



SPECIAL USE REPORT

► **FILE #:** 11-B-24-SU

AGENDA ITEM #: 26

AGENDA DATE: 11/14/2024

► **APPLICANT:** **COMMERCIAL REDEVELOPMENT, LLC (OWNER)**

OWNER(S): Victor Jernigan Commercial Redevelopment, LLC

TAX ID NUMBER: 70 C D 02301, 02302

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 WASHINGTON PIKE

► **LOCATION:** **Southeast side of Washington Pike, Southwest of Millertown Pike**

► **APPX. SIZE OF TRACT:** **0.59 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 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

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

► **EXISTING LAND USE:** **Rural Residential**

► **PROPOSED USE:** **Two-family dwellings**

HISTORY OF ZONING: In 2023 the property was rezoned from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood) (1-D-23-RZ).

SURROUNDING LAND USE AND ZONING:

North: Rural residential, single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Rural residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

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

STAFF RECOMMENDATION:

► **Approve the request for two two-family dwellings in RN-2 (single family Residential Neighborhood) district, subject to 4 conditions:**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Access to Washington Pike must comply with Article 11.7.A. of the City of Knoxville Zoning Code, as well as Section 3.03.C. of the Subdivision Regulations with review and approval by the City of Knoxville Department of Engineering during permitting. Compliance may require the removal of driveway pavement and construction of a drainage ditch.

COMMENTS:

The request is for two two-family dwellings on two adjacent lots. Both lots measure approximately 12,600 sq. ft. These properties have been previously platted.

Standards for evaluating a special use (Article 16.2.5.2):

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

A. In the East City Sector Plan and the One Year Plan, the designated future land use for the property is LDR. The LDR land use classification description states specifically that duplexes are an allowed use.

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 of relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed with a special use approval. A duplex is considered a low density use and is consistent with the RN-2 zone description.

B. The RN-2 zone requires a minimum lot size of 10,000 sq. ft. for two-family dwellings. The subject property consists of two lots, both of which are approximately 12,600 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) district, as well as the principal standards for two-family dwellings (Article 9.3.J) The Duplex does not include a front-facing garage.

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

A. The proposed structures are compatible in size and scale with other houses in the area. There are several apartment complexes located within the neighborhoods immediately north and northwest of the site.

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 a low density residential use and are compatible with other residential uses in the vicinity.

B. The One Year Plan states that two family dwellings may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area. Four additional units are not expected to significantly affect the service of this area.

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

A. The proposed two-family dwellings are not expected to significantly impact traffic on nearby residential streets. The property is accessed off of Washington Pike, a minor arterial road.

6) THE NATURE OF THE 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 property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

