



PLAN AMENDMENT REPORT

► **FILE #:** 4-I-23-SP

AGENDA ITEM #: 15

AGENDA DATE: 4/13/2023

► **APPLICANT:** VICTOR JERNIGAN

OWNER(S): Victor Jernigan Commercial Redevelopment, LLC

TAX ID NUMBER: 108 A C 018, 017

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 522 VICTORY ST & 524 VICTORY ST

► **LOCATION:** East side of Victory St, north of Sutherland Ave

► **APPX. SIZE OF TRACT:** 17,010 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Victory Street, a local street with a 28-ft pavement width within a 35-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** MDR/O (Medium Density Residential/Office) / RN-4 (General Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside)

► **EXISTING LAND USE:** Single Family Residential

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - MDR/O (Medium Density Residential/Office)

South: Single family residential - MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside)

East: Multifamily residential - MDR/O (Medium Density Residential/Office)

West: Single family residential, multifamily residential - MDR/O (Medium Density Residential/Office), MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside)

NEIGHBORHOOD CONTEXT This area has a diverse mix of land uses. Victory street is residential in the center with detached homes, and there are office and institutional uses at the north and south terminuses. There is a mobile home park adjacent to the east. Primary uses along Sutherland Ave to the south are commercial and office, and to the north along Division St there are major institutions including

STAFF RECOMMENDATION:

- **Deny the sector plan amendment to the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use classification because it does not meet the requirements for a land use amendment.**

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes of conditions in this area along Victory Street, warranting the requested expansion of the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use classification.

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

1. There have not been significant capital improvements on the road or utilities in this area since the Central City Sector Plan's adoption in 2014.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current MDR/O (Medium Density Residential/Office) land use classification on the subject property was a deliberate decision in the Central City Sector Plan. This is demonstrated in the description of the requested MU-SD, CC21 classification, which explains how a comprehensive expansion of the mixed use special district for the area between Sutherland Avenue, Division Street and Liberty Street could be considered after further study. No further study has occurred, and so the existing MDR/O classification is not the result of an error or omission.

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

1. The MUSD, CC21 classification permits commercial land uses, which could result in the encroachment of an incompatible intensity of uses into an occupied residential area. This area along Victory Street has not exhibited new trends in development, population or traffic that warrant such an encroachment.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods of amending the general plan by the Planning Commission and City Council:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. 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 #:** 4-P-23-RZ
4-G-23-PA

AGENDA ITEM #: 15
AGENDA DATE: 4/13/2023

► **APPLICANT:** VICTOR JERNIGAN
OWNER(S): Victor Jernigan Commercial Redevelopment, LLC

TAX ID NUMBER: 108 A C 018,017 [View map on KGIS](#)
JURISDICTION: Council District 6
STREET ADDRESS: 522 VICTORY ST (524 VICTORY ST)
► **LOCATION:** North of Sutherland Ave, east of Victory St
► **TRACT INFORMATION:** 17010 square feet.
SECTOR PLAN: Central City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Victory Street, a local street with a 28-ft pavement width within a 35-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-4 (General Residential Neighborhood)
► **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) / C-G-2 (General Commercial)
► **EXISTING LAND USE:** Single Family Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes/ Yes
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - MDR/O (Medium Density Residential/Office) - RN-4 (General Residential Neighborhood)
South: Single family residential - MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) - C-G-2 (General Commercial)
East: Multifamily residential - MDR/O (Medium Density Residential/Office) - RN-3 (General Residential Neighborhood)
West: Single family residential, multifamily residential - MDR/O (Medium Density Residential/Office), MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) - RN-4 (General Residential Neighborhood), C-G-2 (General Commercial)

NEIGHBORHOOD CONTEXT: This area has a diverse mix of land uses. Victory street is residential in the center with detached homes, and there are office and institutional uses at the north and south terminuses. There is a mobile home park adjacent to the east. Primary uses along Sutherland Ave to the south are commercial and office, and to the north along Division Street there are major institutions including college campuses and a juvenile court/detention center.

STAFF RECOMMENDATION:

- ▶ **Deny the One Year Plan amendment to the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use classification because it does not meet the criteria for a land use amendment.**

- ▶ **Deny C-G-2 (General Commercial) zoning because it is an intensive encroachment into a residential area.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

1. There has not been a significant change of conditions to the area surrounding the subject property that warrants an expansion of the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use classification. This special district allows consideration of commercial uses, which could result in an encroachment of incompatible uses to the residential area.

AN ERROR IN THE PLAN:

1. There is no evidence that the current MDR/O (Medium Density Residential/Office) land use classification is the result of an error or omission in the One Year Plan.

