

SPECIAL USE REPORT

► **FILE #:** 3-C-23-SU

AGENDA ITEM #: 17

AGENDA DATE: 3/9/2023

► **APPLICANT:** VICTOR JERNIGAN

OWNER(S): RESRED, LLC

TAX ID NUMBER: 109 G E 024,025,026,027

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 HAYWOOD AVE (427, 433 HAYWOOD AVE; 3601 EAKERS ST)

► **LOCATION:** Southwest side of Haywood Ave, west side of Eakers St

► **APPX. SIZE OF TRACT:** 1.22 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Haywood Ave, a local street with an 18-ft pavement width within a 30-45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Single Family Residential

► **PROPOSED USE:** 4 duplexes on individual lots

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

South: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

East: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

West: Right-of-way

NEIGHBORHOOD CONTEXT: The area is comprised of low-density residential development with multi-family residential development to the east and large rights-of-way and public parks to the south and west.

STAFF RECOMMENDATION:

► **Approve the request for four duplexes on individual lots in the RN-2 zoning district, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-2 zoning district and the special use criteria for a two-family dwelling.

COMMENTS:

The applicant is requesting approval for four new two-family dwellings on four individual lots in the RN-2 zone. Moving north to south, the lots measure 13,962 sq. ft., 15,216 sq. ft., 13,770 sq. ft., and 10,179 sq.ft. One duplex will incorporate an existing house with a new addition to the rear. A subdivision plat is currently in the process to address conflicts with the City Ward Map and the tax assessor's parcels.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed use of a two-family dwelling in an existing primary structure is consistent with the LDR (Low Density Residential) land use designation in the South City Sector Plan and the One Year Plan (allows up to 6 du/acre). This proposal has a density of 5.73 du/acre. The property will provide a buffer between residential development to the north and east and the non-residential areas to the west.

B. The proposed duplexes are consistent with the General Plan's development policy to encourage growth in existing urban areas through infill housing on vacant lots (policy 8.1).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.

B. The RN-2 zone requires a minimum lot size of 10,000 sq. ft. for two-family dwellings. The subject properties are 13,962 sq. ft., 15,216 sq. ft., 13,770 sq. ft., and 10,179 sq. ft. The site plan and architectural elevations conform to the dimensional standards for two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) zoning, as well as the principal use standards for two-family dwellings.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. There are few other two-family dwellings in the immediate vicinity; however, the broader neighborhood features a large multi-family residential development located two blocks to the east, along with Sevierville Pike immediately south, and the Urban Wilderness Gateway Park to the west. The subject properties are located on the western edge of the neighborhood.

B. The proposed one-story duplexes will be compatible in size, scale, and placement on the lots with the surrounding single-family houses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed two-family dwellings are considered low-density residential uses and are compatible with other low-density residential uses.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed four duplexes on four individual lots would be a minor increase in density for the area, and would not significantly impact traffic on surrounding streets.

