

REZONING REPORT

► FILE #: 1-D-23-RZ			AGENDA ITEM #:
POSTPONEMENT(S):	1/12/20	23	AGENDA DATE: 2/9/202
APPLICANT:	VICTO	JERNIGAN	
OWNER(S):	Victor J	ernigan	
TAX ID NUMBER:	70 C D	023	<u>View map on KG</u>
JURISDICTION:	City Co	Incil District 4	
STREET ADDRESS:	4614 W	ASHINGTON PIKE	
LOCATION:	SE of V	ashington Pk, southwest of	Millertown Pk intersection
APPX. SIZE OF TRACT:	2.19 ac	es	
SECTOR PLAN:	East Ci	/	
GROWTH POLICY PLAN:	N/A (W	hin City Limits)	
ACCESSIBILITY:		s via Washington Pike, a mind a right-of-way width of 60-ft.	or arterial with a pavement width of 23
UTILITIES:	Water S	ource: Knoxville Utilities Bo	pard
	Sewer	ource: Knoxville Utilities Bo	pard
WATERSHED:	Loves (reek	
PRESENT ZONING:		ingle-Family Residential Nei on Overlay)	ghborhood), HP (Hillside
ZONING REQUESTED:	RN-2 (Overla		ghborhood);HP (Hillside Protection
EXISTING LAND USE:	Single	amily Residential, Rural Re	sidential
EXTENSION OF ZONE:	No		
HISTORY OF ZONING:	None n	ited	
SURROUNDING LAND USE AND ZONING:	North:	Single family residential - RN Neighborhood Zoning)	1 (Single-Family Residential
	South:	e	le-Family Residential Neighborhood on Overlay)
	East:	Single family residential - RN Neighborhood Zoning)	1 (Single-Family Residential
	West:	Single family residential - RN Neighborhood Zoning)	1 (Single-Family Residential
NEIGHBORHOOD CONTEXT:		a is primarily single family res ti-family dwellings in the vicinit	dential dwellings with some attached y as well.

STAFF RECOMMENDATION:

Postpone for 30-days to the March 9, 2023 Planning Commission meeting, as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/7/2023 and 3/21/2023. 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.



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

(5) FINE the completed joint and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Reset Form



Request to Postpone • Table • Withdraw

Victor Jernigan

KNOXVILLE I KNOX COUNTY	Applicant Name (as it appears on the	Date of Request	
02/09/2023		1D23RZ	File Number(s)
Scheduled Meeting Date			
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			
Postpone the above applicat	ion(s) until the	03/09/2023	 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 L	pelow, I certify I am the proper	ty owner, and/or the own	ers authorized represer	ntative.
Victor & Eminer	1 Victor J	lernigan		
Applicant Signature	Please P	rint		
865-567-9663	Garrett	jernigan@outlook.co	om	
Phone Number	Email			
STAFF ONLY				
				🛛 No Fee
Staff Signature	Please Print		Date Paid	
Eligible for Fee Refund? Yes No	Amount:			
Approved by:		Date:		~~~~~~
Payee Name	Payee Phone	Payee Address		



Development Request

DEVELOPMENT

Development Plan

□ Planned Development

□ Hillside Protection COA

Use on Review / Special Use

SUBDIVISION

Concept Plan
Final Plat

ZONING

Plan Amendment
 Sector Plan
 One Year Plan
 Rezoning

Victor Jernigan Affiliation **Applicant Name** 10/28/2022 1/12/2023 1-D-23-RZ Date Filed Meeting Date (if applicable) File Number(s) CORRESPONDENCE All correspondence related to this application should be directed to the approved contact listed below. Victor Jernigan Name / Company 815 Sunnydale Rd Knoxville TN 37923 Address 865-207-9663 / victorj@victorjernigan.com Phone / Email **CURRENT PROPERTY INFO** 815 Sunnydale Rd Knoxville TN 37923 865-207-9663 / victorj@victorje Victor Jernigan **Owner Address Owner Phone / Email** Owner Name (if different) **4614 WASHINGTON PIKE Property Address** 70 C D 023 2.19 acres Parcel ID Part of Parcel (Y/N)? Tract Size **Knoxville Utilities Board Knoxville Utilities Board** Sewer Provider Water Provider Septic (Y/N) **STAFF USE ONLY** SE of Washington Pk, southwest of Millertown Pk intersection General Location **Council District 4** RN-1 (Single-Family Residential Neighborhood), HP ✓ City Single Family Residential, Rural Residential (Hillside Protection Overlay) District Count **Zoning District** Existing Land Use **East City** LDR (Low Density Residential), HP (Hillside Protection) N/A (Within City Limits) Sector Plan Land Use Classification **Planning Sector** Growth Policy Plan Designation

