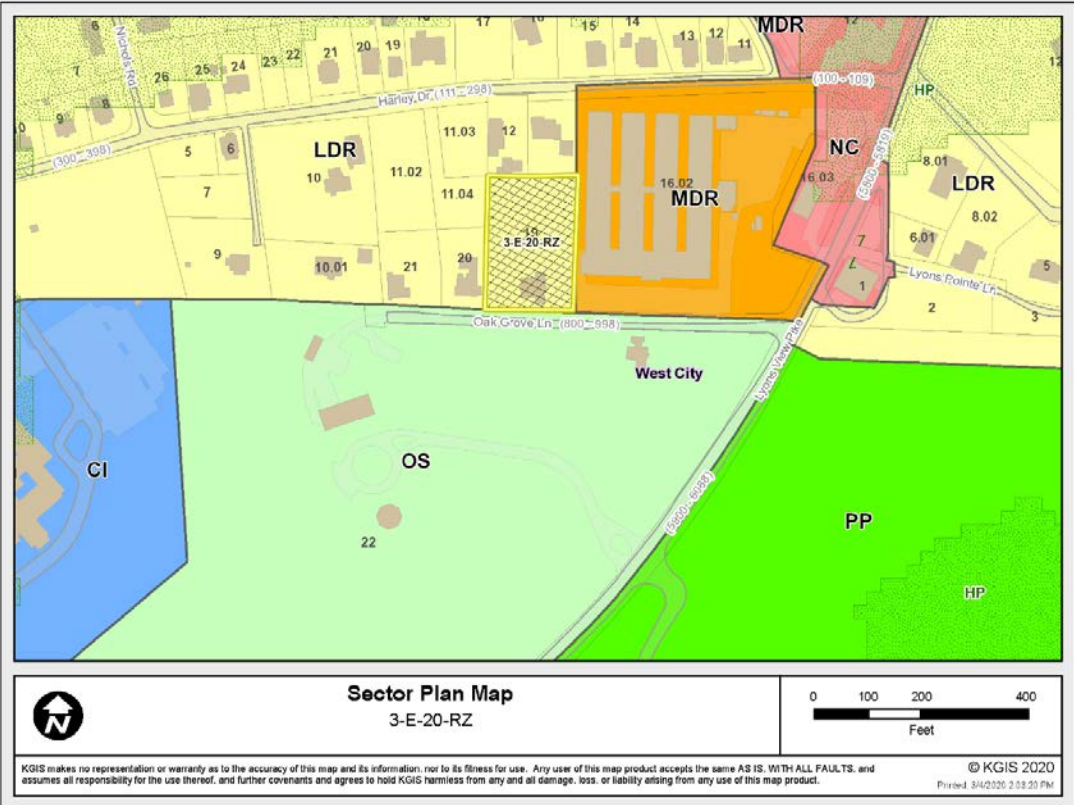
