



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-F-24-SP

AGENDA ITEM #: 45

AGENDA DATE: 7/11/2024

▶ **APPLICANT:** **COMMERCIAL REDEVELOPMENT, LLC**
OWNER(S): Garrett Jernigan, Commercial Redevelopment, LLC

TAX ID NUMBER: 109 F M 020, 021 [View map on KGIS](#)
JURISDICTION: Council District 1
STREET ADDRESS: 3514 SEVIER AVE (3520 SEVIER AVE)
▶ **LOCATION:** **East side of Sevier Ave, North of Sevierville Pike**
▶ **APPX. SIZE OF TRACT:** **0.51 acres**
SECTOR PLAN: South City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Sevier Avenue, a major collector street with a pavement width of 20.5 ft within a 41-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Baker Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)**
▶ **PROPOSED PLAN DESIGNATION:** **MDR (Medium Density Residential)**
▶ **EXISTING LAND USE:** **Single Family Residential**

EXTENSION OF PLAN DESIGNATION: No, this is not an extension.
HISTORY OF REQUESTS: None noted.
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential)
South: Single family residential - NC (Neighborhood Commercial)
East: Single family residential - LDR (Low Density Residential)
West: Multifamily residential - MDR (Medium Density Residential)
NEIGHBORHOOD CONTEXT This portion of the South Haven neighborhood primarily comprises single family and multi-family residential uses extending around a neighborhood commercial node.

STAFF RECOMMENDATION:

▶ **Approve the MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Between 2022-2024, the Lancaster Drive Sidewalk Project (\$1.5-million Capital Improvement Project) enhanced the nearby intersection of Sevier Avenue and Sevierville Pike, constructed new sidewalks along Lancaster Drive to connect to the Urban Wilderness and Baker Creek Preserve, and included a new bus shelter pad for the existing transit route along Sevier Avenue. These changes encourage a more pedestrian-friendly environment that supports the proposed land use classification here.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the South City Sector Plan with regard to the subject properties. However, the MDR classification would provide a transition between the Low Density Residential classification to the north and Neighborhood Commercial classification to the south.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. The City recently developed a housing strategy update to inform how to address the increased demand for housing. One of the recommendations is to facilitate appropriate modifications to land use regulations that help meet housing needs. The MDR classification is consistent with development in the area.
2. Approval of the MDR classification for this area served by KUB and KAT will be consistent with the General Plan’s development policy 5.2 that encourages development to be concentrated in areas with adequate utilities and infrastructure.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The proposed amendment will be compatible with the steady residential development pattern in this area and a minor extension of the MDR classification from across the street.

ADDITIONAL CONSIDERATIONS:

1. The properties are located on a major collector street with transit access and near community amenities such as Dogwood Elementary, South-Doyle Middle, Ijams Nature Center, and several parks. It will provide a transitional area between residential and non-residential land use classifications, and the majority of the parcels have less than 15% slopes. With this, the properties meet the location criteria of the MDR classification.
2. The South County Sector Plan called for the South Haven neighborhood to be rezoned to low density residential zoning. While this property is a part of that neighborhood, its proximity to Sevierville Pike and Baker Creek Preserve (the latter not anticipated by the plan) make it more amenable to the recommended MDR land use.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-O-24-RZ **AGENDA ITEM #:** 45
7-F-24-PA (REVISED) **AGENDA DATE:** 7/11/2024

▶ **APPLICANT:** COMMERCIAL REDEVELOPMENT, LLC
OWNER(S): Garrett Jernigan, Commercial Redevelopment, LLC

TAX ID NUMBER: 109 F M 020, 021 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 3514 SEVIER AVE (3520 SEVIER AVE)

▶ **LOCATION:** East side of Sevier Ave, North of Sevierville Pike

▶ **TRACT INFORMATION:** 0.51 acres.

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Sevier Avenue, a major collector street with a pavement width of 20.5 ft within a 41-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Single Family Residential

▶ EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension of the plan designation or zoning district.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

South: Single family residential - NC (Neighborhood Commercial) - C-N (Neighborhood Commercial)

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

West: Multifamily residential - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This portion of the South Haven neighborhood primarily comprises single family and multi-family residential uses extending around a neighborhood

STAFF RECOMMENDATION:

- ▶ **Approve the MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development.**

- ▶ **Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and more compatible with the surrounding development than the requested RN-4 (General Residential Neighborhood) district.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the MDR classification can be considered here since this will provide a buffer between the Low Density Residential classification to the north and Neighborhood Commercial classification to the south.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. Between 2022-2024, the Lancaster Drive Sidewalk Project (\$1.5-million Capital Improvement Project) enhanced the nearby intersection of Sevier Avenue and Sevierville Pike. New sidewalks were constructed along Lancaster Drive to connect to the Urban Wilderness and Baker Creek Preserve and a new bus shelter pad was created for the existing transit route along Sevier Avenue.
2. Prior to these, the Urban Wilderness Gateway Park within a quarter mile south of the subject parcels has undergone major enhancement pertaining to park amenities, the roadway and greenway, and a streetlight and utility infrastructure. These changes support the intended environment for medium density residential uses.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The City recently developed a housing strategy update to inform how to address the increased demand for housing. One of the recommendations is to facilitate appropriate modifications to land use regulations that help meet housing needs. The MDR classification is consistent with development in the area.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to this area or the MDR land use that apply to this request.