Property Owner Signature	Please Print	t			Date
Phone / Email	Victor Jerni	igan			10/28/2022
Applicant Signature	Please Print	t			Date
	Victor Jerni				10/28/2022
AUTHORIZATION					
 Site Plan (Development Request Traffic Impact Study Use on Review / Special Use (Co 					
ADDITIONAL REQUIREMENT	n) Plat)		Fee 3		_
ATTACHMENTS	ers 🗌 Variano	ce Request	5650.00 Fee 2		-
PLAT TYPE Staff Review Planning	Commission		Fee 1 \$650.00		Total
STAFF USE ONLY					
Additional Information					
Proposed Density (units/acre) Pr	evious Zoning Rec	quests			
Plan Amendment Proposed Plan	n Designation(s)				
✓ Zoning Change RN-2 (Single-Fa Proposed Zonir	-	i iveignøornööä);HP	(Hillside Protection Ov		
ZONING REQUEST				Pending P	lat File Number
Attachments / Additional Requir	ements				
Additional Information					
Unit / Phase Number		Tota	Number of Lots Created		
Proposed Subdivision Name				Related Rez	oning File Number
SUBDIVSION REQUEST					
Other (specify)					
Home Occupation (specify)					
☐ Development Plan ☐ Planne	a Development	Ose on Review Residential	Non-residential		r ennie Namber (3)
🗌 Development Plan 🗌 Planne	d Development		v / Special Use	Related Citv	Permit Number(s)

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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Planni			PU	schoue	• Table •	with	arav
		tor Jernigan			• • • • • • • • •	12/15	5/2022
KNOXVILLE KNOX COU	Арр	olicant Name (as it a	ppears on the c	urrent Planning Con	nmission agenda)	Date o	f Request
01/13/2023				1D23RZ	***************************************	File	Number(
Scheduled Meeting Dat	e						
POSTPONE							
	·	ц. с				•	
POSTPONE: All appl the week prior to th applications which a be tabled.	e Planning Com	mission meeting. A	Il requests mu	st be acted upon	by the Planning Col	mmission, ex	cept new
SELECT ONE: 🔳 30 da	ays 🗌 60 days	s 🔲 90 days					
Postpone the above ap	olication(s) until	the <u>2/9/20</u>)23	· · · · ·	Planning Commiss	sion Meeting	J.
WITHDRAW			· · · · · · · · · · · · · · · · · · ·				
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	Development F	e Talendar de la transformación de la composición de la composición de la composición de la composición de la c		ŌN	ZONING Plan Amendmen
Planning KNOXVILLE I KNOX COUNTY	□ Planned Develo □ Use on Review □ Hillside Protect	opment / Special Use	□ Final Pla		
Victor Jernigan		IUIT COA			
Applicant Name				Affiliatio	on
10/27/2022	01/13/2022				File Number(s
Date Filed	Meeting Date	if applicable)			
CORRESPONDENCE All c	orrespondence related	to this application she	ould be directed	d to the ap	proved contact listed below
Applicant D Property Owner Victor jernigan	Option Holder	Project Surveyor	Engineer	Archit	tect/Landscape Architect
_{Name} 815 Sunnydale Road		Company Knoxvil	• • • • • • • • • • • • • • • • • • •	TN	37919
Address 865-567-9663	garrettjernig	City gan@outlook.com		State	ZIP
Phone	Email				
CURRENT PROPERTY INFO					
Commercial Redevelopment, L	LC 4628	3 Washington Pike			865-207-9663
Property Owner Name (if different) 4614 Washington Pike	Prope	erty Owner Address	070CD025		Property Owner Phone
Property Address			Parcel ID		
KUB		KUB		• • •	n
Sewer Provider	***************************************	Water Provider	***************************************		Septic (Y/
STAFF USE ONLY			ang		
General Location				Tract Siz	ze
City County	Zoning District		Existing Land	d Use	
District			EXISTING LOUN		

DEVELOPMENT REQUEST				
 Development Plan Use on Review / S Residential Non-Residential Home Occupation (specify) 	Special Use 🔲 Hillside Prote		Related Cit	/ Permit Number(s)
Other (specify)				
SUBDIVISION REQUEST				
			Related Rez	oning File Number
Proposed Subdivision Name				
Unit / Phase Number	s 🔲 Divide Parcel	umber of Lots Created	3	
Other (specify)				
Attachments / Additional Requirements				
ZONING REQUEST				
Rn2 Zoning Change			Pending F	lat File Number
Proposed Zoning Plan Amendment Change Proposed Plan	Designation(s)			
Proposed Density (units/acre)	Previous Rezoning Requests			
Other (specify)				
STAFF USE ONLY				
PLAT TYPE		Fee 1		Total
Staff Review Planning Commission				
ATTACHMENTS Property Owners / Option Holders	ariance Request	Fee 2		
ADDITIONAL REQUIREMENTS Design Plan Certification (Final Plat)				
 Use on Review / Special Use (Concept Plan Traffic Impact Study)	Fee 3		
COA Checklist (Hillside Protection)				
AUTHORIZATION 7				
Winton bruirow	Victor Jernigan		10/27	/2022
Applicant Signature	Please Print		Date	
865-567/9663	garrettjernigan@c	outlook.com		
Phone Number	Email		10/27	/2022
Property Owner Signature	Commercial Redev	velopment, LLC	10/27	/ 2022

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.



Sign Posting & Removal Requirement

Revised April 2021

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:

12/31/2022	and	1/13/2023
(applicant or staff to post sign)		(applicant to remove sign)
Applicant Name: Victor Jernigan		
Date: 10/28/22		X Sign posted by Staff
File Number: 1-D-23-RZ		Sign posted by Applicant