

# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-B-22-RZ

**AGENDA ITEM #:** 24

10-B-22-SP

**AGENDA DATE:** 11/10/2022

POSTPONEMENT(S): 10/6/2022

► **APPLICANT:** CHARLES PRUITT

OWNER(S): Charles Pruitt C.E.P. Builders

TAX ID NUMBER: 123 M E 008

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 326 W Ford Valley Rd.

► **LOCATION:** South of W Ford Valley Rd, east of Stonecress Ln

► **TRACT INFORMATION:** 2.1 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via W. Ford Valley Rd, a minor collector street with an 18-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural), HP (Hillside Protection) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes/Yes

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential -- LDR (Low Density Residential) -- RN-1 (Single-Family Residential Neighborhood)

South: Agriculture/forestry/vacant -- AG (Agricultural), HP (Hillside Protection) -- A (Agricultural)

East: Agriculture/forestry/vacant -- AG (Agricultural) -- A (Agricultural)

West: Agriculture/forestry/vacant, multifamily -- AG (Agricultural) -- A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is south of the Colonial Village neighborhood in an area

**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because the property meets the location criteria for RR and it is consistent with the Growth Policy Plan.**
  
- ▶ **Approve the PR (Planned Residential) zone with a maximum density of 2 du/ac because it is consistent with surrounding development and the Growth Policy Plan.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The surrounding area is built out with low density residential uses, particularly to the north. The subject property and the adjoining properties in the County are isolated from the other properties in the County to the south by a stream and steep forested hillside. The only established access to the property is accessed through a property within the City of Knoxville.

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

1. There are no significant new roads or utilities.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The A (Agricultural) land use designation is not the result of an error or omission in the sector plan. However, RR may be considered in the Rural Area of the Growth Policy Plan as well.

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

1. Although the properties in the County remain rural in character, the surrounding area is built out with low density residential uses.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 applicant also owns the adjoining property to the north that is within the City of Knoxville limits. The applicant has submitted a plat to split the 2-acre parcel in the County into 3 lots. This is consistent with the adjacent property to the west that is also in the County which has two dwelling units on one lot and another undeveloped lot.
2. The subject property is in the Rural Area of the Growth Policy Plan but adjoins the City of Knoxville to the north. In this area, the properties located are zoned A (Agricultural) and have varying lot sizes, particularly along County roads. Many of the lots along the roads are smaller than the minimum 1-acre lot size, which was permissible before the current zoning ordinance was adopted.

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

1. PR zoning is intended to accommodate sites with more challenging environmental conditions by enabling clustered development in the favorable portions of the property. PR up to 2 du/ac is appropriate, considering the stream and steep forested slopes on the southern end of the lot.

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. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

2. There are no adverse impacts anticipated from the proposed zone change to PR with a density of 2 du/ac.
3. The property is accessed via W. Ford Valley Road, a minor collector in the City of Knoxville.

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. PR zoning at 2 du/ac is consistent with the recommended sector plan designation of RR (Rural Residential).
2. PR zoning at 2 du/ac is consistent with the Rural Area guidelines in the Growth Policy Plan, and is not in conflict with any other adopted plans.
3. The southern most portion of the property is within the Hillside Protection area on the South County Sector Plan. To access this area, either a stream crossing must be established or utilize a platted, unbuilt right-of-way along the southern boundary that extends to Stonecrest Lane to the west.