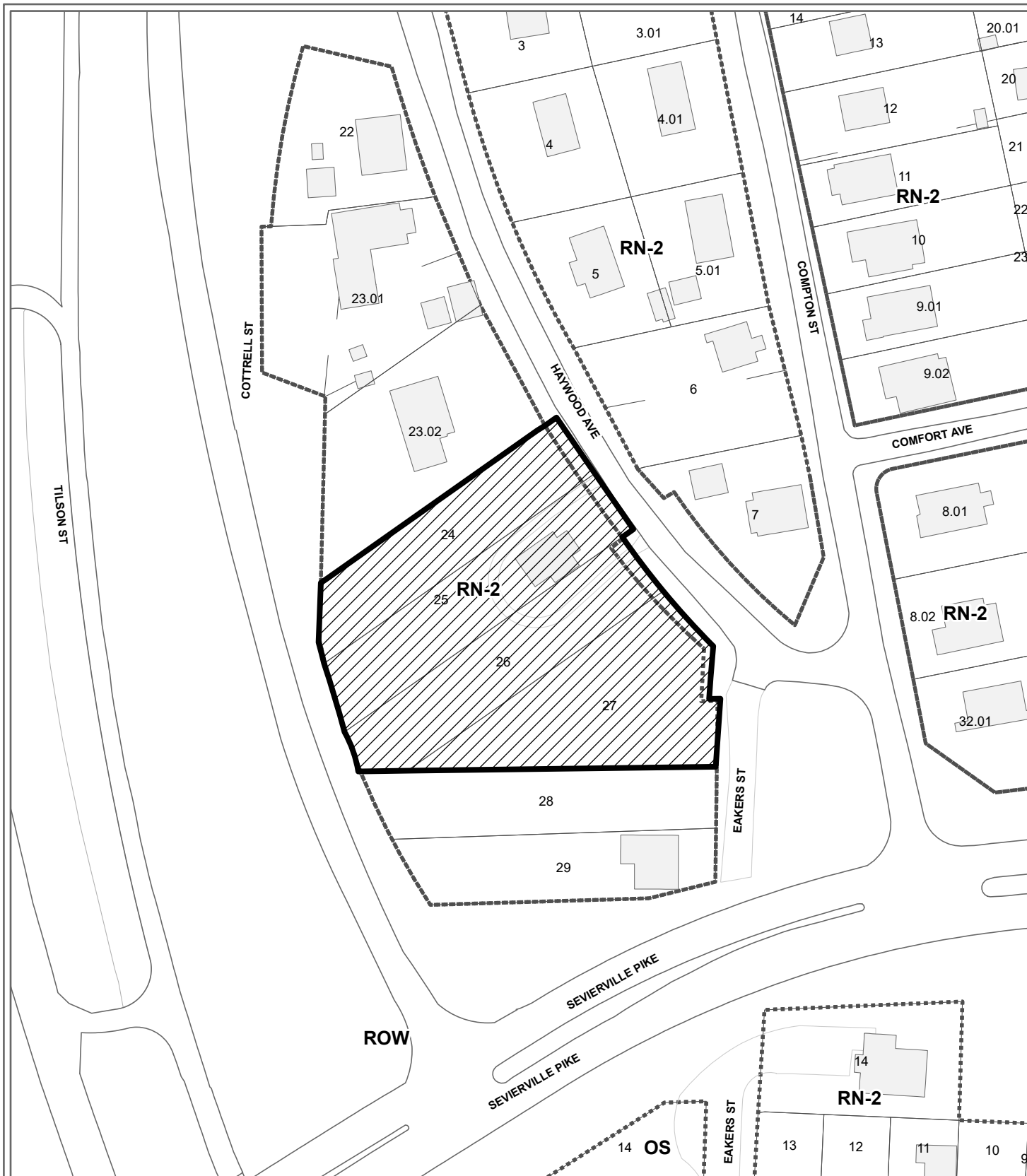
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

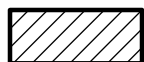
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the .
The date of the hearing will depend on when the appeal application is filed.



**3-C-23-SU
SPECIAL USE**



4 duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood),

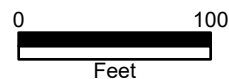
Original Print Date: 2/14/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Victor Jernigan