ADDITIONAL CONSIDERATIONS:

1. The properties are located on a major collector street with transit access and near community amenities such as Dogwood Elementary, South-Doyle Middle, Ijams Nature Center, and several parks. It will provide a transitional area between residential and non-residential land use classifications, and the majority of the parcels have less than 15% slopes. With this, the properties meet the location criteria of the MDR classification.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. As mentioned in the plan amendment sections, this area has seen significant pedestrian-friendly infrastructure improvement in recent times pertaining to the construction of sidewalks, crosswalks, and transit shelter pad.
2. The nearby Urban Wilderness Gateway Park has experienced a major revamp through two capital improvement projects that enhanced the park amenities, the roadway and greenway, and a streetlight and

utility infrastructure.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The recommended RN-3 district is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval.
2. The requested RN-4 district is intended to accommodate mixed medium density residential development which allows some additional residential uses than the RN-3 district by special use / administrative review, such as low-rise multi-family dwellings and new development forms such as pocket neighborhoods.
3. While there is a large multi-family development by KCDC across the street (Stonewall Apartments), the immediate area is primarily characterized by single family houses. The recommended RN-3 district will be more suitable for the abutting houses on the other three sides.
4. The northern parcel is 8,995 sq ft and the southern parcel is 13,045 sq ft. Individually, the two lots would accommodate a similar number of dwellings under both RN-3 and RN-4 district standards. If platted together, the RN-4 district standards could allow one additional duplex unit or townhouse unit. The primary difference between the two zoning districts is the allowance of multi-family structures under the RN-4 district.
5. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The RN-3 district is not expected to have any significant adverse impact on the surrounding area which includes houses, apartments, and a neighborhood commercial node.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. Both RN-3 and RN-4 districts will be consistent with the recommended MDR land use classification of the sector plan and One Year plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The properties have sidewalk connections and transit access at the intersection of Sevier Avenue and Sevierville Pike. There are many nearby community amenities such as Dogwood Elementary, South-Doyle Middle, Ijams Nature Center, Urban Wilderness Gateway Park, and several other parks.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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.



**7-F-24-SP
SOUTH CITY SECTOR PLAN MAP**

Petitioner: Commercial Redevelopment, LLC

Map No: 109

Jurisdiction: City

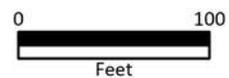


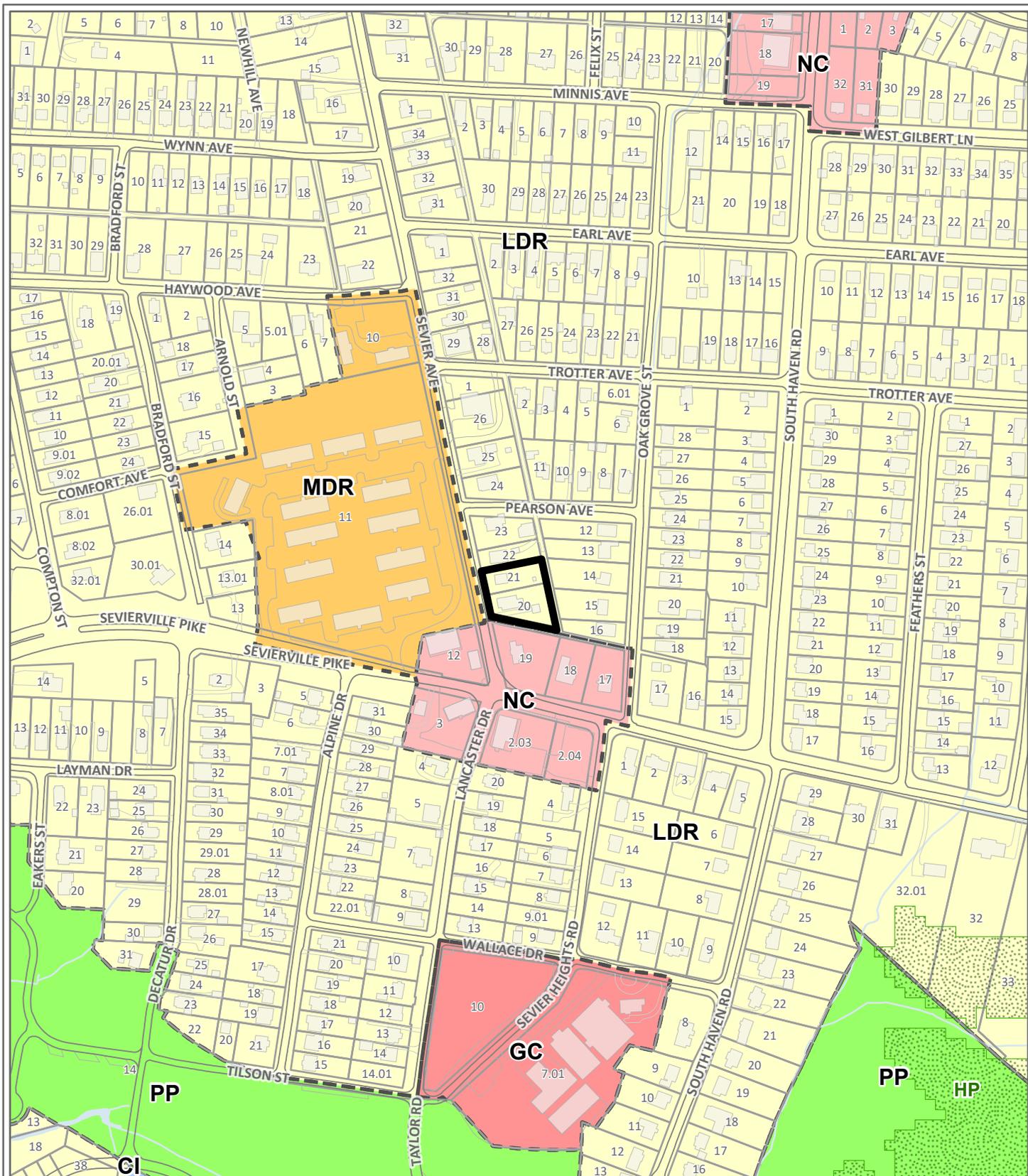
From: LDR (Low Density Residential)