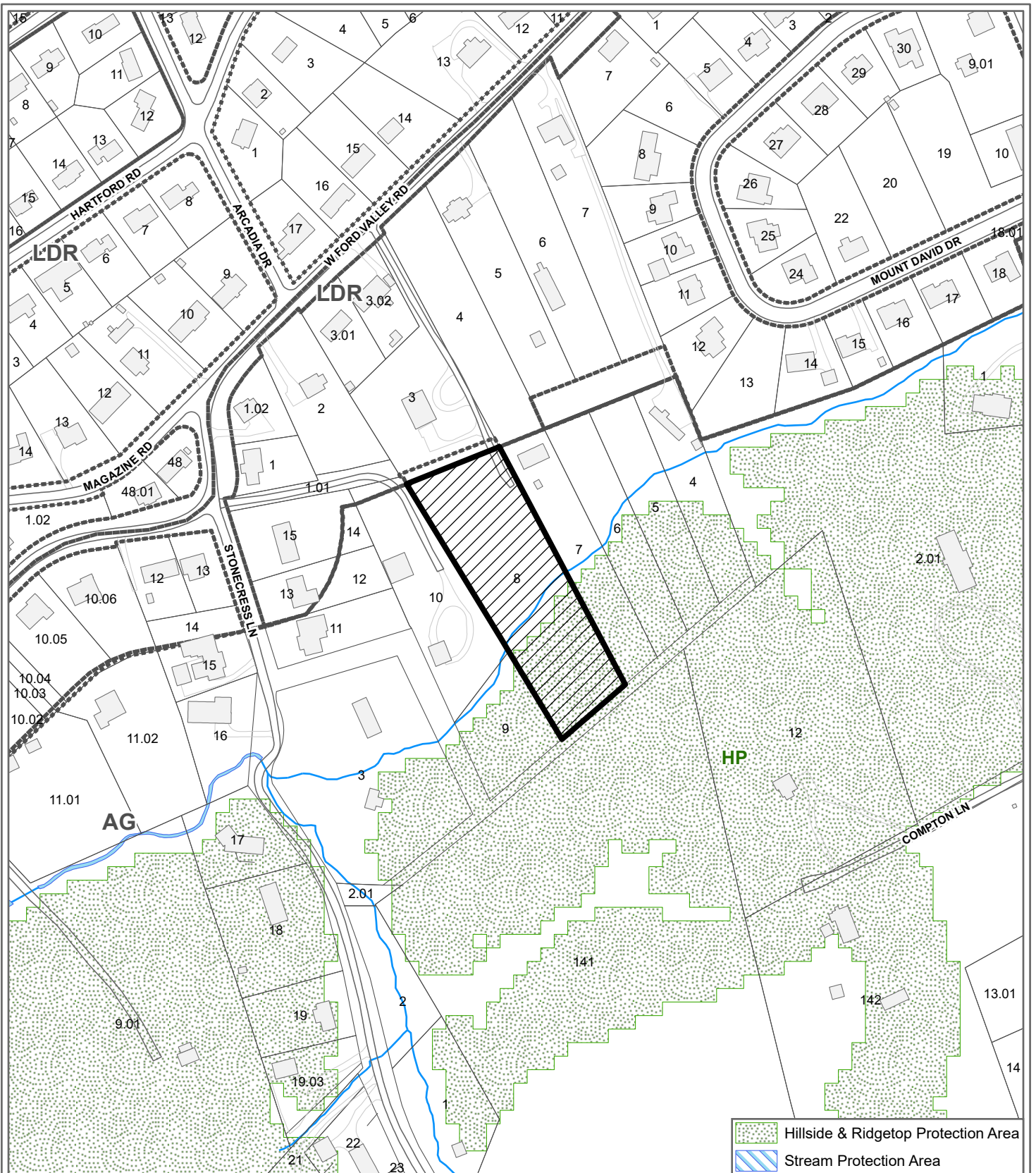
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Mooreland Heights 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.