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. There have been no significant public infrastructure improvements that change the basis for the land use classifications in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no new public policies pertaining to the subject property that warrant an expansion of the MU-SD, CC21 land use designation.

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

1. The requested MU-SD, CC21 does describe possible consideration of an expansion of its borders, but states that such an expansion would require further study. A formal study of the possible benefits and detriments of such an expansion to this residential area along Victory Street has not yet occurred, nor do staff have immediate plans to study this area for expansion.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, SUBSECTIONS 1-3, 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. There have been no considerable changes to the area around the subject property or the City in general that make an extension of C-G-2 (General Commercial) zoning necessary.

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

1. The C-G-2 zoning district is intended primarily for indoor commercial uses, with residential and office uses being permitted as well.

2. The subject property is adjacent to and across from low density residences. The property is accessed by a small, local residential street with limited capacity for commercial traffic. C-G-2 would be an inappropriate encroachment into this residential area.

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 several uses permitted by right in the C-G-2 zoning district that could have an adverse impact on the occupied homes along Victory Avenue. Such uses include liquor and retail establishments that could cause traffic, light and noise nuisances for adjacent residents.

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 proposed rezoning from RN-4 (General Residential Neighborhood) to C-G-2 is inconsistent with the MDR/O land use classification in the Central City Sector Plan and the One Year Plan.

2. The extension of the C-G-2 district at this location conflicts with the General Plan's development policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses.

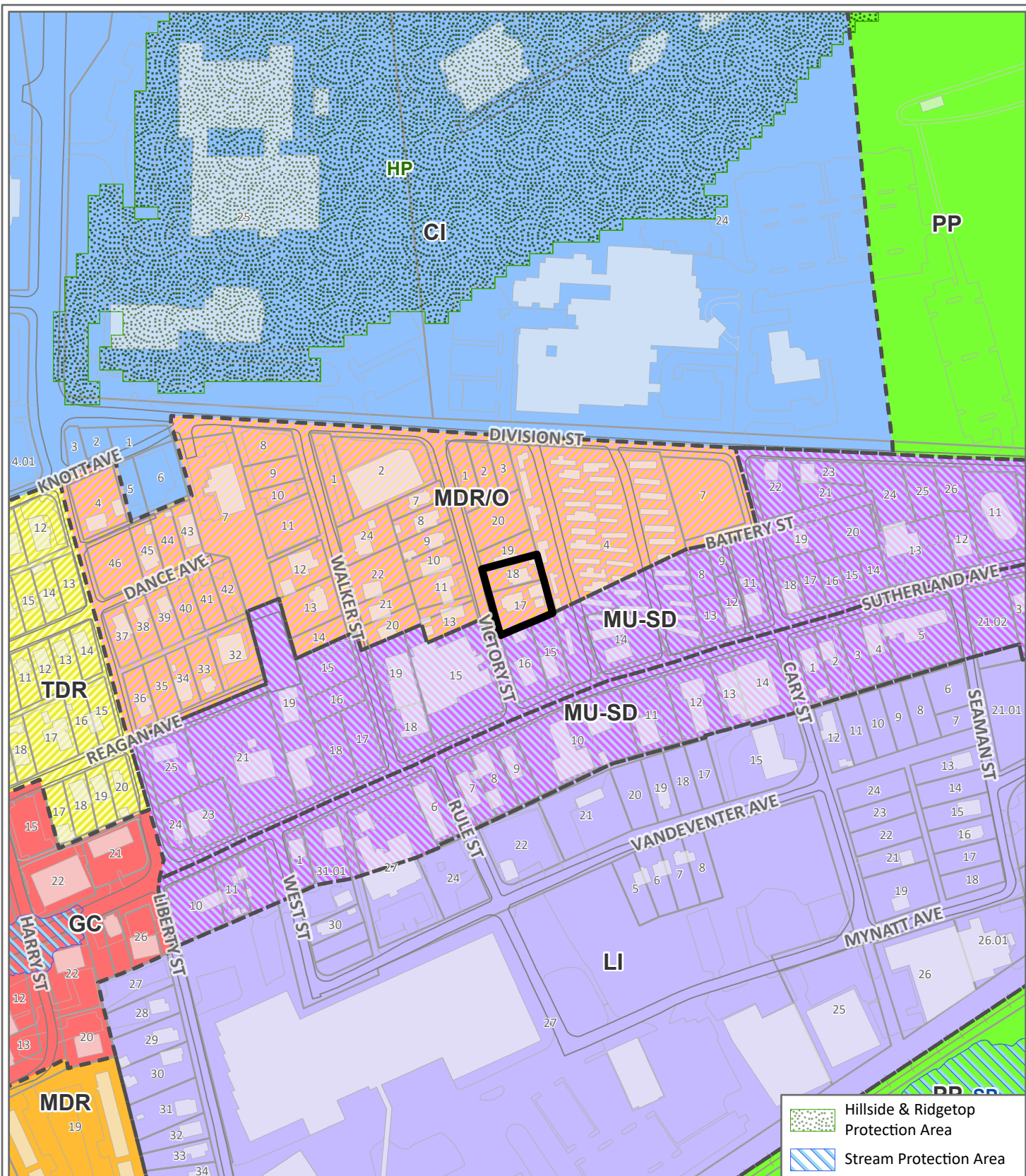
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. Adequate public infrastructure exists in the area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. 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.