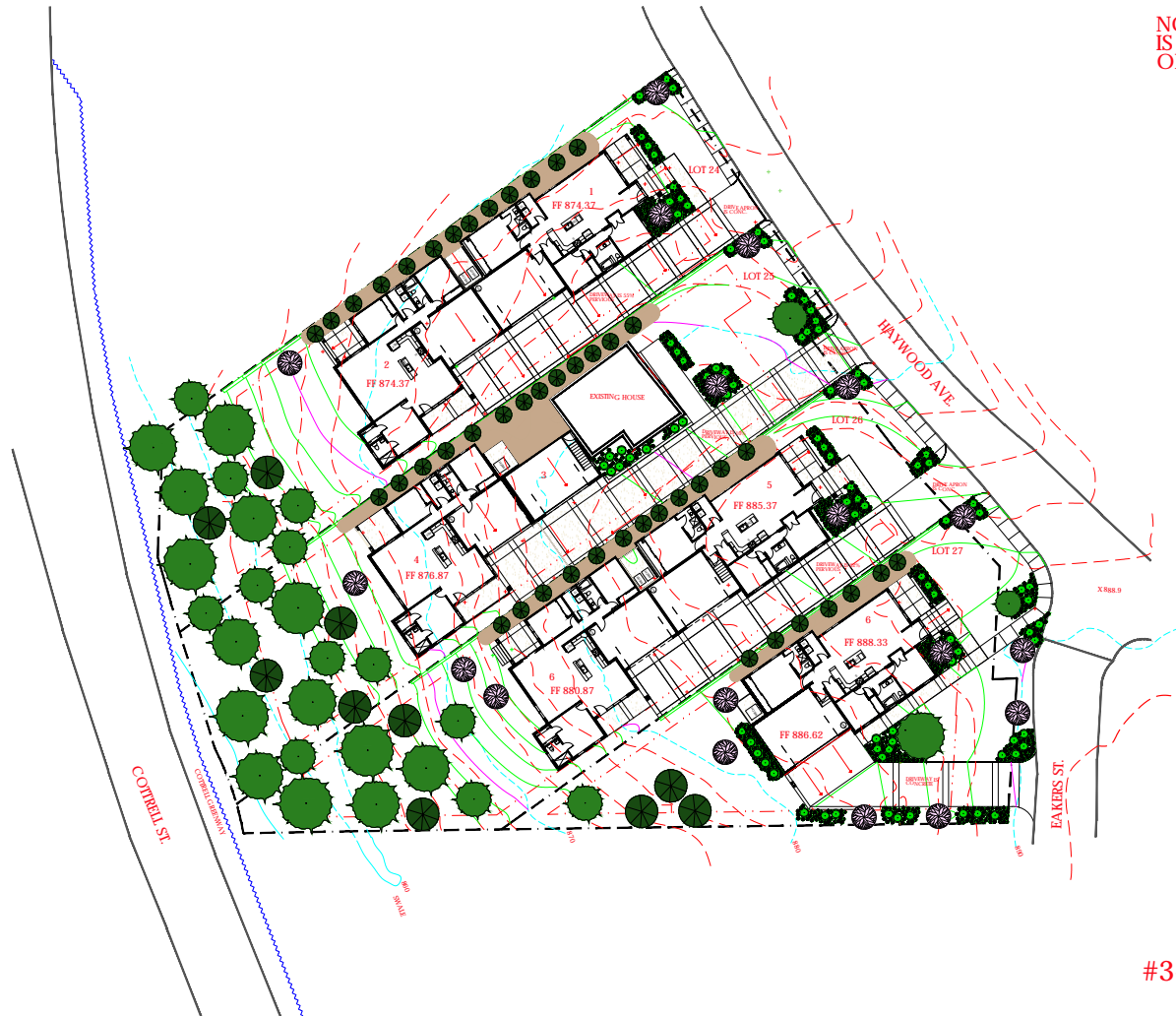
Map No: 109

Jurisdiction: City



NOTE: DRIVEWAY % OF PERVIOUS MATERIAL
IS BASED ON THE REQUIREMENT THAT
ONLY 40% OF THE LOT SF CAN BE IMPERVIOUS.

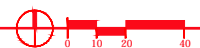
SQUARE FOOT LEGEND	
1	2078
2	2039
3	507
4	2026
5	2078
6	2055
7	2093



