

# **REZONING REPORT**

► FILE #: 1-E-23-RZ		AGENDA ITEM #: 8
POSTPONEMENT(S):	1/12/2023	AGENDA DATE: 2/9/2023
APPLICANT:	VICTOR JERNIGAN	
OWNER(S):	Charles M. Brewster	
TAX ID NUMBER:	70 C D 025	View map on KGIS
JURISDICTION:	City Council District 4	
STREET ADDRESS:	4628 WASHINGTON PIKE	
► LOCATION:	SE of Washington Pk at Millertow	n Pk intersection
APPX. SIZE OF TRACT:	3.87 acres	
SECTOR PLAN:	East City	
GROWTH POLICY PLAN:	N/A (Within City Limits)	
ACCESSIBILITY:	Access is via Washington Pike, a m ft within a right-of-way width of 60-ft	ninor arterial with a pavement width of 23-
UTILITIES:	Water Source: Knoxville Utilities	Board
	Sewer Source: Knoxville Utilities	Board
WATERSHED:	Loves Creek	
► PRESENT ZONING:	RN-1 (Single-Family Residential N Protection Overlay)	Neighborhood), HP (Hillside
ZONING REQUESTED:	RN-4 (General Residential Neight Overlay)	oorhood);HP (Hillside Protection
EXISTING LAND USE:	Rural Residential, Single Family	Residential
►		
EXTENSION OF ZONE:	No	
HISTORY OF ZONING:	None noted.	
SURROUNDING LAND USE AND ZONING:		RN-1 (Single-Family Residential ? (Hillside Protection Overlay)
	South: Rural residential - RN-1 (S Zoning), HP (Hillside Prote	ingle-Family Residential Neighborhood ection Overlay)
	East: Public/quasi-public - O (Of	fice), HP (Hillside Protection Overlay)
	<b>č</b> ,	RN-1 (Single-Family Residential 9 (Hillside Protection Overlay)
NEIGHBORHOOD CONTEXT:	This area is primarily single family r and multi-family dwellings in the vic	esidential dwellings with some attached inity as well.

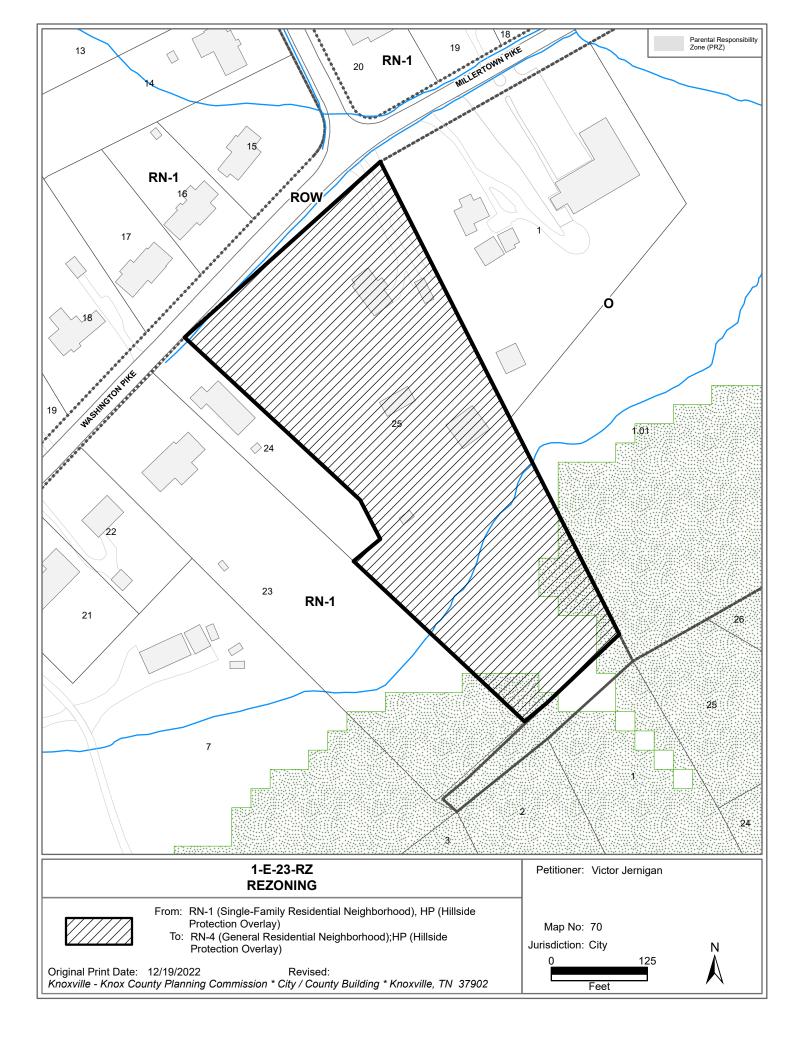
#### STAFF RECOMMENDATION:

