

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 Millertown 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 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-4 (General Residential Neighborhood);HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Rural Residential, Single Family 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), HP (Hillside Protection Overlay)

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

East: Public/quasi-public - O (Office), HP (Hillside Protection Overlay)

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

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

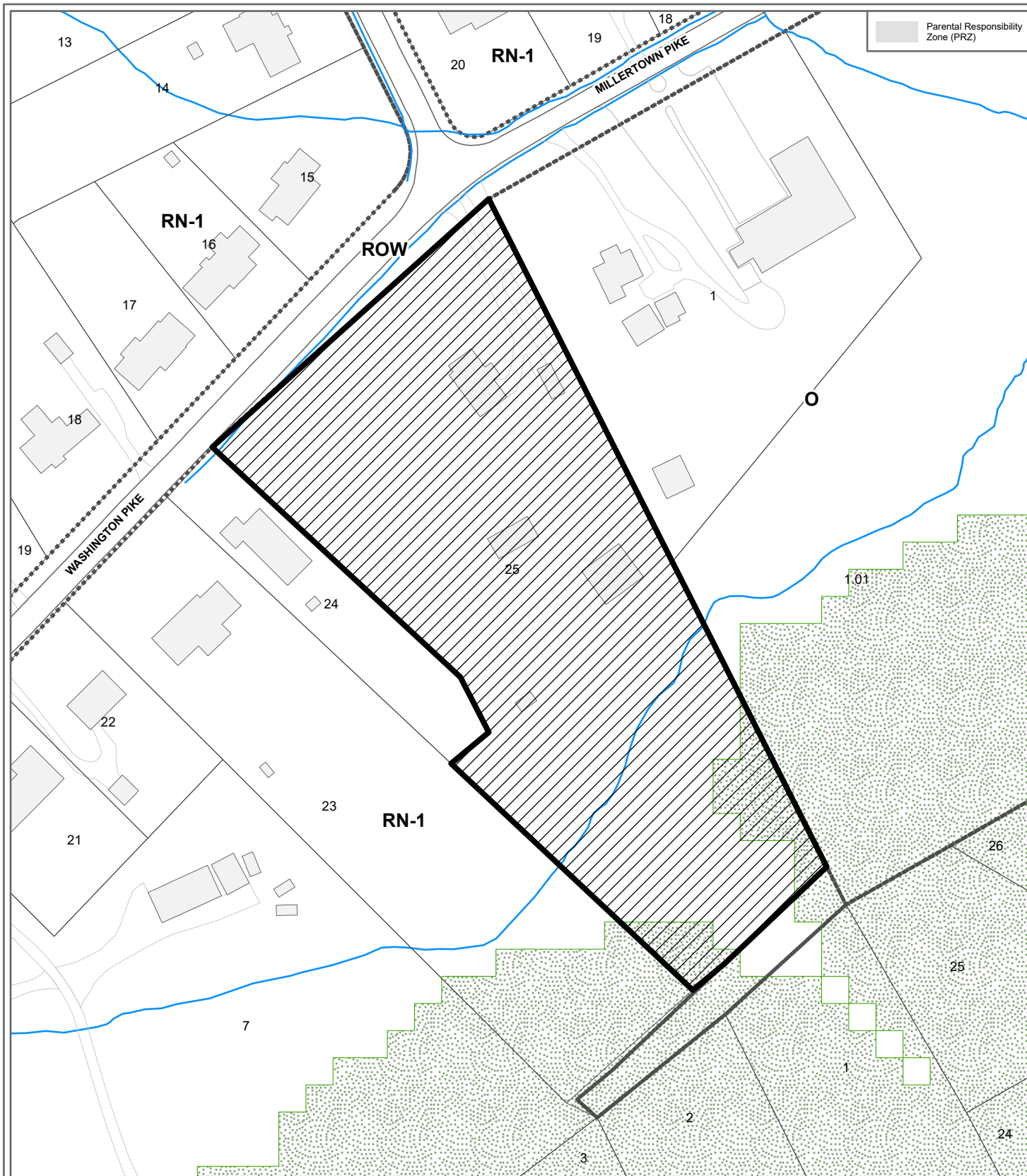
STAFF RECOMMENDATION:

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

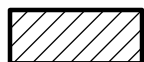
ESTIMATED TRAFFIC IMPACT: Not required.

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-E-23-RZ REZONING

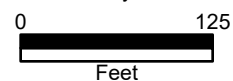


From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-4 (General Residential Neighborhood);HP (Hillside Protection Overlay)

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

1E23RZ

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.

Victor Jernigan
Applicant Signature

Victor Jernigan

Please Print

Garrettjernigan@outlook.com

865-567-9663

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No FeeEligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

1E23RZ

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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Victor Jernigan

Applicant Signature

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

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-E-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

Charles M. Brewster

Owner Name (if different)

4628 Washington Park Knoxville TN

Owner Address

Owner Phone / Email

4628 WASHINGTON PIKE

Property Address

70 C D 025

Parcel ID

Part of Parcel (Y/N)?

3.87 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

SE of Washington Pk at Millertown Pk intersection

General Location

☒ City

Council District 4

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

Rural Residential, Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

LDR (Low Density Residential), MDR (Medium Density Re

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	RN-4 (General Residential Neighborhood);HP (Hillside Protection Overlay)	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

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
\$650.00	
Fee 2	
Fee 3	

AUTHORIZATION

Victor Jernigan	10/28/2022
Applicant Signature	Date

Phone / Email

Charles M. Brewster	10/28/2022
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
☐ SP ☐ OYP
☒ Rezoning

Victor Jernigan

Applicant Name

10/27/2022

01/13/2022

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

1-E-23-RZ

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

Charles M. Brewster 4628 Washington Pike

Property Owner Name (if different): 4628 Washington Pike Property Owner Address: 070CD025 Property Owner Phone:

Property Address: KUB Parcel ID: 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

Rn4

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*)

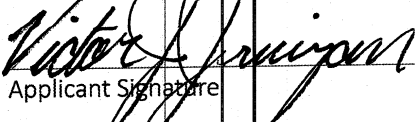
Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION



Victor Jernigan

10/27/2022

Applicant Signature

Please Print

Date

865-567-9663

garrettjernigan@outlook.com

Phone Number

Email

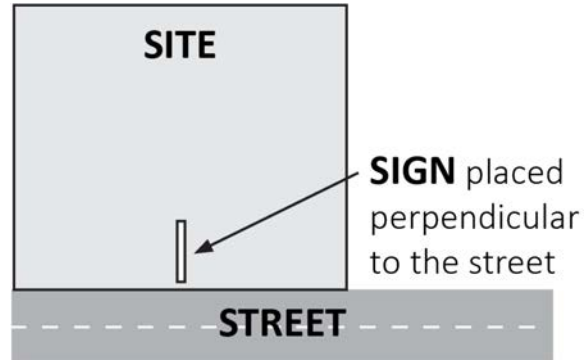
Property Owner Signature

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.

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-E-23-RZ

☒

Sign posted by Staff

☐

Sign posted by Applicant