To: HDR (High Density Residential)

Original Print Date: 6/21/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

7-F-24-PA

Petitioner: Commercial Redevelopment, LLC



From: LDR (Low Density Residential)

To: HDR (High Density Residential)

Map No: 109

Jurisdiction: City

Original Print Date: 6/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

7-O-24-RZ

Petitioner: Commercial Redevelopment, LLC



From: RN-2 (Single-Family Residential Neighborhood)

To: RN-7 (Multi-Family Residential Neighborhood)

Map No: 109

Jurisdiction: City

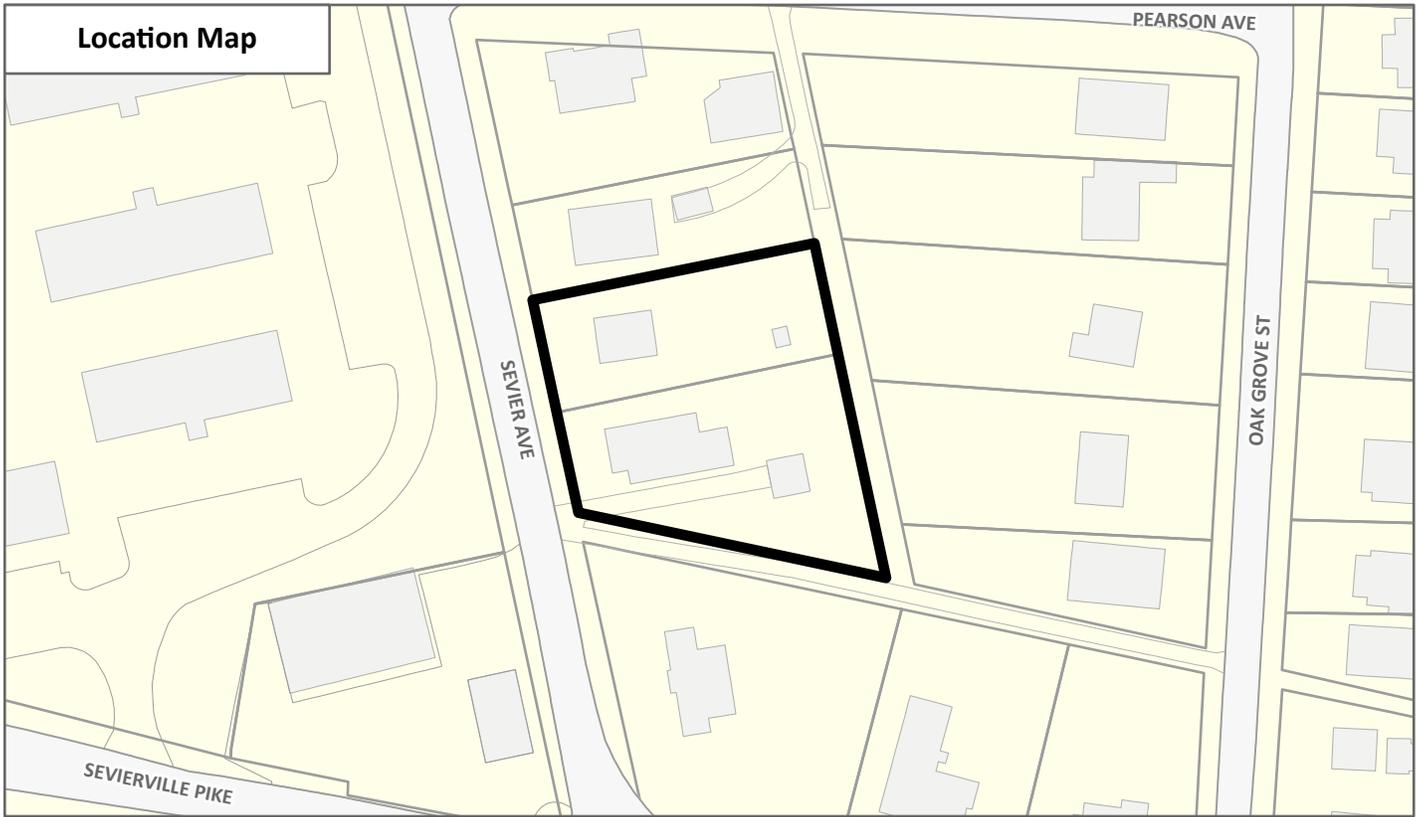
Original Print Date: 6/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A. Contextual Images