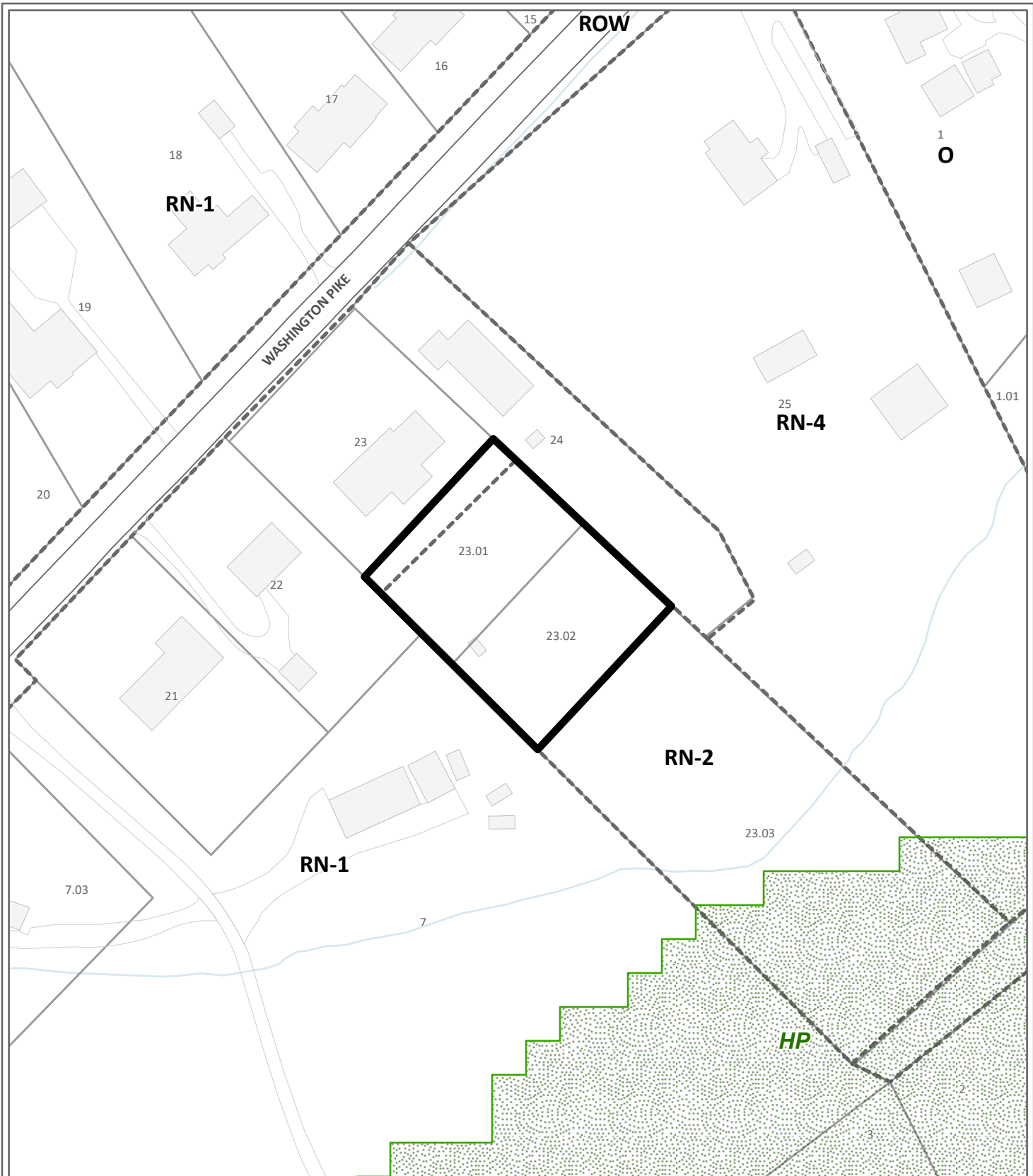
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton 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.

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



SPECIAL USE

11-B-24-SU



Two-family dwellings in RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 10/9/2024

