

PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-B-22-RZ
10-B-22-SP

AGENDA ITEM #: 25
AGENDA DATE: 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 developed with single family and rural residential uses in the RN-1 and A

STAFF RECOMMENDATION:

- ▶ **Postpone the sector plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as recommended by staff.**

- ▶ **Postpone the rezoning for 30-days to the November 10, 2022 Planning Commission meeting as recommended by staff.**

Staff is recommending this postponement due to an error in public noticing only a small portion of the parcel instead of the entire parcel. This resulted in fewer adjacent property owners receiving a postcard informing them of this request.

The applicant is not opposing the postponement.

COMMENTS:

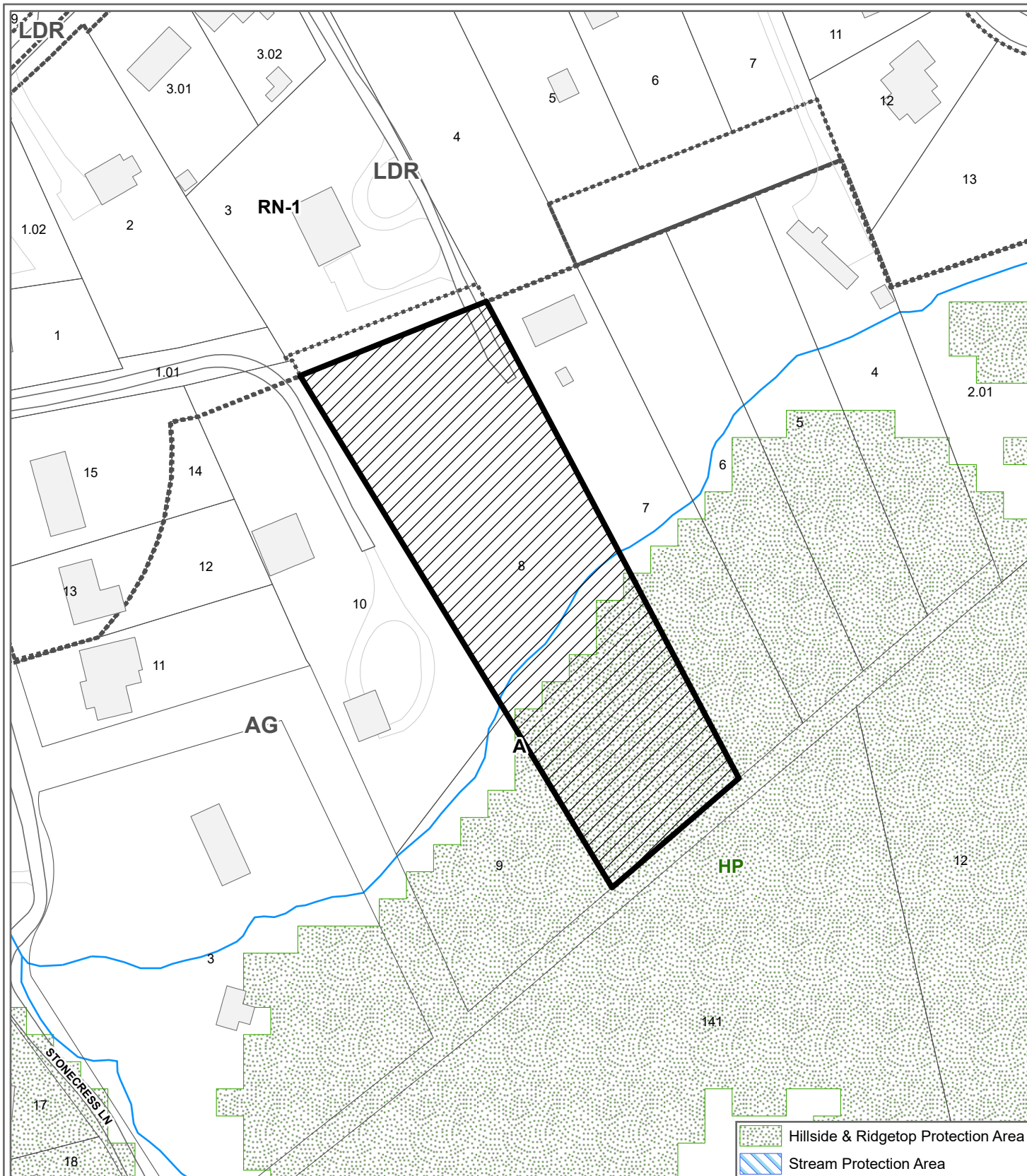
ESTIMATED TRAFFIC IMPACT: Not required.