Location Map



Aerial Map

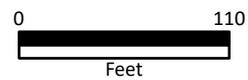


CONTEXTUAL MAPS 1

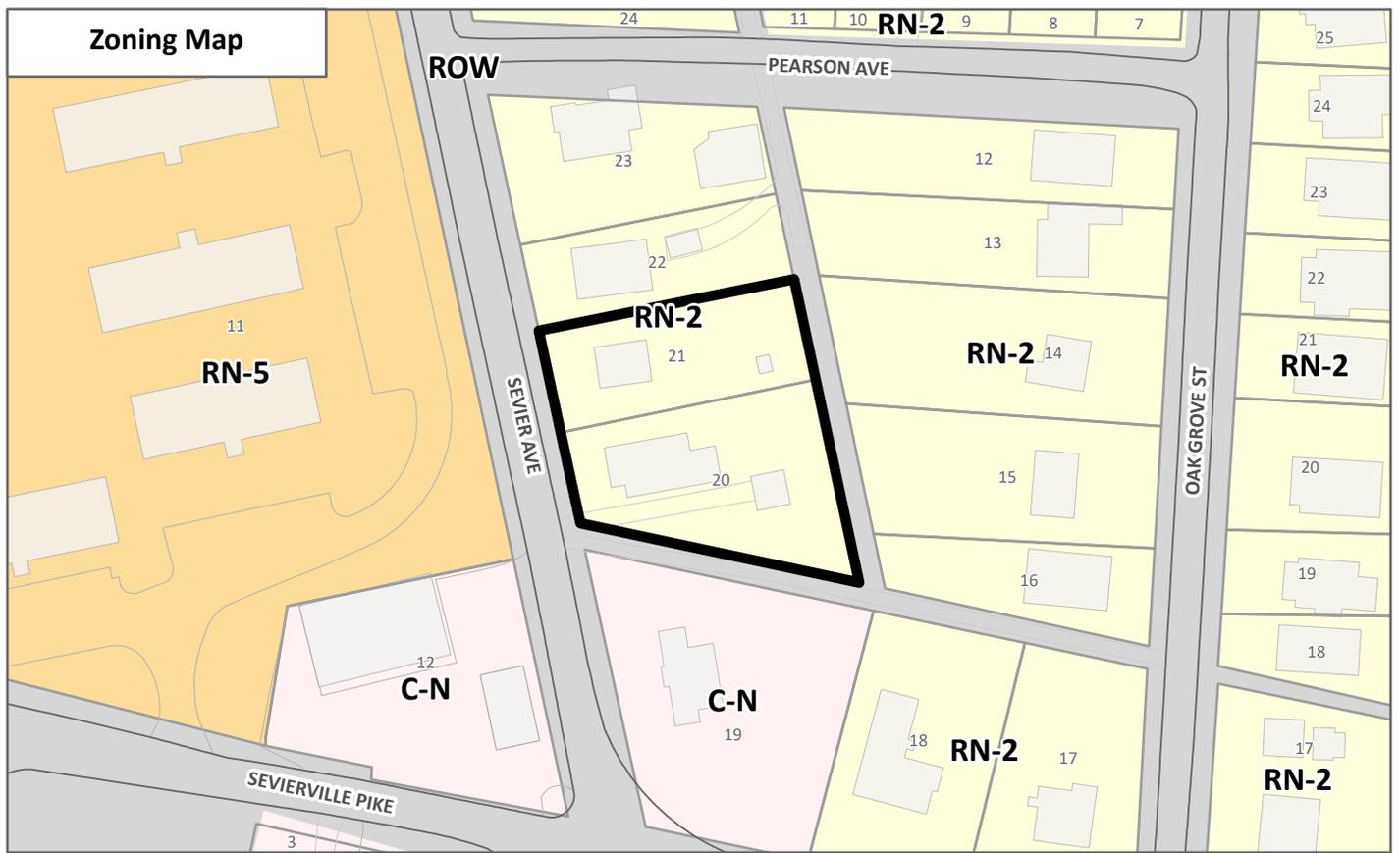
7-F-24-PA / 7-O-24-RZ



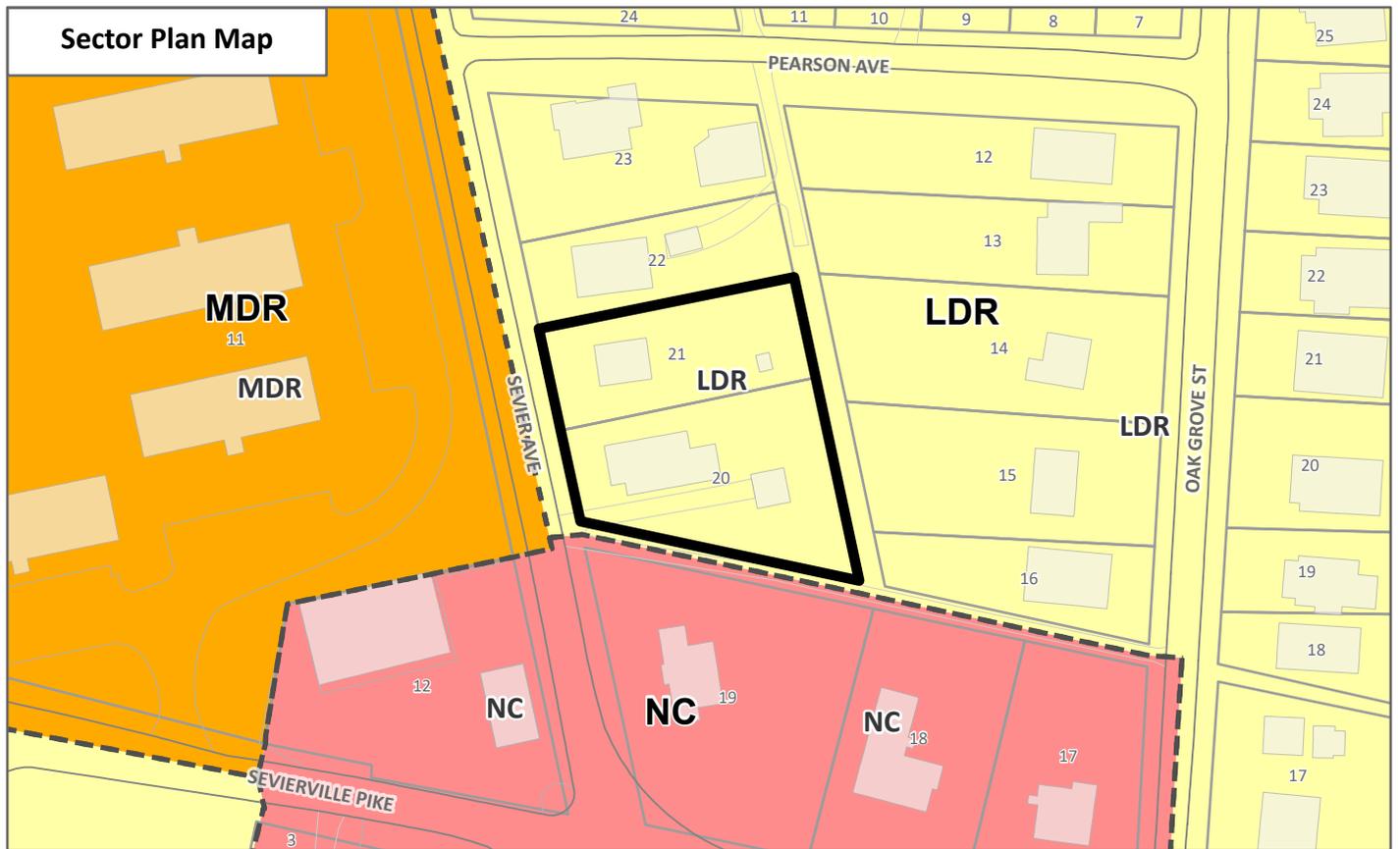
Case boundary



Zoning Map



Sector Plan Map

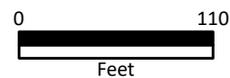


CONTEXTUAL MAPS 2

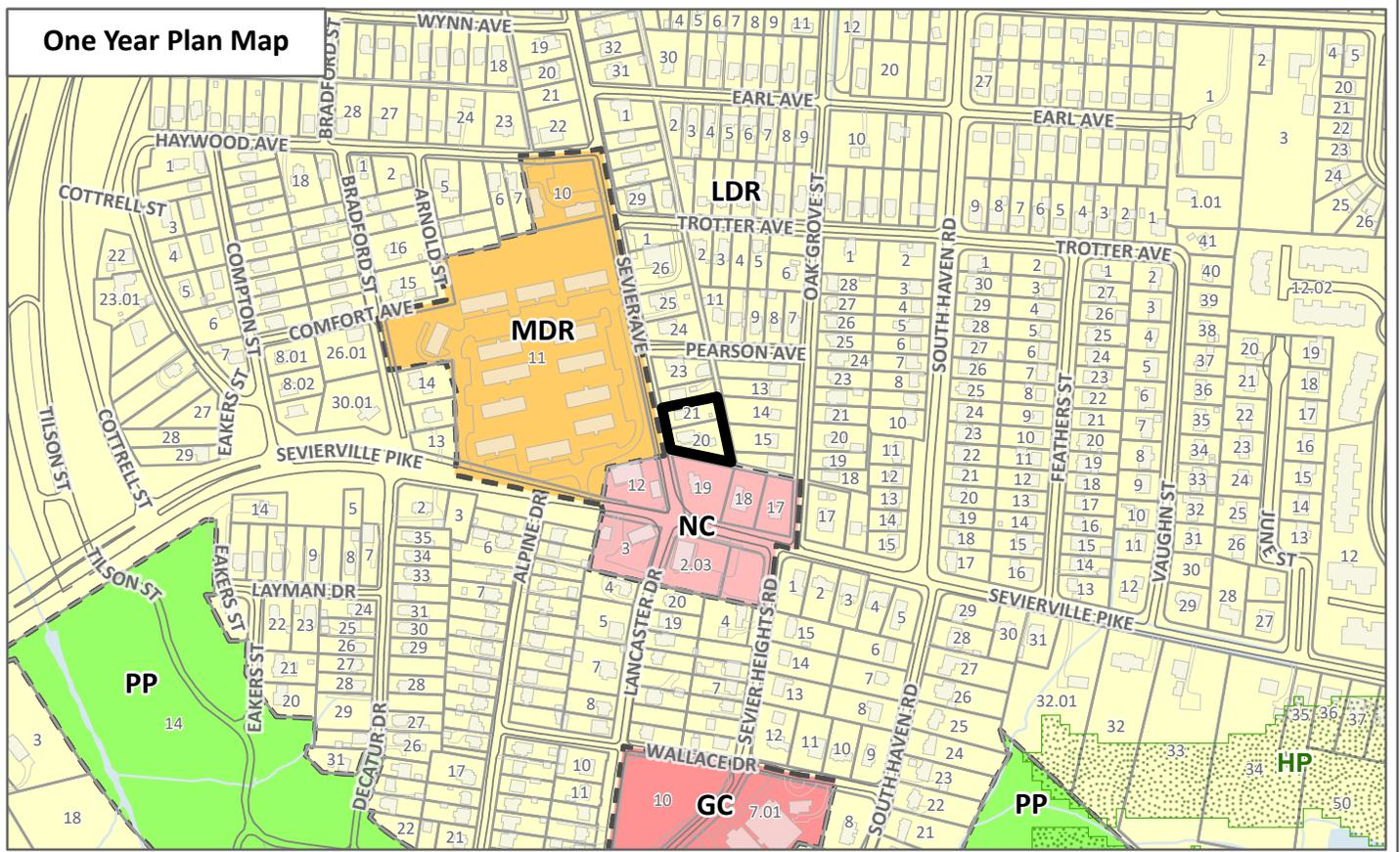
7-F-24-PA / 7-O-24-RZ



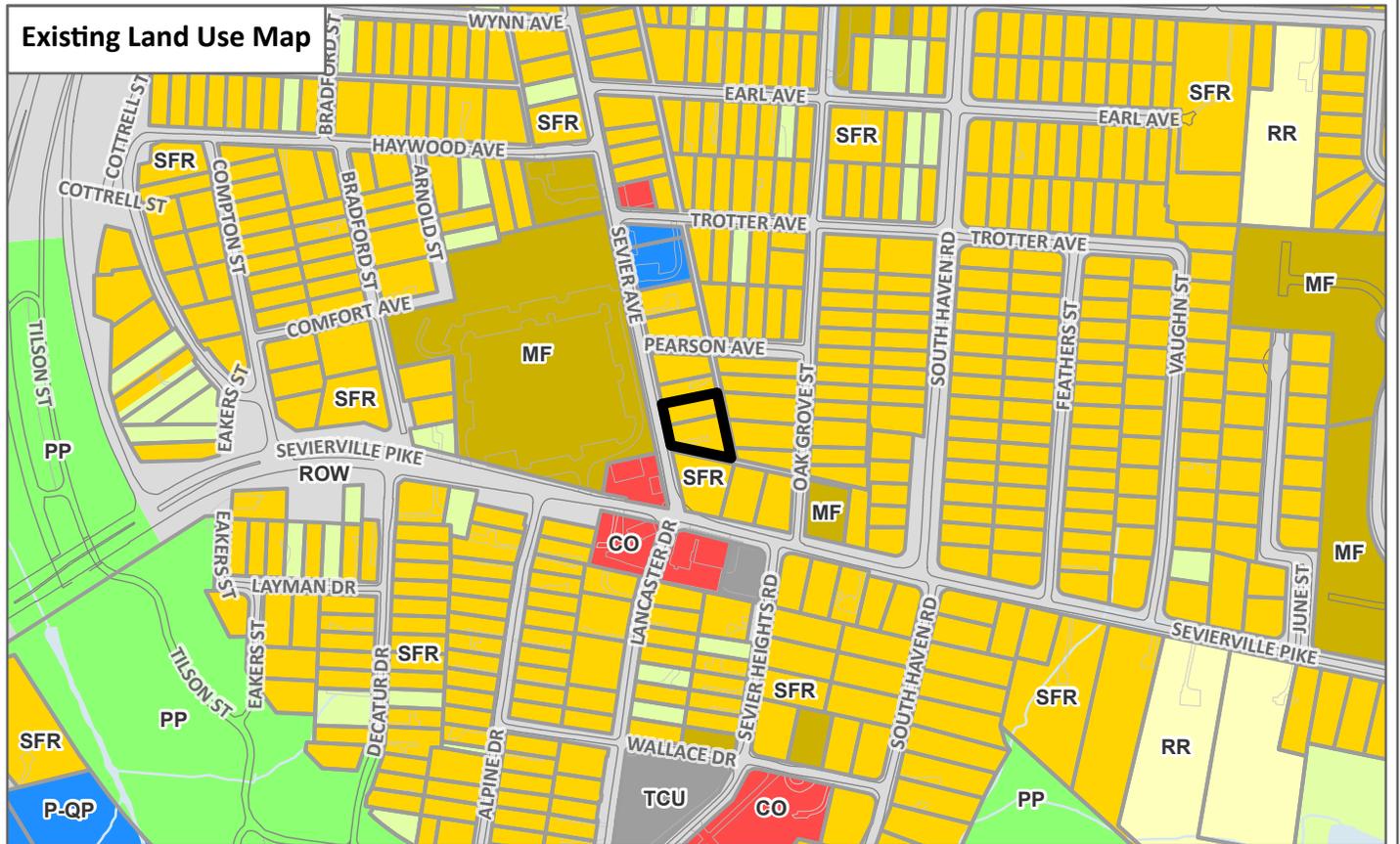
Case boundary



One Year Plan Map



Existing Land Use Map

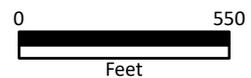


CONTEXTUAL MAPS 3

7-F-24-PA / 7-O-24-RZ



Case boundary



*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH CITY SECTOR PLAN*

