

# REZONING REPORT

► **FILE #:** 1-D-23-RZ **AGENDA ITEM #:** 7

POSTPONEMENT(S): 1/12/2023 **AGENDA DATE:** 2/9/2023

► **APPLICANT:** VICTOR JERNIGAN

OWNER(S): Victor Jernigan

TAX ID NUMBER: 70 C D 023

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4614 WASHINGTON PIKE

► **LOCATION:** SE of Washington Pk, southwest of Millertown Pk intersection

► **APPX. SIZE OF TRACT:** 2.19 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial with a pavement width of 23-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Loves Creek

► **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood);HP (Hillside Protection Overlay)

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

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

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

South: Rural residential - RN-1 (Single-Family Residential Neighborhood Zoning), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood Zoning)

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

NEIGHBORHOOD CONTEXT: This area is primarily single family residential dwellings with some attached and multi-family dwellings in the vicinity as well.

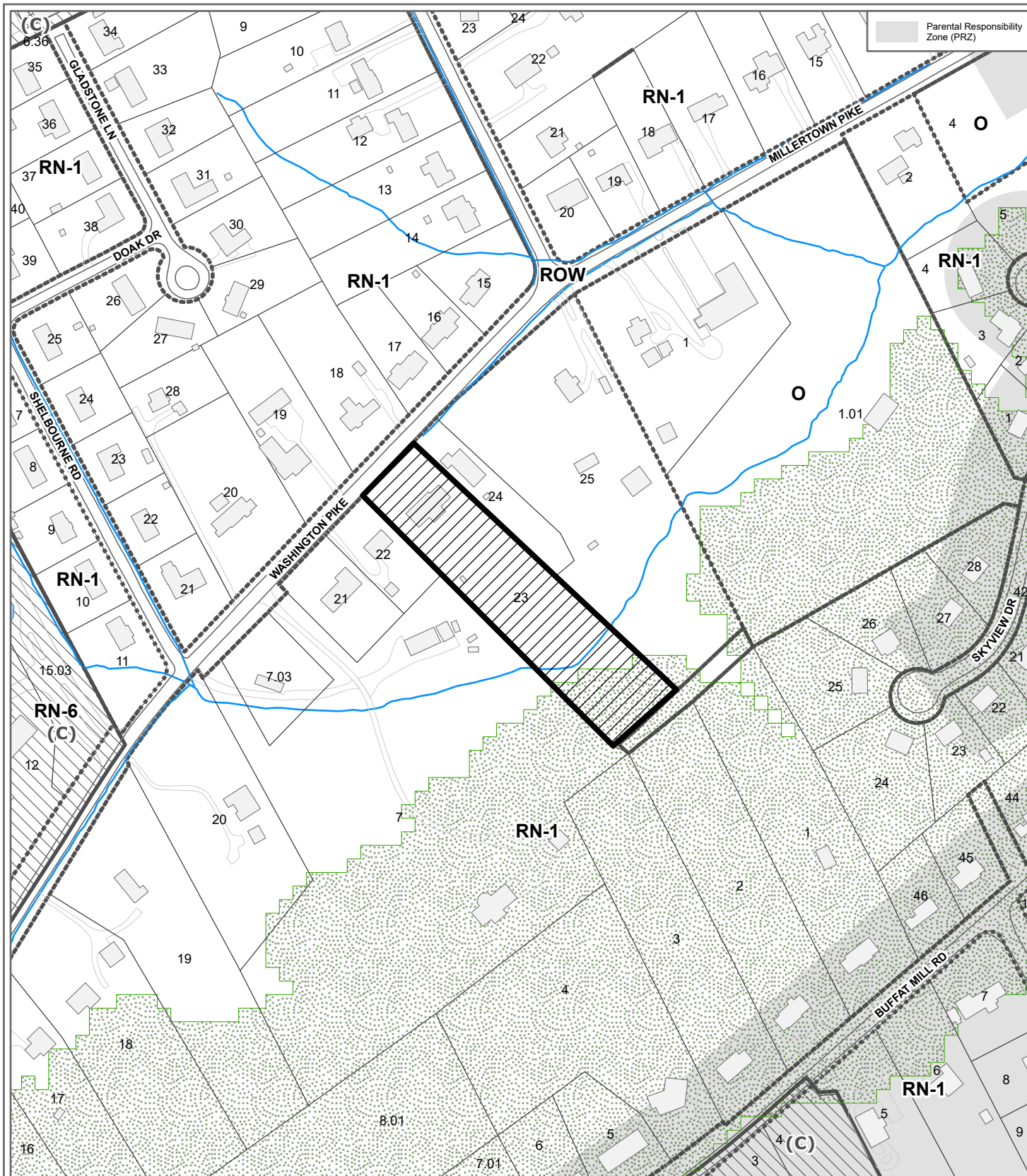
## STAFF RECOMMENDATION:

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

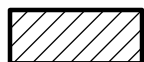
ESTIMATED TRAFFIC IMPACT: Not required.