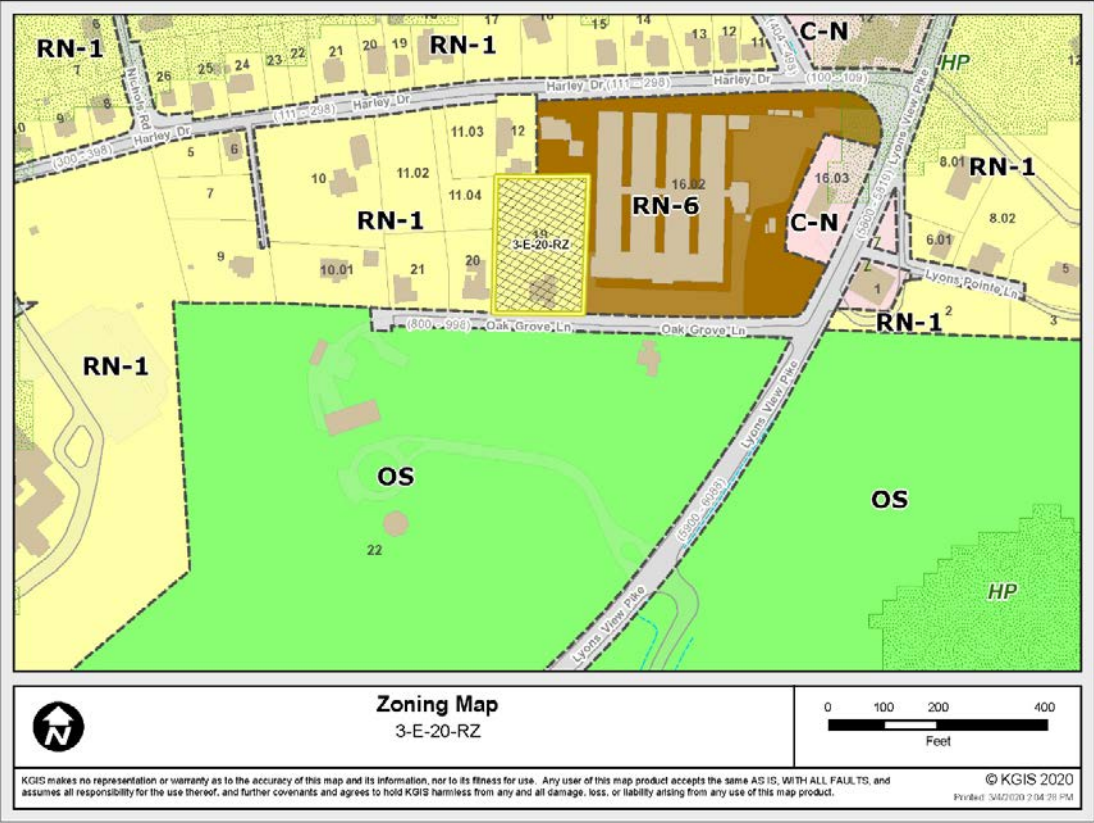