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

Petitioner: Commercial Redevelopment, LLC

Map No: 70

Jurisdiction: City

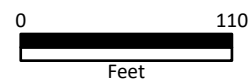
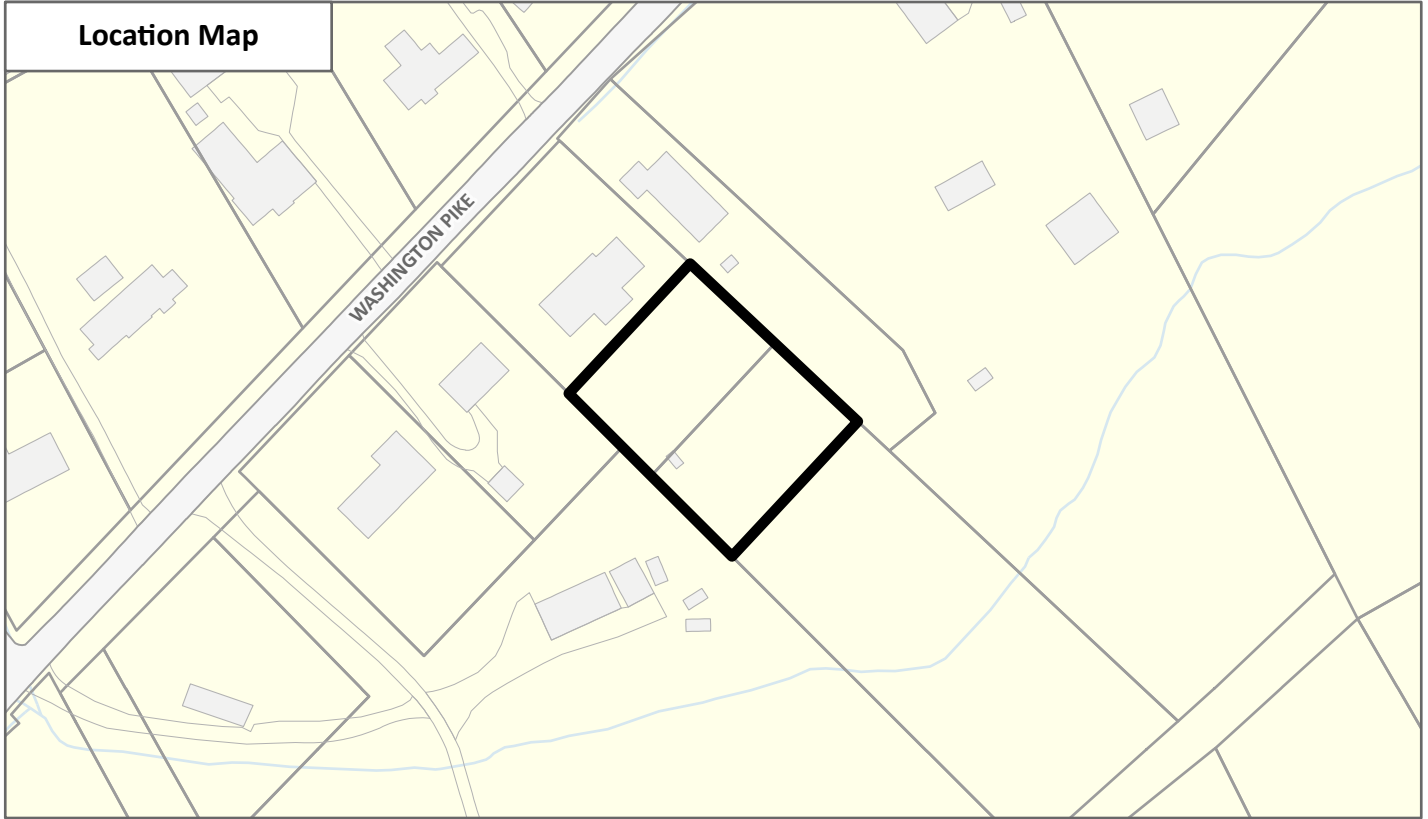