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

(5) Frank 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

Applicant Name (as it appears on the cu	urrent Planning Comm	ission agenda)	Date of Request
02/09/2023	1E23RZ		File Number(s)
Scheduled Meeting Date			
POSTPONE	l		
<b>POSTPONE:</b> All applications are eligible for postponement if the requere the week prior to the Planning Commission meeting. All requests multiplications which are eligible for one 30-day automatic postponement be tabled.	ist be acted upon by	the Planning Com	mission, except new
<b>SELECT ONE: 1</b> 30 days <b>1</b> 60 days <b>1</b> 90 days Postpone the above application(s) until the <b>03/09/2023</b>	F	Planning Commissic	on Meeting.
WITHDRAW	· · · · ·		
WITHDRAW: Applications may be withdrawn automatically if the required week prior to the Planning Commission meeting. Requests made after Applicants are eligible for a refund only if a written request for withdra after the application submittal deadline and the request is approved b	<sup>r</sup> this deadline must awal is received no l	be acted on by the ater than close of b	Planning Commission. usiness 2 business days

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 b	elow, I certify I am t	he property owi	ner, and/or the o	wners autho	rized represen	tative.
1/ictal & bruinous	1	Victor Jernig	;an			
Applicant Signature		Please Print		•		
865-567-9668		Garrettjerni	gan@outlook	.com		
Phone Number	•	Email			*****	
STAFF ONLY						
						🗌 No Fee
Staff Signature	Please	Print		Date	Paid	
Eligible for Fee Refund? 🗌 Yes 🗌 No	Amount:					
Approved by:		E	Date:			
Payee Name	Payee Phone	F	Payee Address	× 144		