**4-I-23-SP/4-G-23-PA
CENTRAL CITY SECTOR PLAN and ONE YEAR PLAN MAP**



From: MDR/O (Medium Density Residential/Office)

To: MU-SD (MU-CC21: Central City)

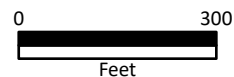
Original Print Date: 4/4/2023

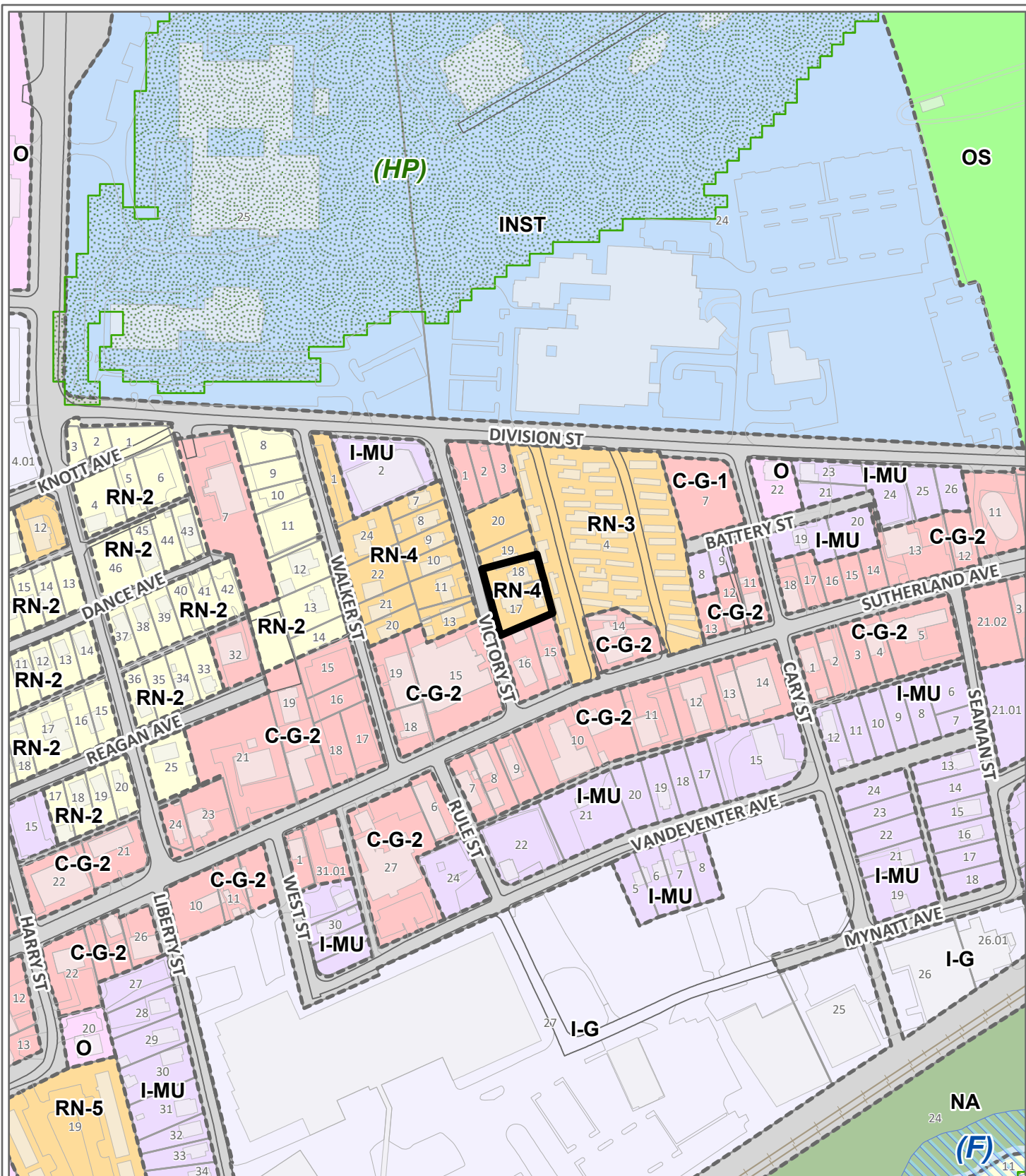
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Victor Jernigan