#3-C-23-SU

HAYWOOD DUPLEX PROJECT

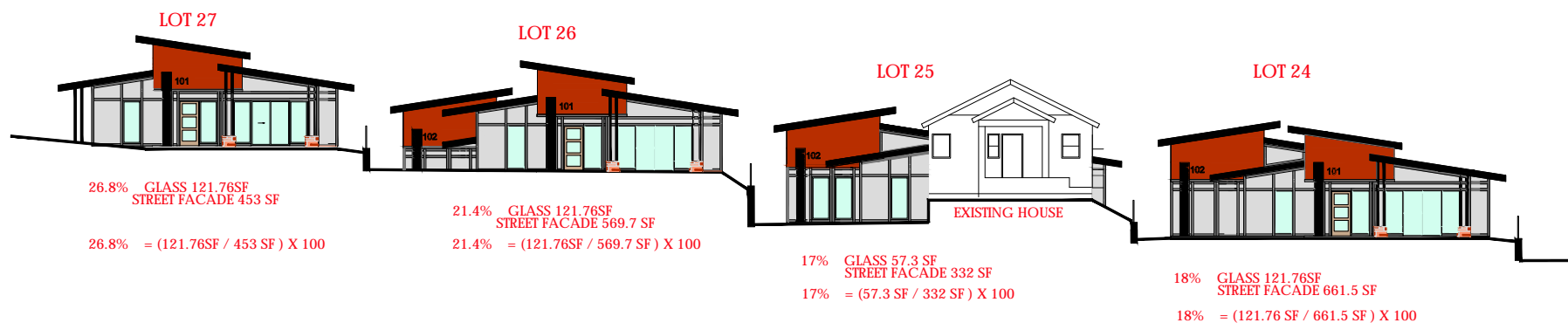
SITE



Blankenship & Partners, LLC
Architects & Planners

1112 E. Weisenger Road, 2nd Floor, Knoxville, TN 37919
PHONE: 865-251-2585

#3-C-23-SU



Blankenship & Partners, LLC
Architects & Planners

1112 E. Weingarten Road, 2nd Floor, Knoxville, TN 37909
PHONE: 865-251-2585

HAYWOOD DUPLEX PROJECT

STREET VIEW

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



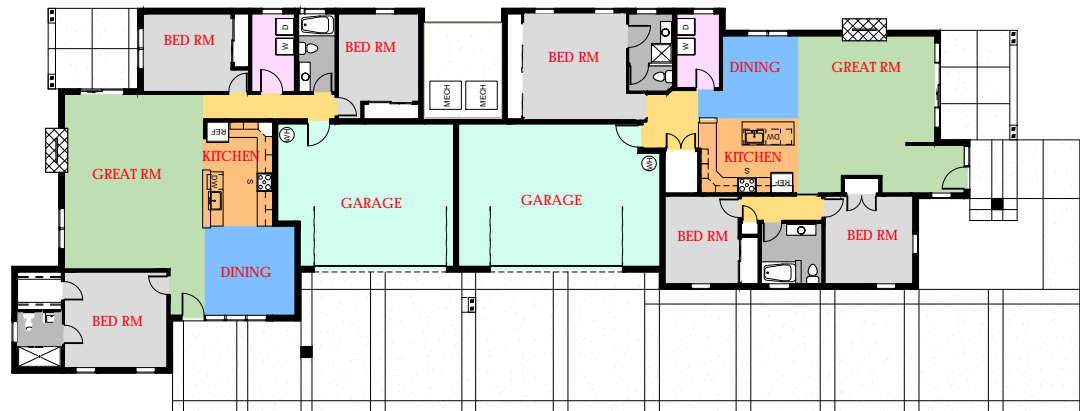
WEST ELEVATION

3-C-23-SU
1/23/2023



Blankenship & Partners, LLC
Architects & Planners
1112 E. Weingartner Road, 2nd Floor, Knoxville, TN 37909
PHONE: 865-251-2585

HAYWOOD DUPLEX PROJECT



3-C-23-SU
1/23/2023



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Architects & Planners

1112 E. Weingarten Road, 2nd Floor, Knoxville, TN 37909
PHONE: 865-251-2585

HAYWOOD DUPLEX PROJECT



FLOOR PLAN

$\frac{1}{8}" = 1'-0"$



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

1/24/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-C-23-SU

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

RESRED, LLC

Name / Company

815 Sunnydale Rd Knoxville TN 37922

Address

865-567-9663 / garrettjernigan@outlook.com

Phone / Email

CURRENT PROPERTY INFO

RESRED, LLC

Owner Name (if different)

815 Sunnydale Rd Knoxville TN 37922

Owner Address

865-567-9663 / garrettjernigan

Owner Phone / Email

0 HAYWOOD AVE / 427, 433 HAYWOOD AVE; 3601 EAKERS ST

Property Address

109 G E 024,025,026,027

Parcel ID

Part of Parcel (Y/N)?

1.22 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Haywood Ave, west side of Eakers St

General Location

☒ City

Council District 1

RN-2 (Single-Family Residential Neighborhood),

Agriculture/Forestry/Vacant Land, Right of Way/Open Space, Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

South City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☒ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) **4 duplexes on individual lots**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

- ☐ 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

\$500.00

Total

Fee 2

Fee 3

AUTHORIZATION

Victor Jernigan

1/24/2023

Applicant Signature

Please Print

Date

Phone / Email

RESRED, LLC

1/24/2023

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.



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

01/23/23

Date Filed

Meeting Date (if applicable)

Affiliation

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

Company

815 Sunnydale RD

Knoxville

TN

37922

Address

City

State

ZIP

865-567-9663

Garrettjernigan@outlook.com

Phone

Email

CURRENT PROPERTY INFO

RESRED, LLC

815 Sunnydale RD.

865-567-9663

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0, 427, 423 Haywood St. , 3601 Eakers St.

109GE024, 109GE025, 109GE026, 109GE027

Property Address

Parcel ID

KUB

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) Duplex units at each address

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created _____

Related Rezoning File Number

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

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

Fee 2

Fee 3

Total

AUTHORIZATION

Applicant Signature

Victor Jernigan

Please Print

01/23/2023

Date

865-56749663

Garrettjernigan@outlook.com

Phone Number

Email

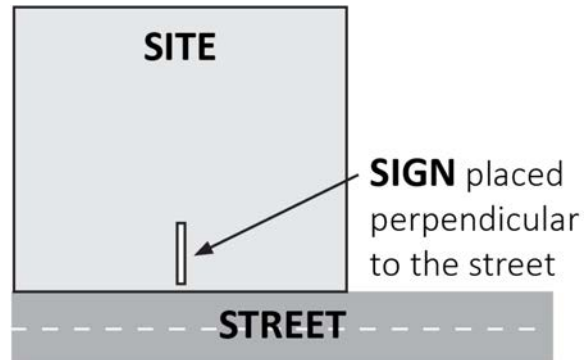
Property Owner Signature

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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Victor Jernigan

Date: 1/24/23

File Number: 3-C-23-SU

☒

Sign posted by Staff

☐

Sign posted by Applicant