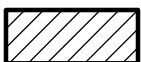
If approved, this item will be forwarded to Knox County Commission for action on 12/19/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**10-B-22-SP / 10-B-22-RZ  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural), HP (Hillside Protection)

To: LDR (Low Density Residential), HP (Hillside Protection)



Original Print Date: 10/19/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

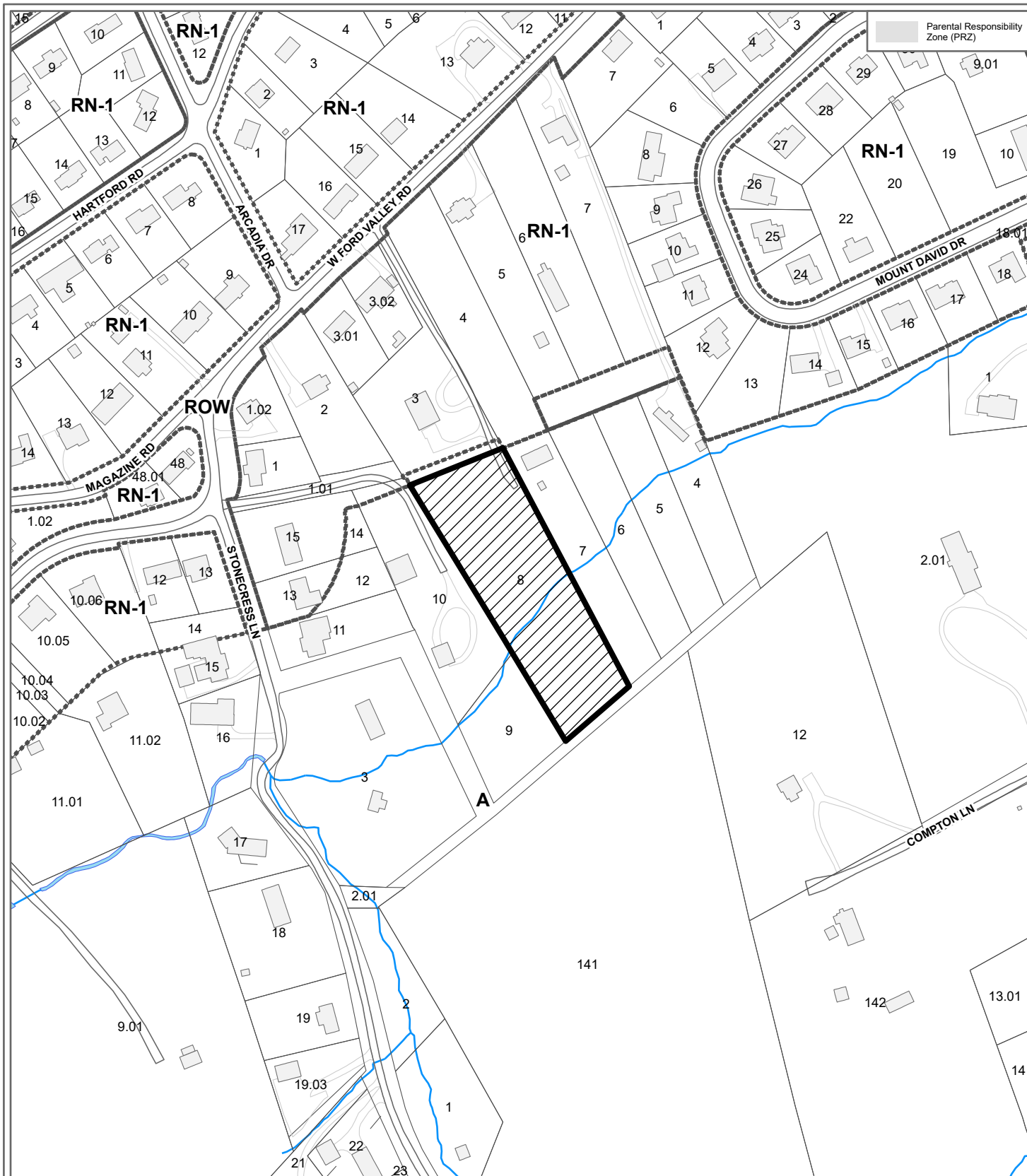
Petitioner: Charles Pruitt

Map No: 123

Jurisdiction: County

0 250  
Feet

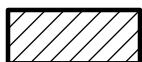




# **10-B-22-RZ REZONING**

From: A (Agricultural)