Map No: 108

Jurisdiction: City





ZONING MAP

4-P-23-RZ

Petitioner: Victor Jernigan



From: RN-4 (General Residential Neighborhood)

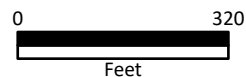
To: C-G-2 (General Commercial)

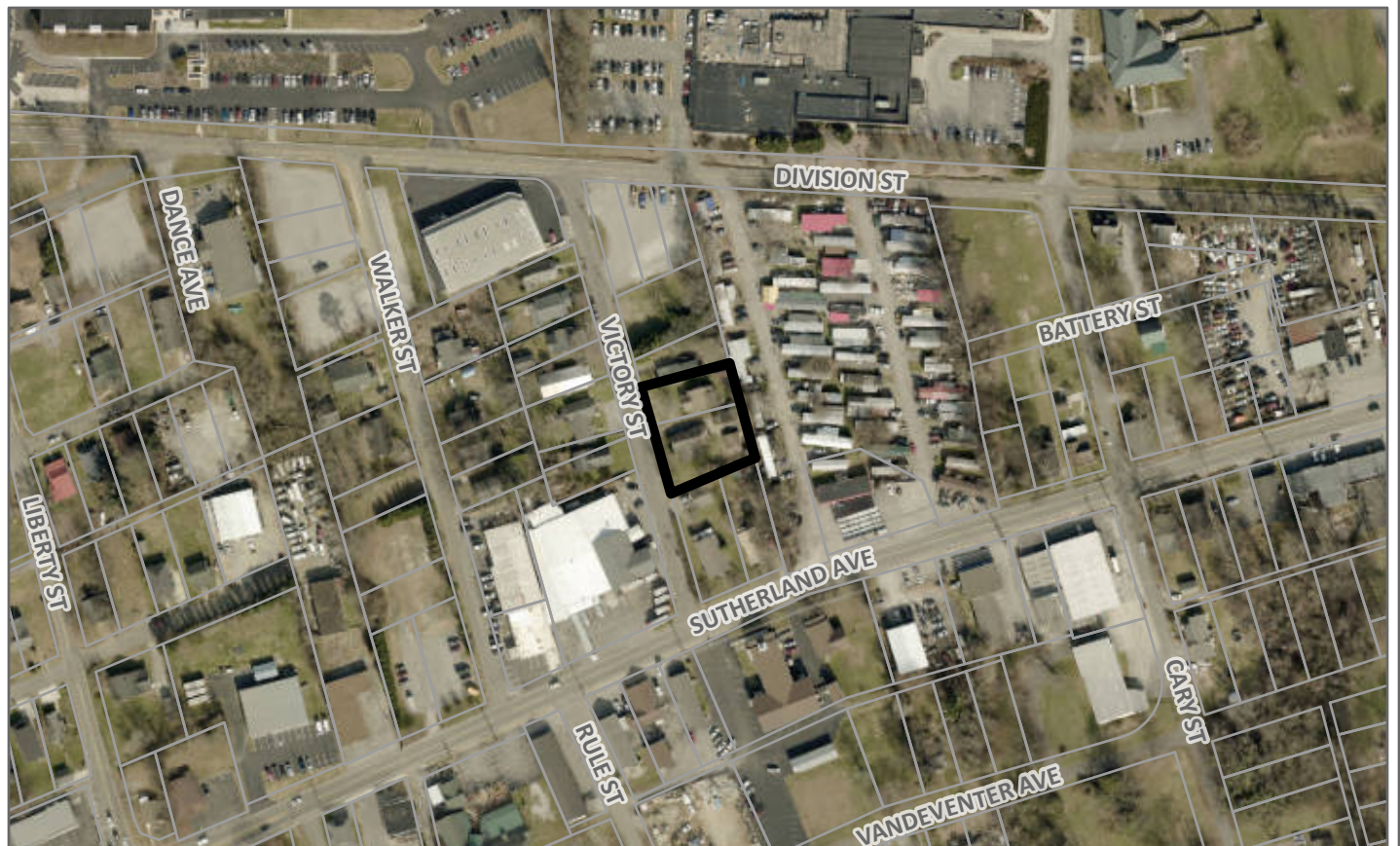
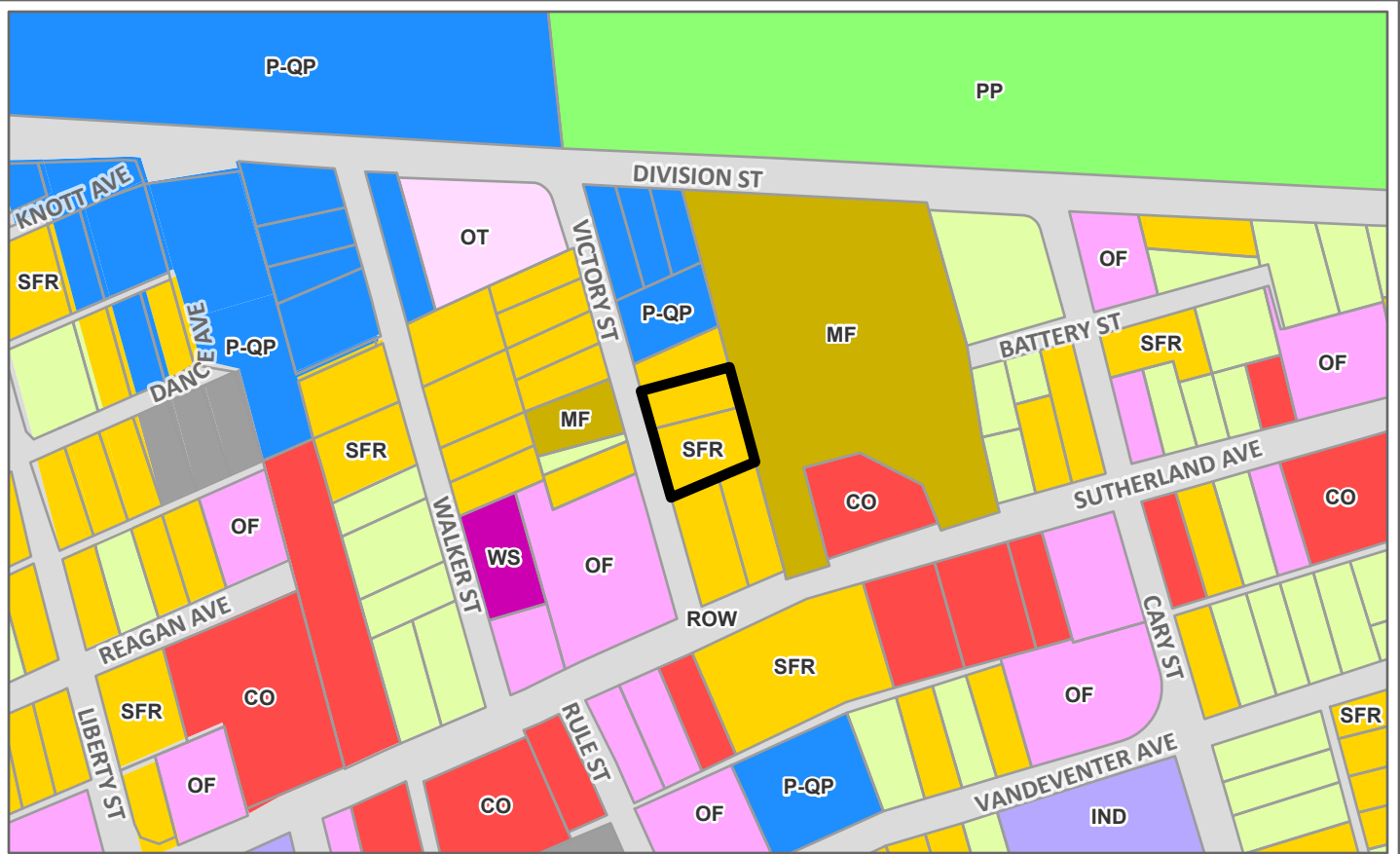
Original Print Date: 4/4/2023

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

Map No: 108

Jurisdiction: City

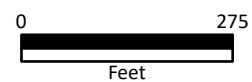




Existing Land Use and Aerial Maps 4-P-23-RZ/4-G-23-PA/4-I-23-SP



Case boundary





Request to Postpone • Table • Withdraw

Victor Jernigan

04/10/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

04/13/2023

Scheduled Meeting Date

File Number(s)