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Commercial Redevelopment, LLC has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the South City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South City Sector Plan, with its accompanying staff report and map, file #7-F-24-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Commercial Redevelopment, LLC

Applicant Name Affiliation

5/28/2024 7/11/2024 7-F-24-SP
 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.

Garrett Jernigan Commercial Redevelopment

Name / Company

5246 Bent River Blvd Knoxville TN 37919

Address

865-567-9663 / garrettjernigan@outlook.com

Phone / Email

CURRENT PROPERTY INFO

Garrett Jernigan, Commercial Redevelop 815 Sunnydale Rd Knoxville TN 37923 865-207-9663 / garrettjernigan

Owner Name (if different) Owner Address Owner Phone / Email

3514 SEVIER AVE / 3520 SEVIER AVE

Property Address

109 F M 020, 021 0.51 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

East side of Sevier Ave, North of Sevierville Pike

General Location

City Council District 1 RN-2 (Single-Family Residential Neighborhood) Single Family Residential

County District Zoning District Existing Land Use

South City LDR (Low Density Residential) N/A (Within City Limits)

Planning Sector Land Use (City)/Place Type (County) 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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	RN-4 (General Residential Neighborhood) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MDR (Medium Density Residential) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$1,700.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Commercial Redevelopment, LLC Please Print	5/28/2024 Date
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Phone / Email

Property Owner Signature	Garrett Jernigan, Commercial Redevelopment, LLC Please Print	5/28/2024 Date
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NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Manis Properties, LLC	380 Cherokee Cove Rutledge, TN 37861	Owner



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Commercial Redevelopment, LLC

Applicant Name		Affiliation
5/28/2024	7/11/2024	7-F-24-PA / 7-O-24-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.