ign the application digitally (	or print, sign, and scan).	Knoxville-Knox County l applications@knoxplan		email it to	Reset Forr
		applications@knoxplan	ning.org	Roa	uest to
				· · · · · · · · · · · · · · · · · · ·	
		Pos	stpone	• Table •	Withdray
Plannir	Victor Jerr	nigan			12/15/2022
KNOXVILLE I KNOX COUNT		ame (as it appears on the c	urrent Planning Com	mission agenda)	Date of Request
01/13/2023			1E23RZ		File Number(
Scheduled Meeting Date					
POSTPONE			L		
	ations are eligible for p	ostponement if the requ	ost is resolved in w	riting and paid for b	u noon on Thursday
the week prior to the	Planning Commission r	meeting. All requests mu automatic postponeme	ist be acted upon b	by the Planning Com	mission, except new
SELECT ONE: 🔳 30 days	5 🗌 60 days 🔲 9	00 days			
Postpone the above appli		2/9/2023		Planning Commissi	on Meeting.
WITHDRAW					
week prior to the Plan Applicants are eligible after the application su	ning Commission meet for a refund only if a w	automatically if the requing. Requests made after ritten request for withdra he request is approved b	this deadline mus awal is received no y the Executive Dir	t be acted on by the later than close of l rector or Planning Se	Planning Commissio business 2 business c ervices Manager.
week prior to the Plan Applicants are eligible after the application su	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item. By signing below, I	ing. Requests made after ritten request for withdra	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission	it be acted on by the later than close of l rector or Planning Se d check will be mail before it can be offici	e Planning Commission business 2 business of ervices Manager. ed to the original pay cially tabled. There is
<ul> <li>week prior to the Plan Applicants are eligible after the application su</li> <li>TABLE</li> <li>TABLE: Any item reque no fee to table or unta</li> </ul>	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item.	ing. Requests made after ritten request for withdra he request is approved b be acted upon by the Plar	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> nning Commission <i>owner, and/or the</i>	it be acted on by the later than close of l rector or Planning Se d check will be mail before it can be offici	e Planning Commissic business 2 business c ervices Manager. <i>ed to the original pay</i> cially tabled. There is
<ul> <li>week prior to the Plan Applicants are eligible after the application su</li> <li>TABLE</li> <li>TABLE: Any item reque no fee to table or unta</li> <li>AUTHORIZATION</li> <li>Applicant Signature</li> </ul>	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item. By signing below, I	ting. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property <b>Victor Jer</b> Please Prin	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se d check will be mail before it can be offic owners authorized r	e Planning Commission business 2 business of ervices Manager. <i>ed to the original pay</i> cially tabled. There is
<ul> <li>week prior to the Plan Applicants are eligible after the application su</li> <li>TABLE</li> <li>TABLE: Any item reque no fee to table or unta</li> <li>AUTHORIZATION</li> </ul>	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item. By signing below, I	ting. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property <b>Victor Jer</b> Please Prin	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> nning Commission owner, and/or the <b>migan</b>	it be acted on by the later than close of l rector or Planning Se d check will be mail before it can be offic owners authorized r	e Planning Commissic business 2 business c ervices Manager. <i>ed to the original pay</i> cially tabled. There is
<ul> <li>week prior to the Plan Applicants are eligible after the application su</li> <li>TABLE</li> <li>TABLE: Any item reque no fee to table or unta</li> <li>AUTHORIZATION</li> <li>Applicant Signature</li> </ul>	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item. By signing below, I	ting. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property <b>Victor Jer</b> Please Prin	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se d check will be mail before it can be offic owners authorized r	e Planning Commission business 2 business of ervices Manager. <i>ed to the original pay</i> cially tabled. There is
<ul> <li>week prior to the Plan Applicants are eligible after the application su</li> <li>TABLE</li> <li>TABLE: Any item reque no fee to table or unta</li> <li>AUTHORIZATION</li> <li>Applicant Signature</li> <li>865-567-9663</li> <li>Phone Number</li> </ul>	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item. By signing below, I	ing. Requests made after ritten request for withdra he request is approved b be acted upon by the Plar certify I am the property <b>Victor Jer</b> Please Prin <b>garrettjer</b>	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se d check will be mail before it can be offic owners authorized r	e Planning Commission business 2 business of ervices Manager. ed to the original pay cially tabled. There is
<ul> <li>week prior to the Plan Applicants are eligible after the application su</li> <li>TABLE</li> <li>TABLE: Any item reque no fee to table or unta</li> <li>AUTHORIZATION</li> <li>Applicant Signature</li> <li>865-567-9663</li> </ul>	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item. By signing below, I	ing. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property Victor Jer Please Prin garrettjer Email	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se d check will be mail before it can be offic owners authorized r	e Planning Commission business 2 business of ervices Manager. <i>ed to the original pay</i> cially tabled. There is
week prior to the Plan Applicants are eligible after the application su TABLE TABLE: Any item reque no fee to table or unta AUTHORIZATION Applicant Signature 865-567-9663 Phone Number STAFF ONLY	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item. By signing below, I	ing. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property Victor Jer Please Prin garrettjer Email M. Jones	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se <i>d check will be mail</i> before it can be offic owners authorized i c.com	e Planning Commissio business 2 business of ervices Manager. ed to the original pay cially tabled. There is representative.
week prior to the Plan Applicants are eligible after the application su TABLE TABLE: Any item reque no fee to table or unta AUTHORIZATION Applicant Signature 865-567-9663 Phone Number STAFF ONLY	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item.	ting. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property Victor Jer Please Prin garrettjer Email <u>M. Jones</u> Please Print	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se <i>d check will be mail</i> before it can be offic owners authorized r <b>c.com</b>	e Planning Commissio business 2 business of ervices Manager. ed to the original pay cially tabled. There is representative.
week prior to the Plan Applicants are eligible after the application su TABLE TABLE: Any item reque no fee to table or unta AUTHORIZATION Applicant Signature 865-567-9663 Phone Number STAFF ONLY Staff Signature	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item.	ing. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property Victor Jer Please Prin garrettjer Email M. Jones	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se <i>d check will be mail</i> before it can be offic owners authorized i c.com	e Planning Commissic business 2 business d ervices Manager. ed to the original pay cially tabled. There is representative.
week prior to the Plan Applicants are eligible after the application su TABLE TABLE: Any item reque no fee to table or unta AUTHORIZATION Applicant Signature 865-567-9663 Phone Number STAFF ONLY Staff Signature Eligible for Fee Refund?	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item.	ing. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property Victor Jer Please Prin garrettjer Email <u>M. Jones</u> Please Print	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission <i>owner, and/or the</i> <b>rnigan</b> t <b>rnigan@outlool</b>	it be acted on by the later than close of l rector or Planning Se <i>d check will be mail</i> before it can be offic owners authorized i c.com	e Planning Commissic business 2 business d ervices Manager. ed to the original pay cially tabled. There is representative.
<ul> <li>week prior to the Plan Applicants are eligible after the application su</li> <li>TABLE</li> <li>TABLE: Any item reque no fee to table or unta</li> <li>AUTHORIZATION</li> <li>AUTHORIZATION</li> <li>Applicant Signature</li> <li>865-567-9663</li> <li>Phone Number</li> <li>STAFF ONLY</li> <li>Staff Signature</li> </ul>	ning Commission meet for a refund only if a w ubmittal deadline and t ested for tabling must b ble an item.	ing. Requests made after ritten request for withdra the request is approved b be acted upon by the Plar certify I am the property Victor Jer Please Prin garrettjer Email <u>M. Jones</u> Please Print	this deadline mus awal is received no y the Executive Dir <i>*The refun</i> aning Commission owner, and/or the rnigan	it be acted on by the later than close of l rector or Planning Se <i>d check will be mail</i> before it can be offic owners authorized i c.com	e Planning Commissio business 2 business d ervices Manager. ed to the original pay cially tabled. There is representative.