4-P-23-RZ/ 4-G-23-PA/ 4-I-23-SP

POSTPONE

■ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☒ 60 days ☐ 90 days

Postpone the above application(s) until the June Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Victor Jernigan

Digitally signed by Victor Jernigan
Date: 2023.04.10 13:56:59 -04'00'

Victor Jernigan

Applicant Signature

Please Print

865-567-9663

garrettjernigan@outlook.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

PROPOSED LAND USE PLAN

MU-CC19:

Marble City

(Concord Street to John Tarleton Park)

Recommended Uses

A mix of uses should be allowed including residential and office. Commercial uses can be considered when fronting on Sutherland Avenue. The concept is to allow mixed-use building forms that are more urban-oriented (for example, multiple stories and small front yard setbacks) and designed to enhance the pedestrian experience.

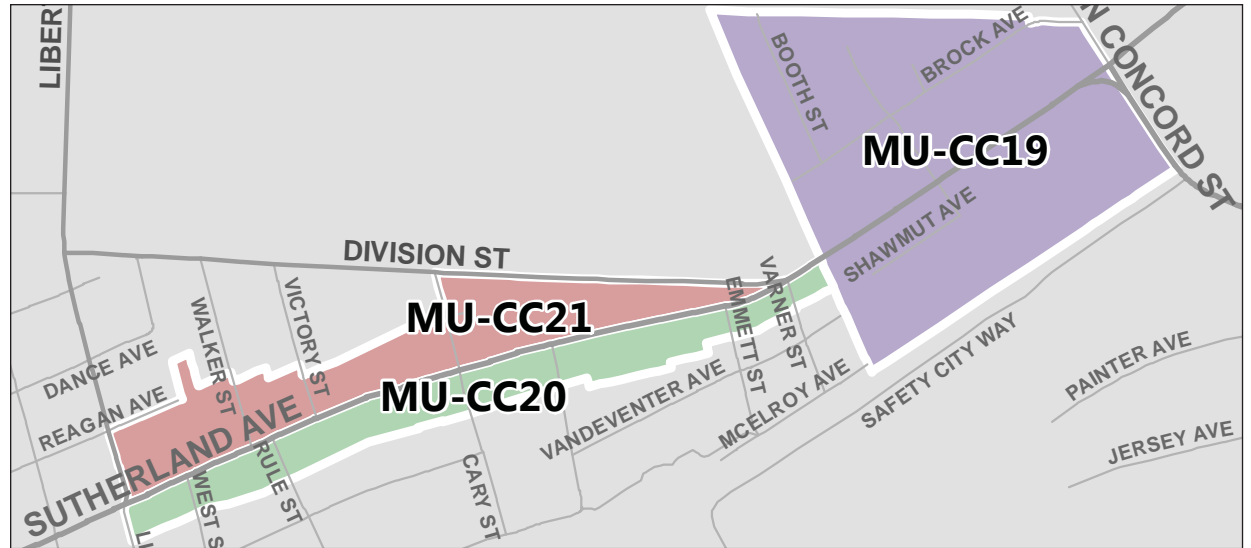
- Office (O)
- Medium Density Residential (MDR)
- Traditional Neighborhood Residential (TDR)
- Urban Corridor Mixed Use (MU-UC)

Recommended Zoning

Corridor Overlay District zoning should be developed for the area. Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses, for this district can be considered. The recommended zoning should address design standards, such as window and door openings in relation to the street, consistency in street facing setbacks, front and side yard landscaping, buffering between commercial/industrial and residential properties, location of parking, the consolidation of access points, and locations for commercial loading.



Mixed-use buildings, like this one in Nashville, could be used to allow for a variety of uses within this district.



MU-CC20:

Sutherland Southside

(Division Street to Liberty Street)

Recommended Uses

A mix of uses should be allowed including office, commercial, light manufacturing, and wholesale.

- Light Industrial (LI)
- General Commercial (GC)
- Office (O)

Recommended Zoning

Corridor Overlay District zoning should be developed for the area. Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses, for this district can be considered. The recommended zoning should address design standards, such as window and door openings in relation to the street, consistency in street facing setbacks, front and side yard landscaping, buffering between commercial/industrial and residential properties, location of parking, the consolidation of access points, and locations for commercial loading.

MU-CC21:

Sutherland Northside

(Division Street to Liberty Street)

Expansion of this district may be warranted with further study to include the entire area between Sutherland Avenue, Liberty Street and Division Street.

Recommended Uses

A mix of uses should be allowed including residential, office and commercial. The concept is to allow mixed-use building forms that are more urban-oriented (for example, multiple stories and small front yard setbacks) and designed to enhance the pedestrian experience.