To: PR (Planned Residential)

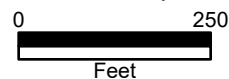


Original Print Date: 10/19/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Charles Pruitt

Map No: 123

Jurisdiction: County



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTH COUNTY 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 County 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***, Charles Pruitt has submitted an application for an amendment to the South County Sector Plan for property described in the application; and

***WHEREAS***, the Planning Commission recommends approval of an amendment to the Sector Plan from Agricultural to Rural Residential 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 November 10, 2022, 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 County Sector Plan, with its accompanying staff report and map, file #10-B-22-SP.*

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

*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

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*Date*

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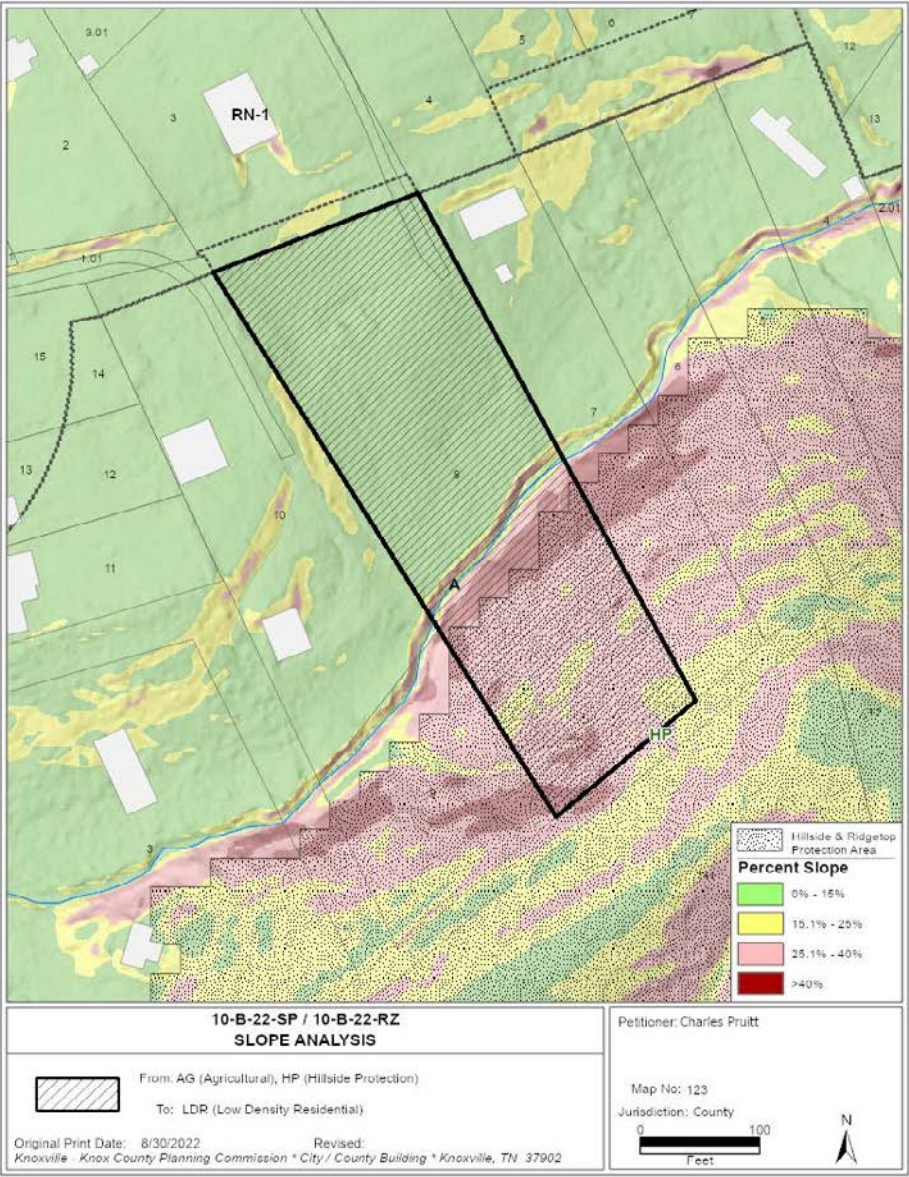
*Chairman*