# **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-E-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 Charles M. Brewster** 4628 Washington Park Knoxville TN Owner Name (if different) **Owner Address Owner Phone / Email 4628 WASHINGTON PIKE Property Address** 70 C D 025 3.87 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 at Millertown Pk intersection General Location **Council District 4** RN-1 (Single-Family Residential Neighborhood), HP ✓ City **Rural Residential, Single Family Residential** (Hillside Protection Overlay) District Count Existing Land Use **Zoning District East City** LDR (Low Density Residential), MDR (Medium Density Re N/A (Within City Limits) Sector Plan Land Use Classification **Planning Sector** Growth Policy Plan Designation

Property Owner Signature	Please Print ping (i.e., he/she/they is/are the owner of the p	ronarty and that the application	Date	
	Charles M. Brewster		10/28/2022	
Phone / Email				
Applicant Signature	Please Print		Date	
	Victor Jernigan		10/28/2022	!
AUTHORIZATION				
Use on Review / Special Use (Con	ncept Plan)			
Traffic Impact Study	I			
<ul> <li>Design Plan Certification (Final P</li> <li>Site Plan (Development Request</li> </ul>		Fee 3		
COA Checklist (Hillside Protection	n)			
ADDITIONAL REQUIREMENTS				
ATTACHMENTS Property Owners / Option Holde	rs 🗌 Variance Request	Fee 2		
-	Commission	\$650.00		
PLAT TYPE	Commission	Fee 1	Total	
STAFF USE ONLY				
Additional Information				
	evious Zoning Requests			
	n Designation(s)			
□ Plan				
Proposed Zonir	Residential Neighborhood);HP (Hillsio	de Protection Overlay)		
	Posidontial Noighborhood).UD /U:!!sid	he Protection Quarlaul	Pending Plat File Numb	er
ZONING REQUEST				
Attachments / Additional Requir	ements			
Additional Information				
Unit / Phase Number	Total	Number of Lots Created		
Proposed Subdivision Name				
			Related Rezoning File Nun	nber
SUBDIVSION REQUEST			1	
Other (specify)				
Home Occupation (specify)				
Hillside Protection COA	Residential	Non-residential		
Development Plan Planne	d Development 🛛 🗌 Use on Review ,	/ Special Use	Related City Permit Numb	er(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.