- Urban Corridor Mixed Use (MU-UC)
- General Commercial (GC)
- Office (O)
- Medium Density Residential (MDR)

Recommended Zoning

Corridor Overlay District zoning should be developed for the area. Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses, for this district can be considered. The recommended zoning should address design standards, such as window and door openings in relation to the street, consistency in street facing setbacks, front and side yard landscaping, buffering between commercial/industrial and residential properties, location of parking, the consolidation of access points, and locations for commercial loading.



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

Victor Jernigan

Applicant Name

Affiliation

2/27/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-I-23-SP

File Number(s)

CORRESPONDENCE

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

Victor Jernigan Commercial Redevelopment, LLC

Name / Company

815 Sunnydale Rd Knoxville TN 37923

Address

865-567-9663 / garrettjernigan@outlook.com

Phone / Email

CURRENT PROPERTY INFO

Victor Jernigan Commercial Redevelopment 815 Sunnydale Rd Knoxville TN 37923

Owner Name (if different)

Owner Address

865-567-9663 / garrettjernigan

Owner Phone / Email

522 VICTORY ST / 524 VICTORY ST

Property Address

108 A C 018,017

Parcel ID

Part of Parcel (Y/N)?

17010 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Sutherland Ave and East of Victory St

General Location

☒ City

Council District 6

RN-4 (General Residential Neighborhood)

Single Family Residential

☐ County District

Zoning District

Existing Land Use

Central City

Planning Sector

MDR/O (Medium Density Residential/Office)

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 type="checkbox"/> Zoning Change	C-G-2 (General Commercial)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MU-SD (MU-CC21: Central City)	
	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,700.00	
Fee 2	
Fee 3	

AUTHORIZATION

Victor Jernigan	2/27/2023
Applicant Signature	Date

Phone / Email

Victor Jernigan Commercial Redevelopment, LLC	2/27/2023
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Victor Jernigan

Applicant Name

Affiliation

2/27/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-G-23-PA / 4-P-23-RZ

File Number(s)

CORRESPONDENCE

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

Victor Jernigan Commercial Redevelopment, LLC

Name / Company

815 Sunnydale Rd Knoxville TN 37923

Address

865-567-9663 / garrettjernigan@outlook.com

Phone / Email

CURRENT PROPERTY INFO

Victor Jernigan Commercial Redevelopm 815 Sunnydale Rd Knoxville TN 37923

Owner Name (if different)

Owner Address

865-567-9663 / garrettjernigan

Owner Phone / Email

522 VICTORY ST / 524 VICTORY ST

Property Address

108 A C 018,017

Parcel ID

17010 square feet

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Sutherland Ave and East of Victory St

General Location

☒ City

Council District 6

RN-4 (General Residential Neighborhood)

Single Family Residential

☐ County

District

Zoning District

Existing Land Use

Central City

Planning Sector

MDR/O (Medium Density Residential/Office)

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	C-G-2 (General Commercial)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MU-SD (MU-CC21: Central City)	
	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	\$1,700.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<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

Victor Jernigan	2/27/2023
Applicant Signature	Date
Please Print	
Phone / Email	
Victor Jernigan Commercial Redevelopment, LLC	2/27/2023
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Victor Jernigan

Applicant Name

02/24/2023

04/13/2023

Affiliation

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

Victor Jernigan

Commercial Redevelopment, LLC

Name
815 Sunnydale Road

Company
Knoxville

TN

37923

Address
8655679663

City
garrettjernigan@outlook.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Commercial Redevelopment, LLC

815 Sunnydale Road

865-207-9663

Property Owner Name (if different)
522 and 524 Victory St. Knoxville, TN 37919

Property Owner Address
108AC017 and 108AC018

Property Owner Phone

Property Address
KUB

Parcel ID
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 _____

☐ Combine Parcels☐ Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

CG-2

Proposed Zoning
MU-SD☒ Plan Amendment Change

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**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