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*Secretary*

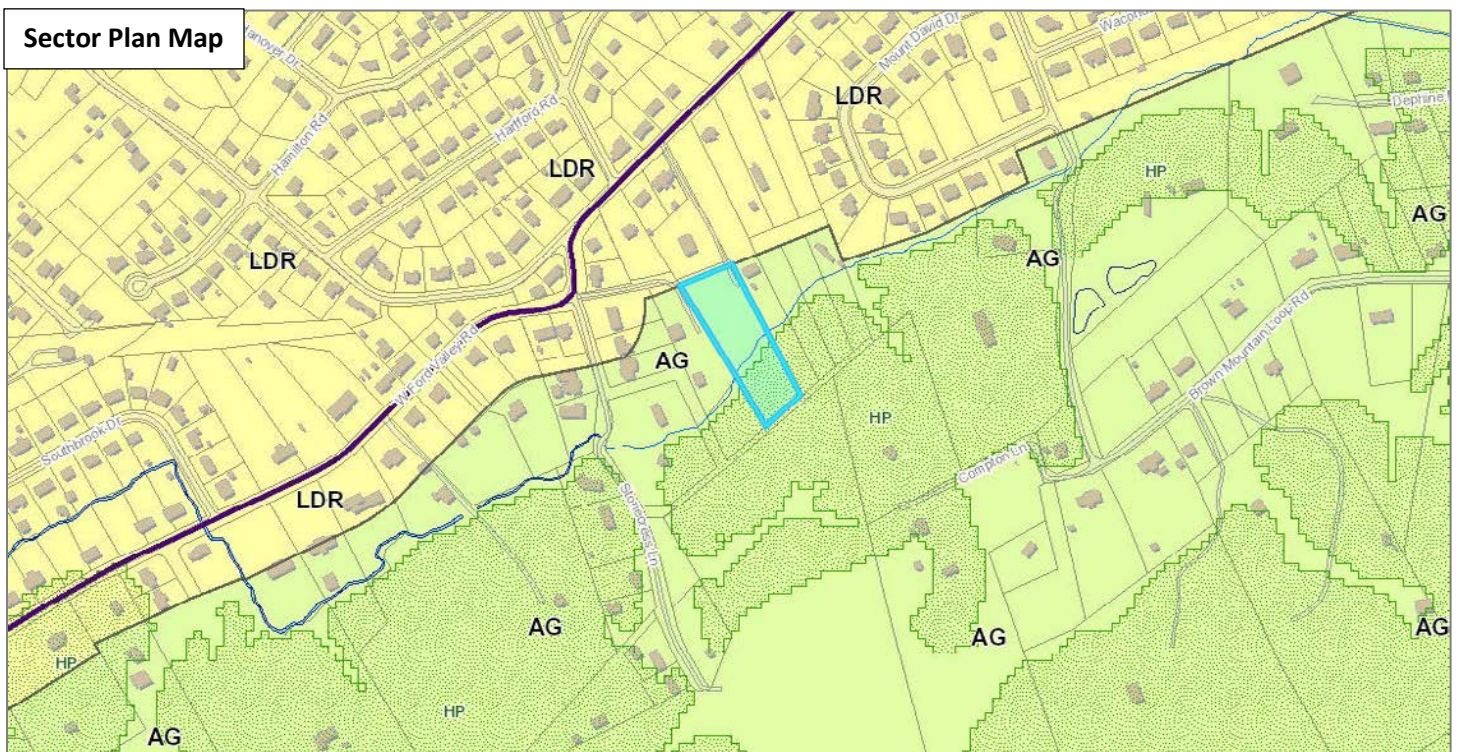
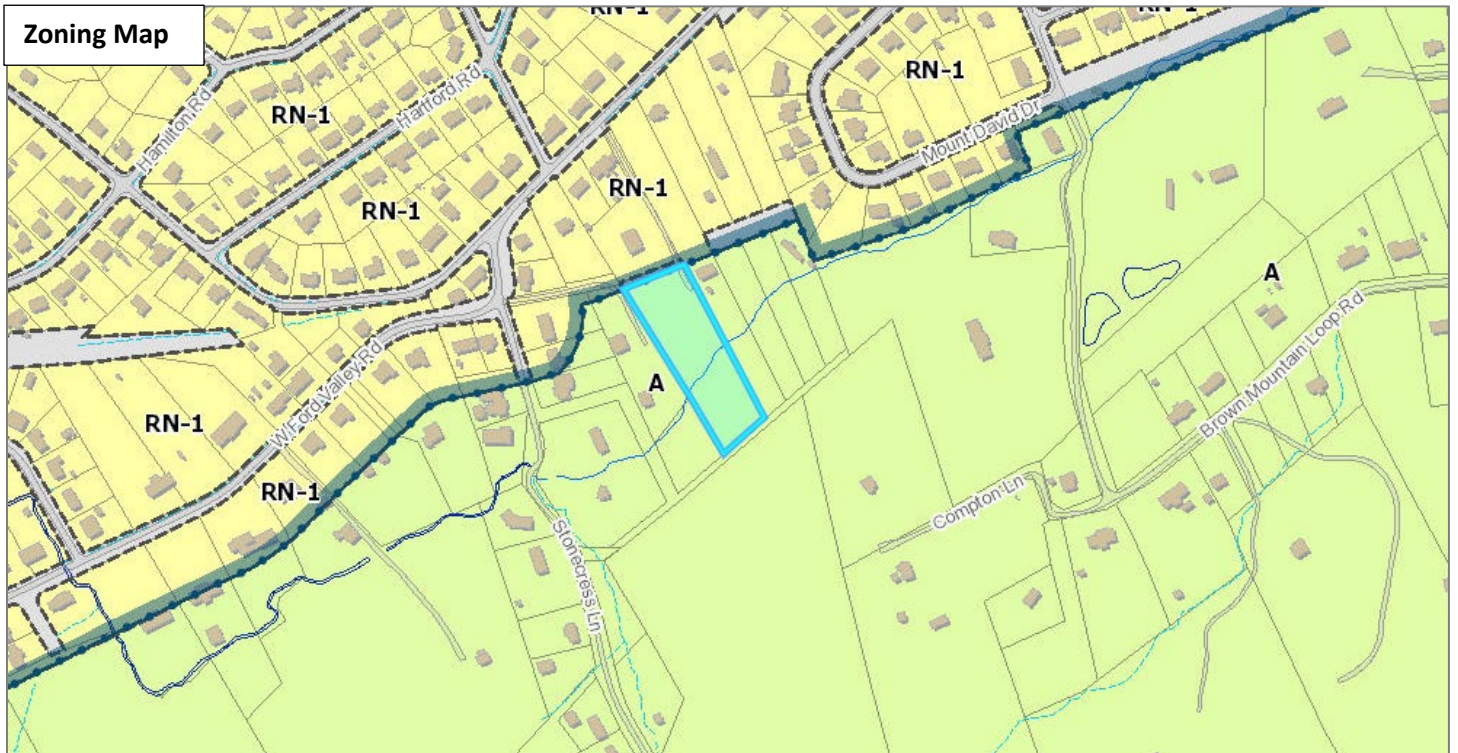


CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	87,188	2.00			
Non-Hillside	57,852	1.33	N/A		
0-15% Slope	0	0	100%	0	0
15-25% Slope	3,591	0.08	50%	1,795	0.04
25-40% Slope	21,150	0.49	20%	4,230	0.10
Greater than 40% Slope	4,595	0.11	10%	459	0.01
Ridgetops					
Hillside Protection (HP) Area	29,336	0.67	Recommended disturbance budget within HP Area	6,485	0.1
			Percent of HP Area	0.2	





## Exhibit A. 10-B-22-RZ / 10-B-22-SP Contextual Images





## Exhibit A. 10-B-22-RZ / 10-B-22-SP Contextual Images





# 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

Charles Pruitt

Applicant Name

Affiliation

8/1/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-B-22-SP / 10-B-22-RZ

File Number(s)

## CORRESPONDENCE

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

Charles Pruitt C.E.P. Builders

Name / Company

115 Fox Chase Way Louisville TN 37777

Address

865-924-1967 / cepdaddy@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Charles Pruitt C.E.P. Builders

Owner Name (if different)

115 Fox Chase Way Louisville TN 37777

Owner Address

865-924-1967 / cepdaddy@gmail.com

Owner Phone / Email

326 W FORD VALLEY RD

Property Address

123 M E 008

Parcel ID

2.01 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

south of W Ford Valley, east of Stonecress Ln

General Location

☐ City

Commission District 9

A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

South County

Planning Sector

AG (Agricultural)

Sector Plan Land Use Classification

Rural Area

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) \_\_\_\_\_

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   **PR (Planned Residential)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan   **LDR (Low Density Residential)**

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

**\$1,300.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

**Charles Pruitt**

**8/1/2022**

Applicant Signature

Please Print

Date

Phone / Email

**Charles Pruitt C.E.P. Builders**

**8/1/2022**

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

Charles Pruitt

Applicant Name

Affiliation

8-1-22

Date Filed

10/6/2022

Meeting Date (if applicable)

10-B-22-R2  
10-B-22-SP

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

Charles Pruitt  
Name 115 Fort Chase Way Louisville Company  
~~326 W Ford Valley Knox TN~~ ~~37777~~  
Address City State ZIP

865-924-1967 CEPdaddy@gmail.com  
Phone Email

## CURRENT PROPERTY INFO

1 11  
Property Owner Name (if different) Property Owner Address Property Owner Phone  
326 W Ford Valley 123 ME008  
Property Address Parcel ID  
KUB KUB N  
Sewer Provider Water Provider Septic (Y/N)

## STAFF USE ONLY

See Digital App  
General Location Tract Size

☐ City ☐ County District Zoning District Existing Land Use

Planning Sector Sector Plan Land Use Classification 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 \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning Change   PR  
Proposed Zoning☒ Plan Amendment Change   LDR  
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

0801 | 650

Total

Fee 2

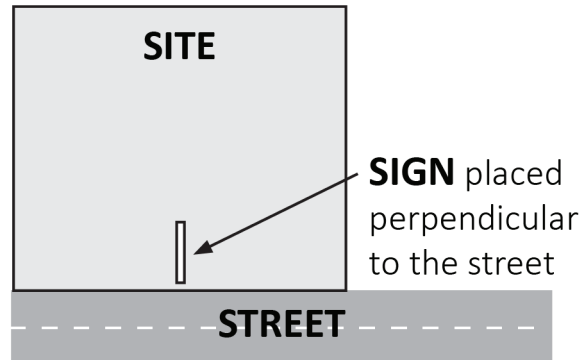
0603 | 650\$1,300

Fee 3

JH

**AUTHORIZATION**Charles Pruitt  
Applicant SignatureCharles Pruitt  
Please Print8-1-22  
Date865 924 1767  
Phone NumberLEP Daddy @ Gmail . Com  
EmailCharles Pruitt  
Property Owner Signature" "  
Please Print" "  
Date

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:***

\_\_\_\_\_ 9/21/2022 \_\_\_\_\_ and \_\_\_\_\_ 10/7/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Charles Pruitt

**Date:** 8/1/2022

**File Number:** 10-B-22-RZ/ 10-B-22-SP



Sign posted by Staff



Sign posted by Applicant