

REZONING REPORT

▶ **FILE #:** 1-D-23-RZ

AGENDA ITEM #: 8

AGENDA DATE: 1/12/2023

▶ **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:

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED:

▶ **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:

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North:

South:

East:

West:

NEIGHBORHOOD CONTEXT:

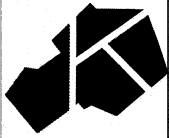
STAFF RECOMMENDATION:

▶ Postpone for 30-days to the February 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 2/7/2023 and 2/21/2023. 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.



Planning

KNOXVILLE | KNOX COUNTY

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

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 2/9/2023 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

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:

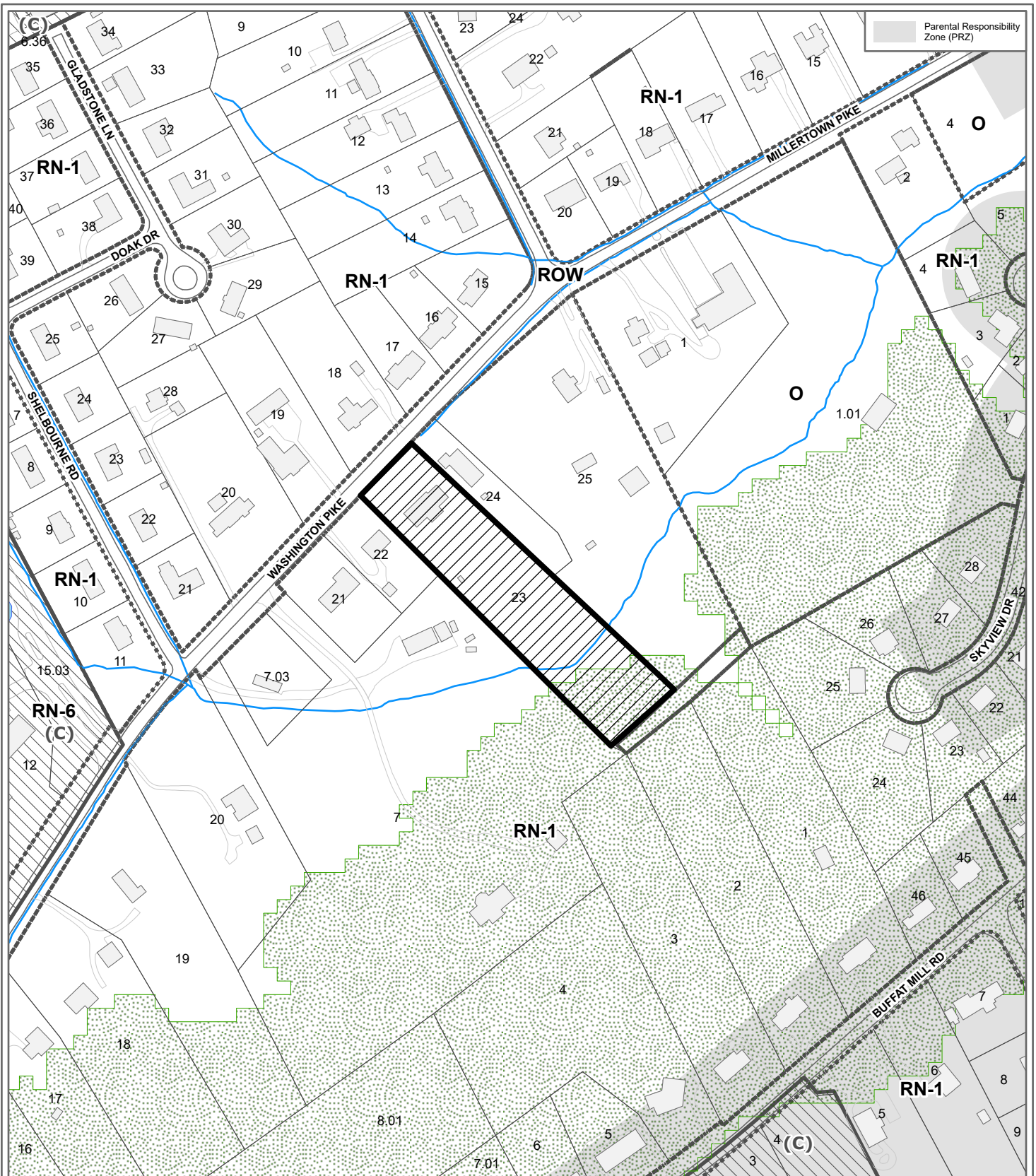
Approved by:

Date:

Payee Name

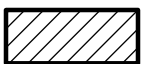
Payee Phone

Payee Address



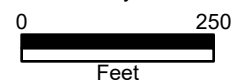
**1-D-23-RZ
REZONING**

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



Petitioner: Victor Jernigan

Map No: 70
 Jurisdiction: City



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



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 RN-2 (Single-Family Residential Neighborhood);HP (Hillside Protection Ov Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

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

AUTHORIZATION

Victor Jernigan	10/28/2022
Applicant Signature	Date

Victor Jernigan	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.

Download and fill out this form at your convenience.
Sign the application digitally (or print, sign, and scan).

OR either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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
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.

- 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
<input type="checkbox"/> City <input type="checkbox"/> County	District
Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification
	Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
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SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
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ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change Proposed Zoning Rn2 _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

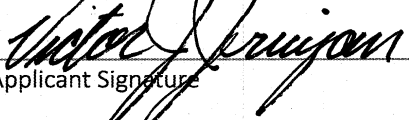
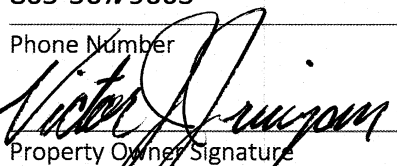
- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

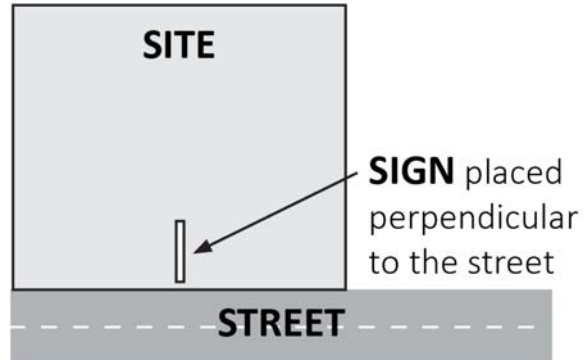
Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

 Applicant Signature	Victor Jernigan Please Print	10/27/2022 Date
865-567-9663 Phone Number	garrettjernigan@outlook.com Email	
 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