Garrett Jernigan Commercial Redevelopment

Name / Company	Garrett Jernigan Commercial Redevelopment	
Address	5246 Bent River Blvd Knoxville TN 37919	
Phone / Email	865-567-9663 / garrettjernigan@outlook.com	

CURRENT PROPERTY INFO

Owner Name (if different)	Owner Address	Owner Phone / Email
Commercial Redevelopment, LLC Garrett	815 Sunnydale Rd Knoxville TN 37923	865-207-9663 / garrettjernigan
Property Address	3514 SEVIER AVE / 3520 SEVIER AVE	
Parcel ID	Part of Parcel (Y/N)?	Tract Size
109 F M 020, 021		0.51 acres
Sewer Provider	Water Provider	Septic (Y/N)
Knoxville Utilities Board	Knoxville Utilities Board	

STAFF USE ONLY

General Location	East side of Sevier Ave, North of Sevierville Pike		
<input checked="" type="checkbox"/> City	Council District 1	RN-2 (Single-Family Residential Neighborhood)	Single Family Residential
<input type="checkbox"/> County	District	Zoning District	Existing Land Use
South City	LDR (Low Density Residential)	N/A (Within City Limits)	
Planning Sector	Land Use (City)/Place Type (County)	Growth Policy Plan Designation	

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

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 **RN-4 (General Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- Plan Amendment **MDR (Medium Density Residential)**
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1

\$1,700.00

Fee 2

Fee 3

Total

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature **Commercial Redevelopment, LLC**
Please Print

5/28/2024
Date

Phone / Email

Property Owner Signature **Commercial Redevelopment, LLC Garrett Jernigan**
Please Print

5/28/2024
Date



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Manis Properties, LLC	380 Cherokee Cove Rutledge, TN 37861	Owner



Planning

KNOXVILLE | KNOX COUNTY

Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- CSP CPA
- Rezoning

Commercial Redevelopment, LLC

Applicant Name

Affiliation

05/28/24

Date Filed

July 11 2024

Meeting Date (if applicable)

File Number(s)

7-O-24-RZ
7-F-24-PA
7-F-24-SP

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

GARRETT JERNIGAN

Name

Company

5246 BENT RIVER BLVD

Address

Knoxville, TN 37919

City

State

ZIP

865.567.9663

Phone

GARRETT.JERNIGAN@OUTLOOK.COM

Email

CURRENT PROPERTY INFO

Commercial Redevelopment, LLC 815 Sunnyvale Road

Property Owner Name (if different)

Property Owner Address

865.207.9663

Property Owner Phone

WATKINS PROPERTIES, LLC

3514 SEVIER AVE | 3520 SEVIER AVE

Property Address

109FM021 | 109FM020

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

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 _____

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
 ~~RN-7~~ **RN-4 (General Residential Neighborhood)**
 Proposed Zoning

Plan Amendment Change
 ~~HDR~~ **MDR (Medium Density Residential)**
 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
 Amendment Request (Comprehensive Plan)

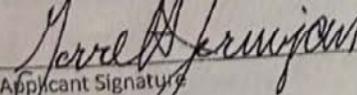
ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

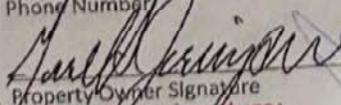

 Applicant Signature

GARRETT JERNIGAN
 Please Print

05/28/24
 Date

865.567.9663
 Phone Number

GARRETT.JERNIGAN@OUTLOOK.COM
 Email


 Property Owner Signature

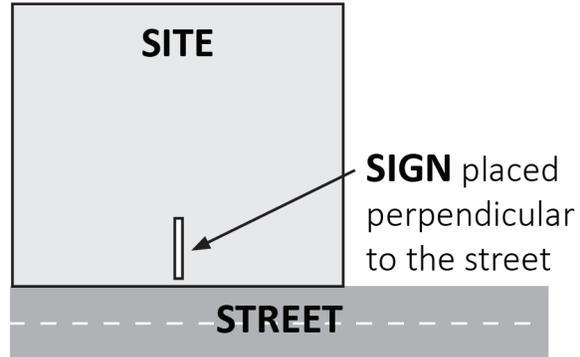
GARRETT JERNIGAN
 Please Print

05/28/2024, SG

2nd owner signature: _____

Print Name Jim A. Manis
 Date Paid 05/28/24

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:

_____ 06/28/2024 _____ and _____ 07/12/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Commercial Redevelopment LLC

Date: 05/28/2024

File Number: 7-O-24-RZ, 7-F-24-PA & 7-F-24-SP

- Sign posted by Staff
- Sign posted by Applicant