REZONING REPORT

FILE #: 3-E-20-RZ

APPLICANT: VICTOR JERNIGAN
OWNER(S): Victor Jernigan

TAX ID NUMBER: 121 G G 019
JURISDICTION: City Council District 2
STREET ADDRESS: 920 Oak Grove Ln.

LOCATION: North side of Oak Grove Ln., east side of Lyons View Pk

APPX. SIZE OF TRACT: 0.95 acres
SECTOR PLAN: West City
GROWTH POLICY PLAN: N/A
ACCESSIBILITY: Access is via Oak Grove Lane, a local street with a pavement width of 15 feet within a right-of-way width of 31.3 feet.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Fourth Creek

PRESENT ZONING: RN-1 (Single-Family Residential Neighborhood)
ZONING REQUESTED: RN-2 (Single-Family Residential Neighborhood)
EXISTING LAND USE: Single family residential

EXTENSION OF ZONE: No
HISTORY OF ZONING: 3-P-96-RZ: R-2 to R-1
SURROUNDING LAND USE AND ZONING:
North: Single family residential, office - RN-1 (Single Family Residential Neighborhood)
South: Public, quasi public - OS (Parks and Open Space)
East: Office - RN-6 (Multi-Family Residential Neighborhood)
West: Single family residential, vacant - RN-1 (Single Family Residential Neighborhood)
NEIGHBORHOOD CONTEXT: This parcel is adjacent to an assisted living facility along Lyons View Pike and adjacent to the East Tennessee State Veterans Cemetery and Lakeshore Park. The parcel is also adjacent to single family residential homes.

STAFF RECOMMENDATION:
Approve RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the West City Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

COMMENTS:
REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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. The parcel is between RN-6 (Multi-Family Residential Neighborhood) zoning along Lyons View Pike and R-1 (Single-Family Residential Neighborhood) zoning. The RN-2 zone district allows for consideration of smaller lots with smaller setbacks than the RN-1 and both zone districts allow consideration of duplexes under the Special Use application process.
2. The population of the West City Sector continues to grow and a variety of housing types are needed to accommodate residential growth, particularly smaller-scale housing types to accommodate the trend of downsizing by the Baby Boomer population.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The proposed amendment to the RN-2 Single-Family Residential Neighborhood Zoning District 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. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. The RN-2 zone district will provide a transition zone between the adjacent higher density residential zoning at the intersection with Lyons View Pike and Oak Grove Lane and the adjacent single family residential neighborhood.

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 West City Sector Plan designation of LDR supports RN-2 zoning.
2. The amendment to RN-2 is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 102 (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: 3 (public school children, grades K-12)
Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 4/7/2020 and 4/21/2020. 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.
3-E-20-RZ
REZONING

From: RN-1 (Single-Family Residential Neighborhood)
To: RN-2 (Single-Family Residential Neighborhood)

Petitioner: Jemigan, Victor

Map No: 121
Jurisdiction: City

Original Print Date: 2/18/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
3-E-20-RZ: Exhibit A – Contextual Images
# Development Request

**DEVELOPMENT**
- Development Plan
- Planned Development
- Use on Review / Special Use

**SUBDIVISION**
- Concept Plan
- Final Plat

**ZONING**
- Plan Amendment
- Rezoning

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**Applicant Name**
Victor Jernigan

**Date Filed**
1/22/2020

**Meeting Date (if applicable)**
3/12/2020

**File Numbers(s)**
3-E-20-RZ

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

- **Applicant**
- **Owner**
- **Option Holder**
- **Project Surveyor**
- **Engineer**
- **Architect/Landscape Architect**

Victor Jernigan

**Name**
229 Sherway Rd

**Address**
865-207-9663

**Phone**

**Company**
Knoxville

**City**

**State**

**Zip**
37923

**Email**
victorjernigan@gmail.com

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## CURRENT PROPERTY INFO

**Victor Jernigan**

**229 Sherway Rd**
865-207-9663

**Owner Name (if different)**

**Owner Address**
920 Oak Grove Ln
121GG019

**Property Address**

**Parcel ID**

**General Location**

**City Council District 2**
RN-1

**Jurisdiction (specify district above)**
- City
- County

**Zoning District**

**West City**

**LDR (Low Density Residential)**

**w/in the City**

**Planning Sector**

**Sector Plan Land Use Classification**
N

**Growth Policy Plan Designation**
KUB

**Single family residential**

**Existing Land Use**
Septic (Y/N)

**Sewer Provider**
KUB

**Water Provider**
REQUEST

DEVELOPMENT

☐ Development Plan  ☐ Use on Review / Special Use

☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

SUBDIVISION

☐ Proposed Subdivision Name

☐ Parcel Change

☐ Combine Parcels  ☐ Divide Parcel  Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change: RN-2

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

ZONING

Residential - detached housing

☐ Proposed Property Use (specify)  Proposed Density (units/acre)  Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE

☐ Staff Review  ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

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

☐ Traffic Impact Study

FEE 1: 600.00  TOTAL: 600.00

FEE 2:

FEE 3:

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature: Victor Jernigan  Date: 1/22/2020

Phone Number: 507-601-44  Email: victorjernigan@gmail.com

Staff Signature:  Date: 1/22/20
REQUIRED SIGN POSTING AGREEMENT
For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/26/20 and 3/13/20
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]
Printed Name: VICTOR JERNIGAN
Phone: 865-507-1604 Email: VICTOR@JERNIGAN.COM
Date: JAN 22, 2020
File Number: 3-5-20-R2