Victor Jernigan

02/24/2023

Applicant Signature

Please Print

Date

865-567-9663

garrettjernigan@outlook.com

Phone Number

Email

Commercial Redevelopment, LLC by Victor Jernigan, Member

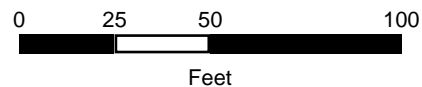
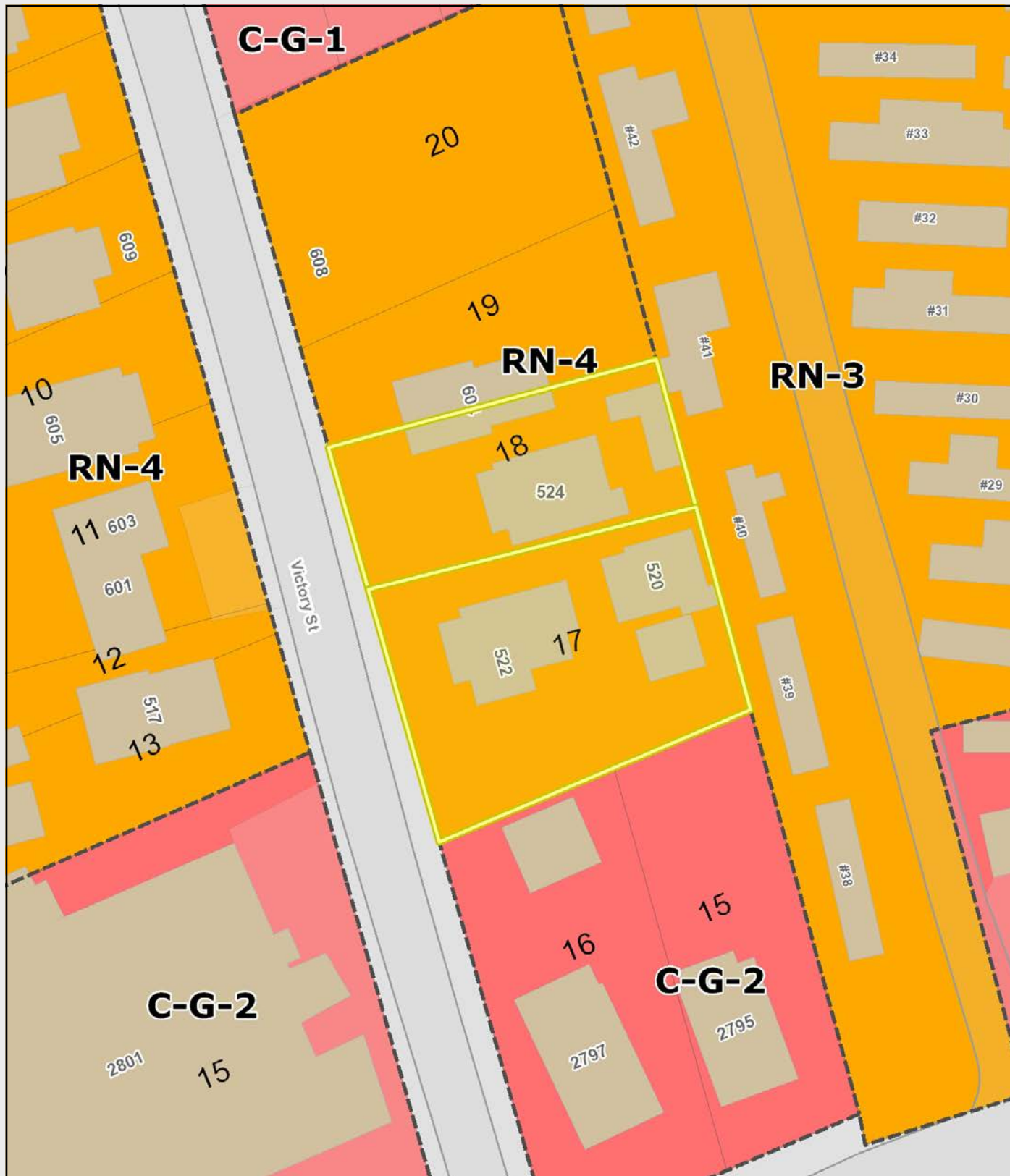
02/24/2023

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

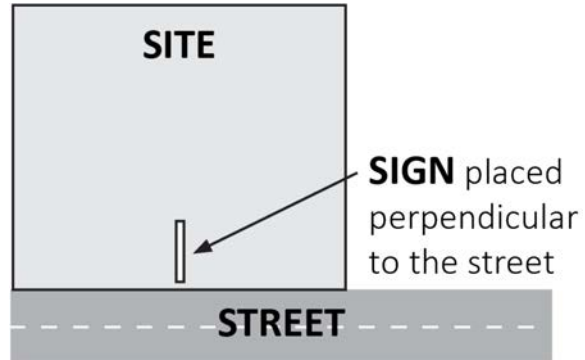


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Victor Jernigan

Date: 2/27/23

File Number: 4-P-23-RZ_4-G-23-PA_4-I-23-SP

☒

Sign posted by Staff

☐

Sign posted by Applicant