Exhibit A. Contextual Images

Location Map



Aerial Map

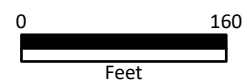


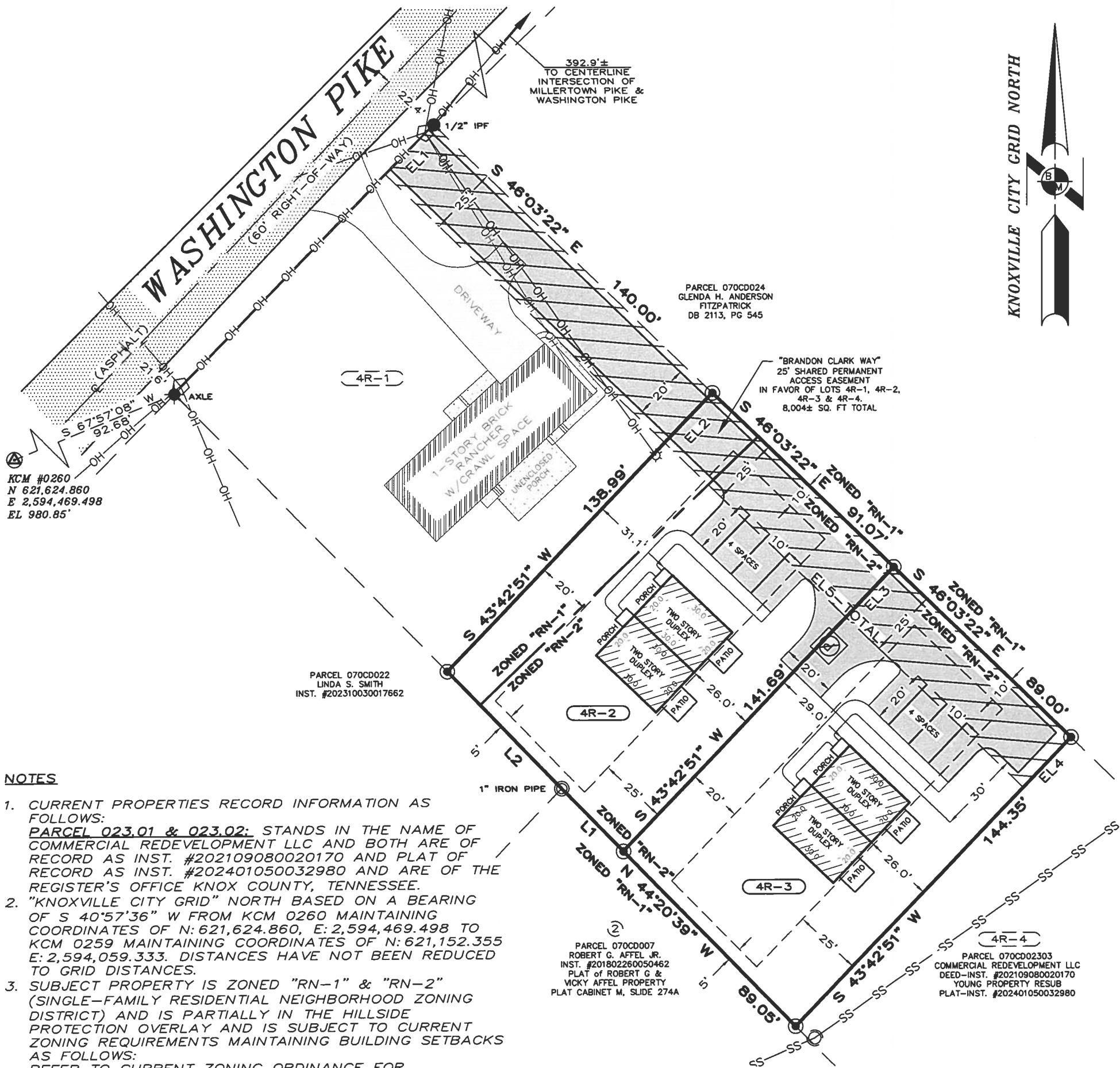
CONTEXTUAL MAPS 1

11-B-24-SU



Case boundary





NOTES

- CURRENT PROPERTIES RECORD INFORMATION AS FOLLOWS:
PARCEL 023.01 & 023.02 STANDS IN THE NAME OF COMMERCIAL REDEVELOPMENT LLC AND BOTH ARE OF RECORD AS INST. #202109080020170 AND PLAT OF RECORD AS INST. #202401050032980 AND ARE OF THE REGISTER'S OFFICE KNOX COUNTY, TENNESSEE.
- "KNOXVILLE CITY GRID" NORTH BASED ON A BEARING OF S 40°57'36" W FROM KCM 0260 MAINTAINING COORDINATES OF N: 621,624.860, E: 2,594,469.498 TO KCM 0259 MAINTAINING COORDINATES OF N: 621,152.355 E: 2,594,059.333. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
- SUBJECT PROPERTY IS ZONED "RN-1" & "RN-2" (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT) AND IS PARTIALLY IN THE HILLSIDE PROTECTION OVERLAY AND IS SUBJECT TO CURRENT ZONING REQUIREMENTS MAINTAINING BUILDING SETBACKS AS FOLLOWS:
REFER TO CURRENT ZONING ORDINANCE FOR APPLICABLE BUILDING SETBACKS.
- PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND SETBACKS OF RECORD.
- THIS DEVELOPMENT WILL HAVE A TURNAROUND AREA IN ACCORDANCE WITH AASHTO STANDARDS.
- THIS DEVELOPMENT WILL BE ACCESSED BY ONE DRIVEWAY ONLY.
- ACCESS TO WASHINGTON PIKE MUST COMPLY WITH ARTICLE 11.7.A. OF THE CITY OF KNOXVILLE ZONING CODE, AS WELL AS SECTION 3.03.C. OF THE SUBDIVISION REGULATIONS WITH REVIEW AND APPROVAL BY THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING DURING PERMITTING. COMPLIANCE MAY REQUIRE THE REMOVAL OF DRIVEWAY PAVEMENT AND CONSTRUCTION OF A DRAINAGE DITCH.