ownnouu unu jin out tink jorm at yot ign the application digitally (or print	sign, and scan). <b>Development</b> <b>Development</b>	y Planning offic tion <u>s@</u> knoxpla	ces Inning.org	Reset Form
Planning KNOXVILLE I KNOX COUNTY Victor Jernigan	DEVELOPMENT  Development Plan Planned Development Use on Review / Special Use Hillside Protection COA	SUBDIVISIC	DN Z Plan [ t	ONING Plan Amendment SP OYP Rezoning
Applicant Name			Affiliation	
10/27/2022	01/13/2022			File Number(s)
Date Filed	Meeting Date (if applicable)		1-E-23-RZ	
	All correspondence related to this application sh	nould be directe	d to the appro	ved contact listed below.
Applicant D Property Own Victor jernigan	er 🗌 Option Holder 🔲 Project Surveyor	Engineer	Architec	t/Landscape Architect
<sub>Name</sub> 815 Sunnydale Road	Compar Knoxv		TN	37919
Address 865-567-9663	City garrettjernigan@outlook.com	n	State	ZIP
Phone	Email			
CURRENT PROPERTY INFO	4628 Washington Pik	· •		
Charles M. Brewster				Property Owner Phone
Property Owner Name (if differer 4628 Washington Pike	nt) Property Owner Address	070CD025		Toperty Owner Friend
Property Address KUB	KUB	Parcel ID		n
Sewer Provider	Water Provider			Septic (Y/N
STAFF USE ONLY				
General Location			Tract Size	
City County District	Zoning District	Existing La	nd Use	
Planning Sector	Sector Plan Land Use Classification	n	Growth F	Policy Plan Designation
				August 29, 2022

DEVELOPMENT REQUEST		rotection COA	Related City Per	mit Number(s)
🔳 Residential 🔲 Non	-Residential			
Home Occupation (specify)				
Other (specify)				
SUBDIVISION REQUEST			Related Rezonii	ng File Number
Proposed Subdivision Name				
	ombine Parcels 🔲 Divide Parcel 🚃	otal Number of Lots Created		
Unit / Phase Number	IC IC	Stal Number of Lots created		
Other (specify)				
🗌 Attachments / Additional Re	quirements			
ZONING REQUEST			Pending Plat	File Number
Rn4				
Proposed	Zoning			
🗌 Plan Amendment Change				
	Proposed Plan Designation(s)			
Proposed Density (units/acre)	Previous Rezoning Requ	lests		
Other (specify)				
STAFF USE ONLY		Fee 1		Total
PLAT TYPE				Iotai
Staff Review Planni	ng Commission			
ATTACHMENTS		Fee 2		
Property Owners / Option H				
ADDITIONAL REQUIREM				
<ul> <li>Design Plan Certification (F.</li> <li>Use on Review / Special Use</li> </ul>		Fee 3		
Traffic Impact Study				
COA Checklist (Hillside Prot	tection)			******
AUTHORIZATION				
ACTICAL			10/27/2	งกาว
Vistor A hung	Victor Jerni	gan	10/27/2	2022
Applicant Signature	Please Print		Date	
865-567-9663	garrettjernig	an@outlook.com		
Phone Number	Email			
Property Owner Signature	Please Print		Date	

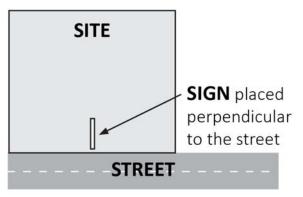
I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



## 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:		
Date: 10/28/22		X Sign posted by Staff
File Number: 1-E-23-RZ		Sign posted by Applicant