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-D-23-RZ REZONING

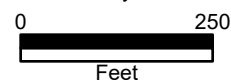


From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
To: RN-2 (Single-Family Residential Neighborhood); HP (Hillside Protection Overlay)

Original Print Date: 12/19/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Victor Jernigan

Map No: 70  
Jurisdiction: City





# Request to Postpone • Table • Withdraw

Victor Jernigan

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

Date of Request

02/09/2023

Scheduled Meeting Date

1D23RZ

File Number(s)

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

Applicant Signature  
865-567-9663

Victor Jernigan

Please Print

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



# 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

**10/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-D-23-RZ**

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

**Victor Jernigan**

Owner Name (if different)

**815 Sunnydale Rd Knoxville TN 37923**

Owner Address

**865-207-9663 / victorj@victorje**

Owner Phone / Email

**4614 WASHINGTON PIKE**

Property Address

**70 C D 023**

Parcel ID

Part of Parcel (Y/N)?

**2.19 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**SE of Washington Pk, southwest of Millertown Pk intersection**

General Location

☒ City

**Council District 4**

**RN-1 (Single-Family Residential Neighborhood), HP  
(Hillside Protection Overlay)**

**Single Family Residential, Rural Residential**

☐ Count

District

Zoning District

Existing Land Use

**East City**

Planning Sector

**LDR (Low Density Residential), HP (Hillside 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>RN-2 (Single-Family Residential Neighborhood);HP (Hillside Protection Ov</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

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review	<b>\$650.00</b>	
<input type="checkbox"/> Planning Commission	Fee 2	
<b>ATTACHMENTS</b>	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>		
<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

<b>Victor Jernigan</b>	<b>10/28/2022</b>
Applicant Signature	Date
Please Print	
Phone / Email	
<b>Victor Jernigan</b>	<b>10/28/2022</b>
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.



# Request to Postpone • Table • Withdraw

Victor Jernigan

12/15/2022

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

Date of Request

01/13/2023

Scheduled Meeting Date

1D23RZ

File Number(s)

## POSTPONE

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

Postpone the above application(s) until the 2/9/2023 Planning Commission Meeting.

## WITHDRAW

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## AUTHORIZATION

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

Applicant Signature

Victor Jernigan

Please Print

865-567-9663

garrettjernigan@outlook.com

Phone Number

Email

## STAFF ONLY

Staff Signature

M. Jones

Please Print

12/22/2022

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Development Request

[Reset Form](#)

## 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

10/27/2022

01/13/2022

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

Name

815 Sunnydale Road

Company

Knoxville

TN

37919

Address

865-567-9663

City

garrettjernigan@outlook.com

State

ZIP

Phone

Email

## CURRENT PROPERTY INFO

Commercial Redevelopment, LLC

4628 Washington Pike

865-207-9663

Property Owner Name (if different)

4614 Washington Pike

Property Owner Address

070CD025

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

August 29, 2022



**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

Rn2

Proposed Zoning \_\_\_\_\_

☐ 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**

Applicant Signature

865-567-9663

Phone Number

Victor Jernigan

Please Print

garrettjernigan@outlook.com

Email

10/27/2022

Date

Property Owner Signature

Commercial Redevelopment, LLC

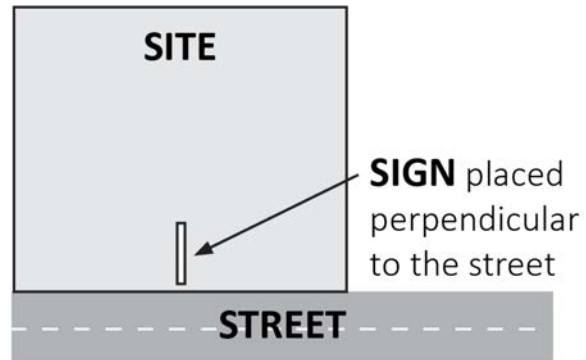
Please Print

10/27/2022

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.

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

**File Number:** 1-D-23-RZ

☒

Sign posted by Staff

☐

Sign posted by Applicant