Petitioner: Jernigan, Victor

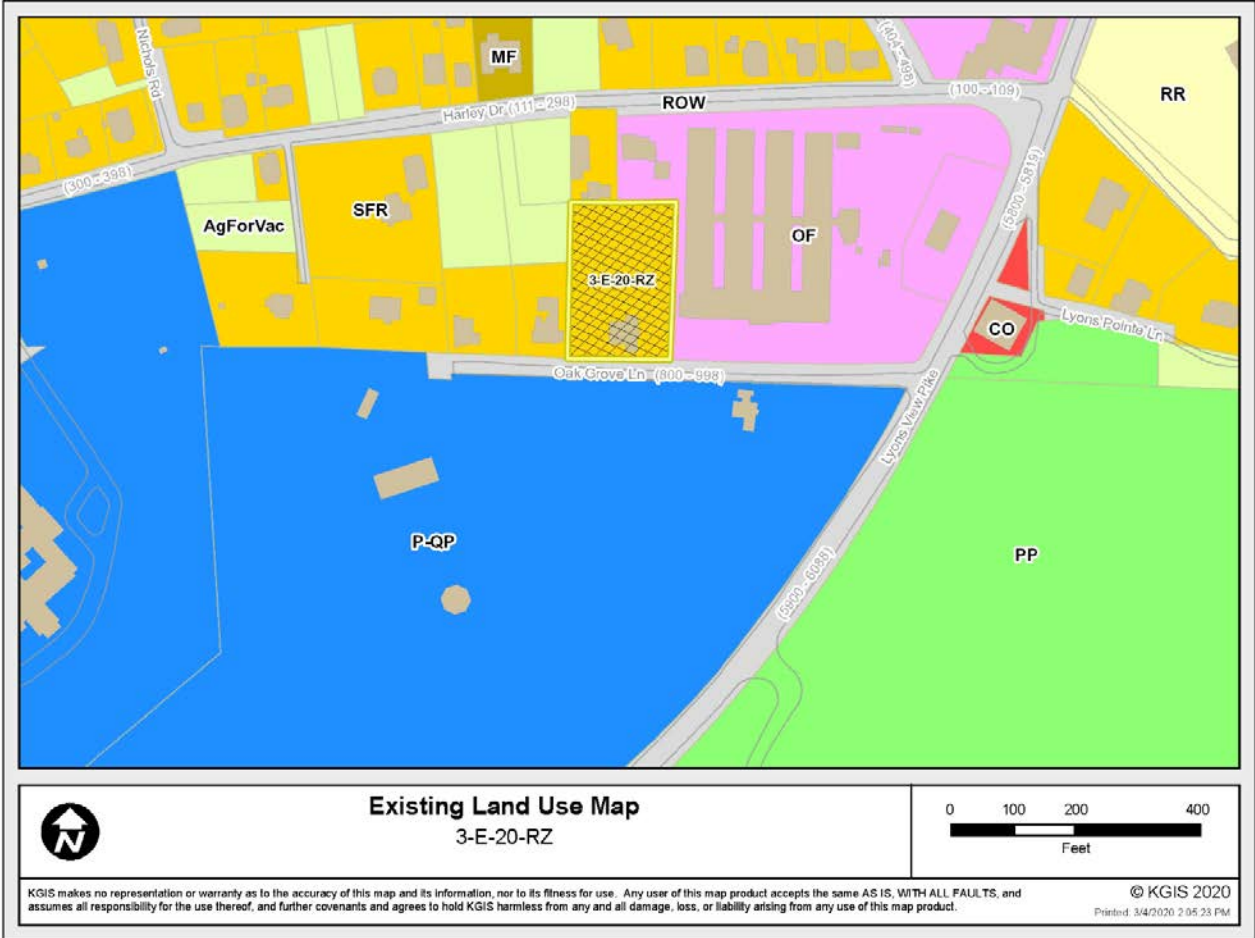
Map No: 121
Jurisdiction: City



3-E-20-RZ: Exhibit A – Contextual Images



3-E-20-RZ: Exhibit A – Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



Victor Jernigan

Applicant Name

1/22/2020

Date Filed

3/12/2020

Meeting Date (if applicable)

Affiliation

3-E-20-RZ

File Numbers(s)

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Victor Jernigan

Name

229 Sherway Rd

Address

865-207-9663

Phone

Company

Knoxville

City

victorjernigan@gmail.com

Email

TN

State

37923

Zip

CURRENT PROPERTY INFO

Victor Jernigan

Owner Name (if different)

920 Oak Grove Ln

Property Address

North side of Oak Grove Lane, east side of Lyons View

General Location

City Council District 2

Jurisdiction (specify district above)

West City

Planning Sector

Single family residential

Existing Land Use

229 Sherway Rd

Owner Address

121GG019

Parcel ID

0.95 acres

Tract Size

RN-1

Zoning District

w/in the City

Growth Policy Plan Designation

KUB

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name: _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____	
	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>RN-2</u> Proposed Zoning _____	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____	
	<u>Residential - detached housing</u> <input checked="" type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____	