SPECIAL USE
BUILDING PLAN
SHEET 1 OF 2

FOR: Commercial Redevelopment LLC

LOCATION: 0 Washington, Knoxville, Tennessee 37917
Within the Corporate Limits of the City of
Knoxville, Tennessee

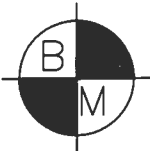
LOT NUMBER: 0 BLOCK: 32400 SCALE: 1" = 40'

BM-NUMBER: 21202A-SPECIAL USE DATE: 18 September 2024

RECORD: Instrument #202109080020170; R.O.K.C., Tennessee
Instrument #202401050032980; R.O.K.C., Tennessee

LEGEND

- 5/8" IRON PIN FOUND
- ⊙ 5/8" IRON PIN SET
- ⊕ W/CAP 'BENCHMARK'
- ⊙ AXLE FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊙ KNOXVILLE CITY MONUMENT
- ⊙ FOUND CALLS
- ⊙ RECORD CALLS
- (2) LOT NUMBER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- OH— OVERHEAD ELECTRIC
- SS— SANITARY SEWER LINE
- (4R-1) LOT NUMBER
- ⊙ NO PARKING
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ 25' SHARED PERMANENT ACCESS EASEMENT



BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Member:
Tennessee Association
of Professional Surveyors

Land Planners



Land Surveyors

Phone (865) 692-4090
Facsimile (865) 692-4091



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

Owner

Applicant Name

Affiliation

9/26/2024

11/14/2024

11-B-24-SU

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.

Victor Jernigan Commercial Redevelopment, LLC

Name / Company

815 Sunnydale Rd Knoxville TN 37923

Address

865-567-9663 / garrettjernigan@outlook.com

Phone / Email

CURRENT PROPERTY INFO

Victor Jernigan Commercial Redevelopment 815 Sunnydale Rd Knoxville TN 37923

865-567-9663 / garrettjernigan

Owner Name (if different)

Owner Address

Owner Phone / Email

0 WASHINGTON PIKE

Property Address

70 C D 02301, 02302

0.59 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

No

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" 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) Two-family dwellings			

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 type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	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
\$450.00	
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	9/26/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Victor Jernigan Commercial Redevelopment, LLC	9/26/2024
	Please Print	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

Commercial Redevelopment, LLC

Applicant Name

09/24/2024

11/14/2024

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

11-B-24-SU

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 Commercial Redevelopment, LLC

Name

815 Sunnydale Road

Company

Knoxville

TN

37923

Address

865-567-9663

City

garrettjernigan@outlook.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

815 Sunnydale Road

865-567-9663

Property Owner Name (if different)

0 Washington Pike and 0 Washington Pike

Property Owner Address

070CD02301, 070CD02302

Property Owner Phone

Property Address

KUB

Parcel ID

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

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View Form

JULY 2024

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Duplex

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

0401

\$450.00

Fee 2

Fee 3

Total

\$450.00

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

865-567-9663

Phone Number

Commercial Redevelopment, LLC

Please Print

garrettjernigan@outlook.com

Email

09/24/2024

Date

09/27/2024, SG

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☒ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting

Applicant Signature

Commercial Redevelopment, LLC

Applicant Name

09/25/24

Date

11-B-24-SU

FILE NUMBER