



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



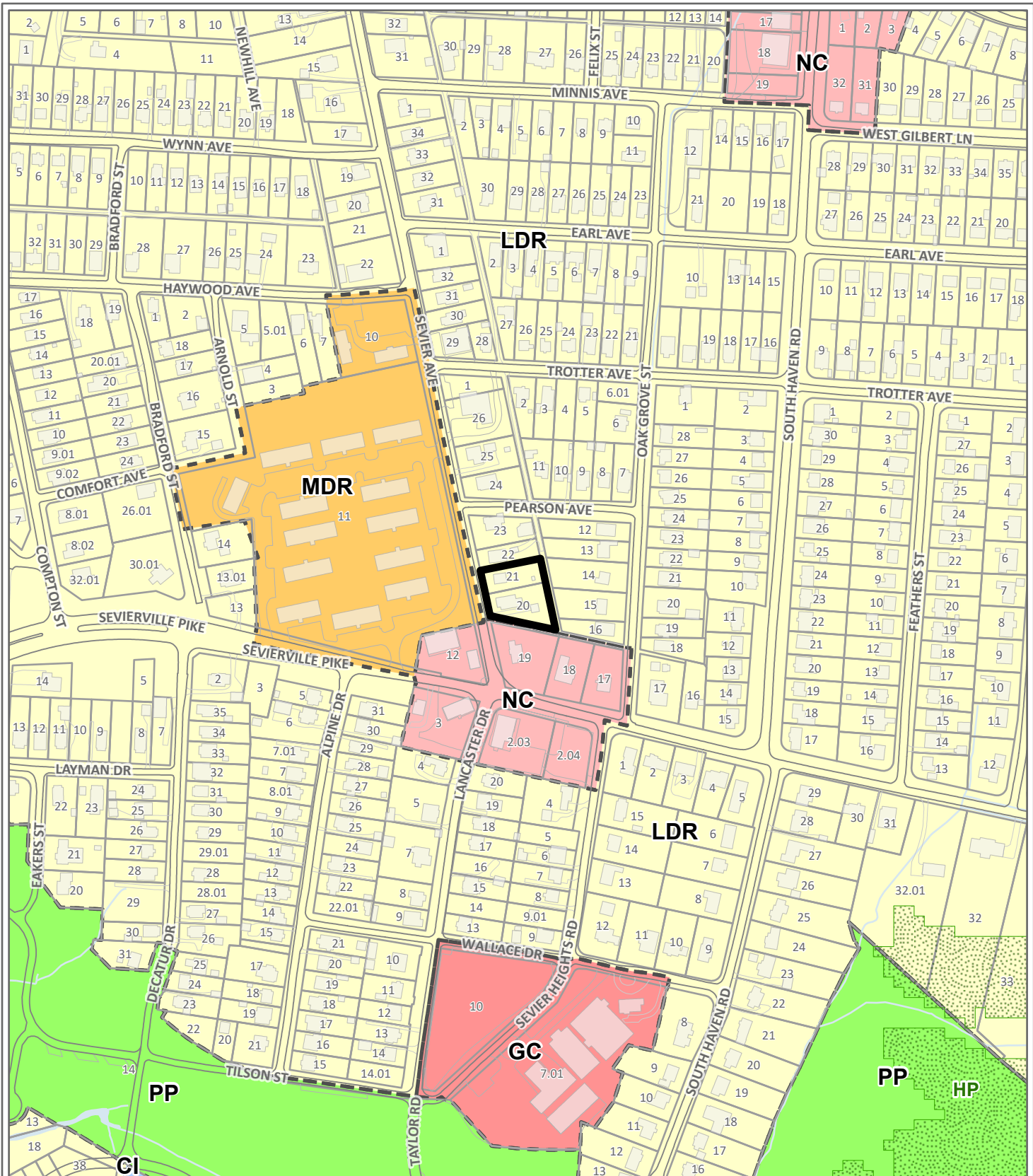
**From:** LDR (Low Density Residential)  
**To:** HDR (High Density Residential)

**Original Print Date:** 6/21/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Commercial Redevelopment, LLC

**Map No:** 109  
**Jurisdiction:** City





**ONE YEAR PLAN MAP**

**7-F-24-PA**

**Petitioner:** Commercial Redevelopment, LLC



**From:** LDR (Low Density Residential)

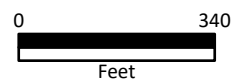
**To:** MDR (Medium Density Residential)

**Map No:** 109

**Jurisdiction:** City

**Original Print Date:** 6/3/2024

Knoxville - Knoxville 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)

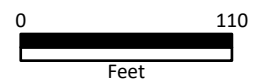
**To:** RN-7 (Multi-Family Residential Neighborhood)

**Map No:** 109

**Jurisdiction:** City

**Original Print Date:** 6/3/2024

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





# 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
<b>5/28/2024</b>	<b>7/11/2024</b>	<b>7-F-24-PA / 7-O-24-RZ</b>
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	<b>Garrett Jernigan Commercial Redevelopment</b>	
Address	<b>5246 Bent River Blvd Knoxville TN 37919</b>	
Phone / Email	<b>865-567-9663 / garrettjernigan@outlook.com</b>	

### CURRENT PROPERTY INFO

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

### STAFF USE ONLY

General Location	<b>East side of Sevier Ave, North of Sevierville Pike</b>		
<input checked="" type="checkbox"/> City	<b>Council District 1</b>	<b>RN-2 (Single-Family Residential Neighborhood)</b>	<b>Single Family Residential</b>
<input type="checkbox"/> County	District	Zoning District	Existing Land Use
<b>South City</b>	<b>LDR (Low Density Residential)</b>	<b>N/A (Within City Limits)</b>	
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	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>RN-7 (Multi-Family Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>HDR (High Density Residential)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,700.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Commercial Redevelopment, LLC</b> Please Print	<b>5/28/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Commercial Redevelopment, LLC Garrett Jernigan</b> Please Print	<b>5/28/2024</b> 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

---





# 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)

<p>7-O-24-RZ 7-F-24-PA 7-F-24-SP</p>	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

GARRETT JERNIGAN

Name

Company

9246 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 615 Sunnydale Road

Property Owner Name (if different)

Property Owner Address

865.207.9663

Property Owner Phone

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name

\_\_\_\_\_  Combine Parcels  
  Divide Parcel  
 Unit / Phase Number

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change

Proposed Zoning   RN-7  

Plan Amendment Change

Proposed Plan Designation(s)   HDR  

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

Garrett Jeronigan  
Applicant Signature

GARRETT JERONIGAN  
Please Print

05/28/24  
Date

865.567.9663  
Phone Number

GARRETT.JERONIGAN@OUTLOOK.COM  
Email

Garrett Jeronigan  
Property Owner Signature

GARRETT JERONIGAN  
Please Print

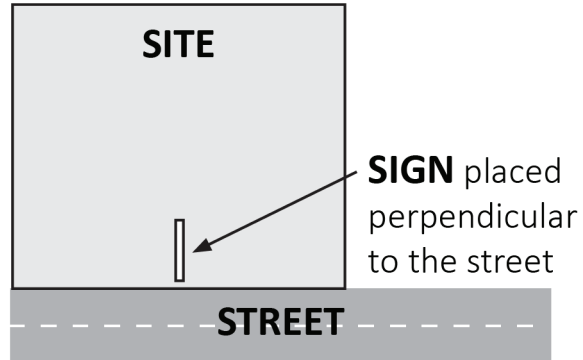
05/28/2024, SG  
Date Paid

2nd owner signature: \_\_\_\_\_

Print Name \_\_\_\_\_



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