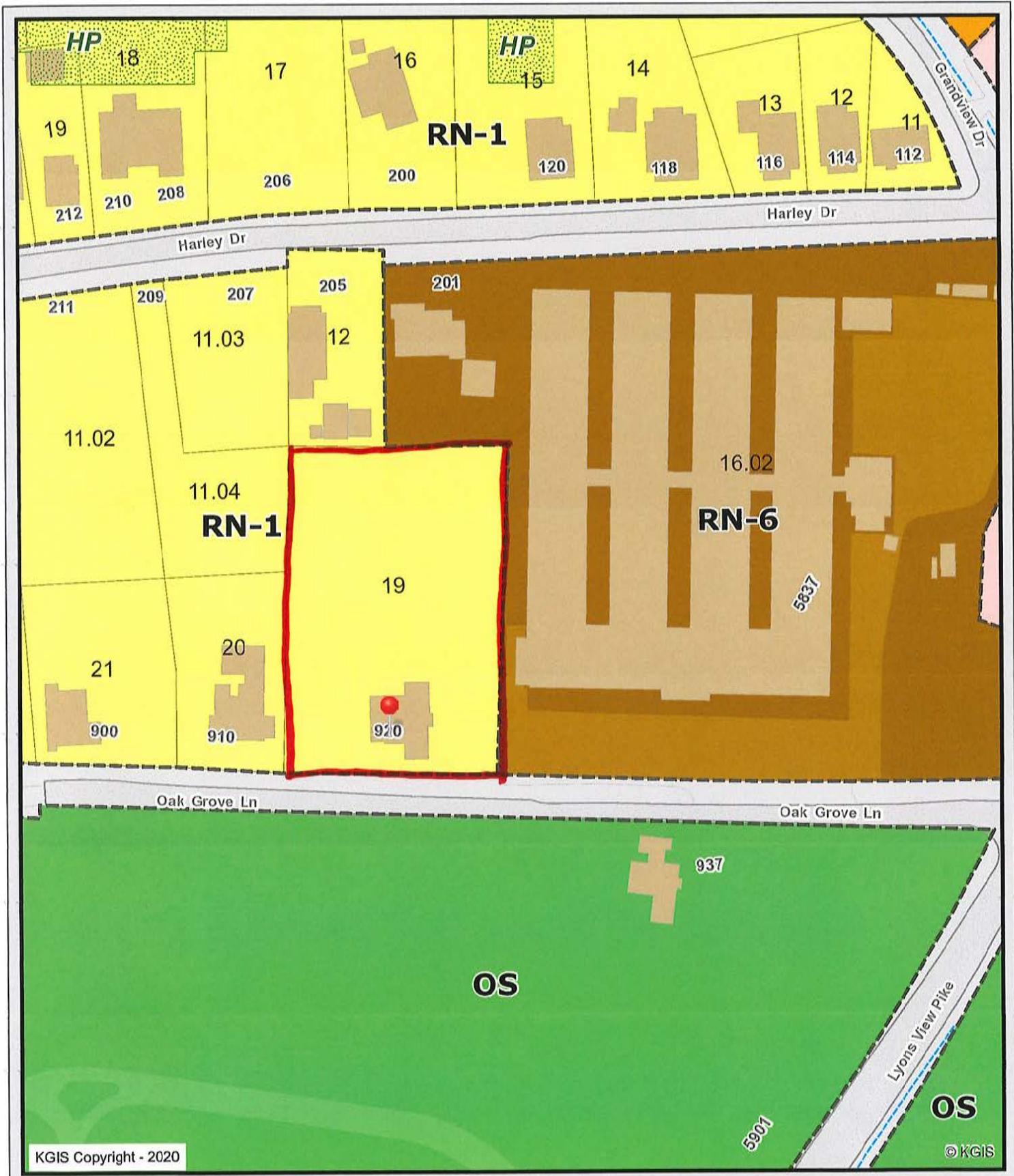
STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:	
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	600.00		600.00
	ATTACHMENTS	FEE 2:		
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request			
ADDITIONAL REQUIREMENTS	FEE 3:			
<input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study				

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Victor Jernigan VICTOR JERNIGAN 1/22/2020
 Applicant Signature Please Print Date

865-507-6044 VICTOR.JERNIGAN@GMAIL.COM
 Phone Number Email

Elizabeth Albertson Elizabeth Albertson 1/22/20
 Staff Signature Please Print Date



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920 Oak Grove Ln
 Rezoning Request RN-1 to RN-2
 Property to be divided into 4 lots

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/22/2020 at 10:24:21 AM



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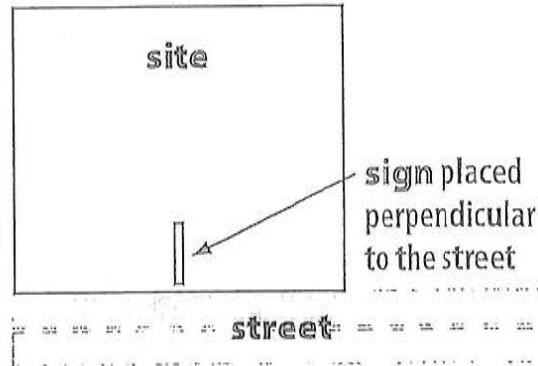
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/26/20 and 3/13/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Victor Jernigan*

Printed Name: VICTOR JERNIGAN

Phone: 615-507-6044 Email: VICTOR.JERNIGAN@GMAIL.COM

Date: JAN 22, 2020

File Number: 3-E-20-R2