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.

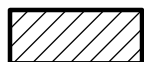
If approved, this item will be forwarded to Knox County Commission for action on 11/21/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application 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: 10/4/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

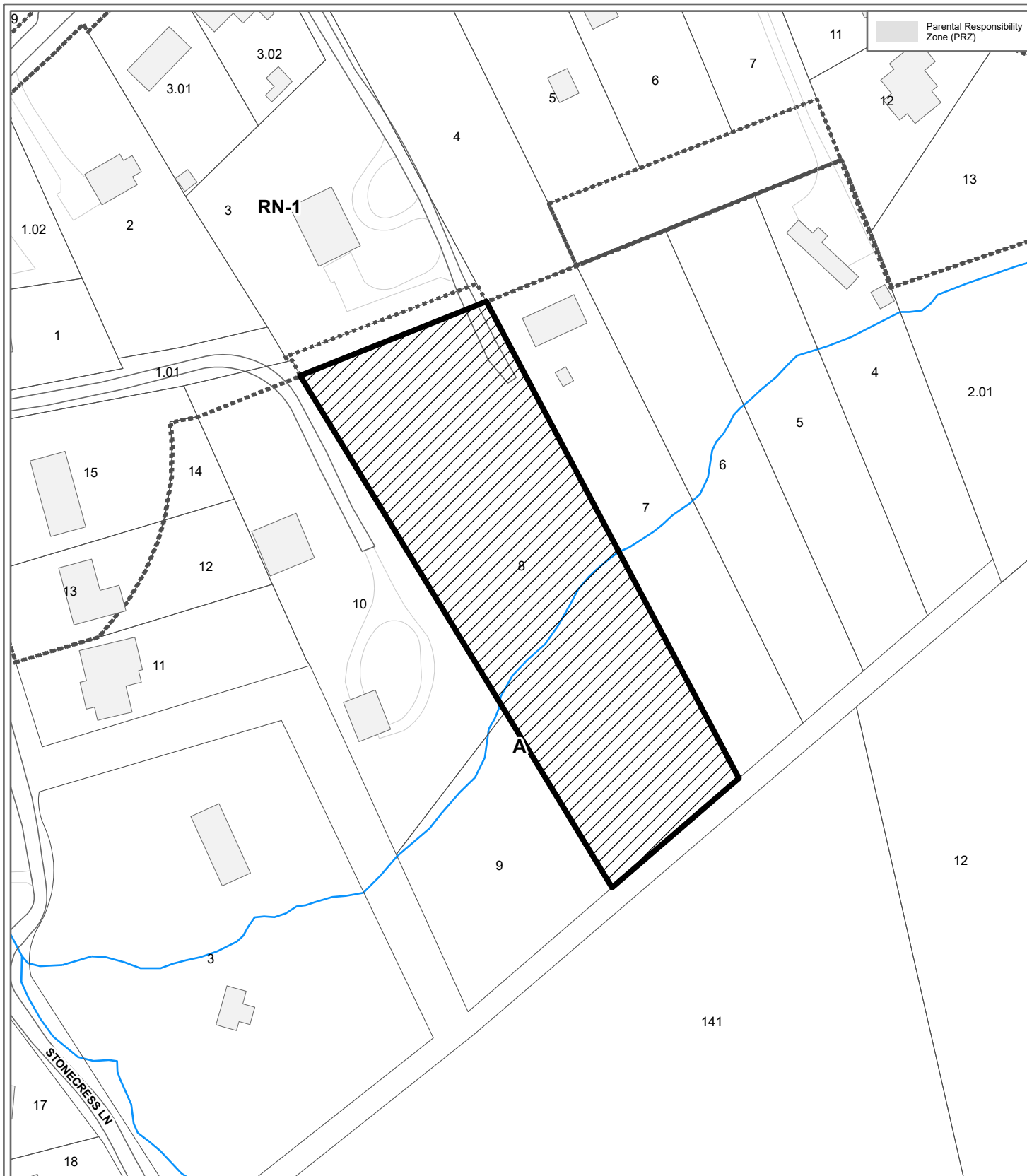
Petitioner: Charles Pruitt

Map No: 123

Jurisdiction: County

0 125
Feet

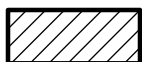




**10-B-22-RZ
REZONING**

From: A (Agricultural)

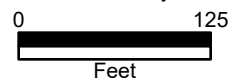
To: PR (Planned Residential)



Petitioner: Charles Pruitt

Map No: 123

Jurisdiction: County



Original Print Date: 10/4/2022

Revised:

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

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	

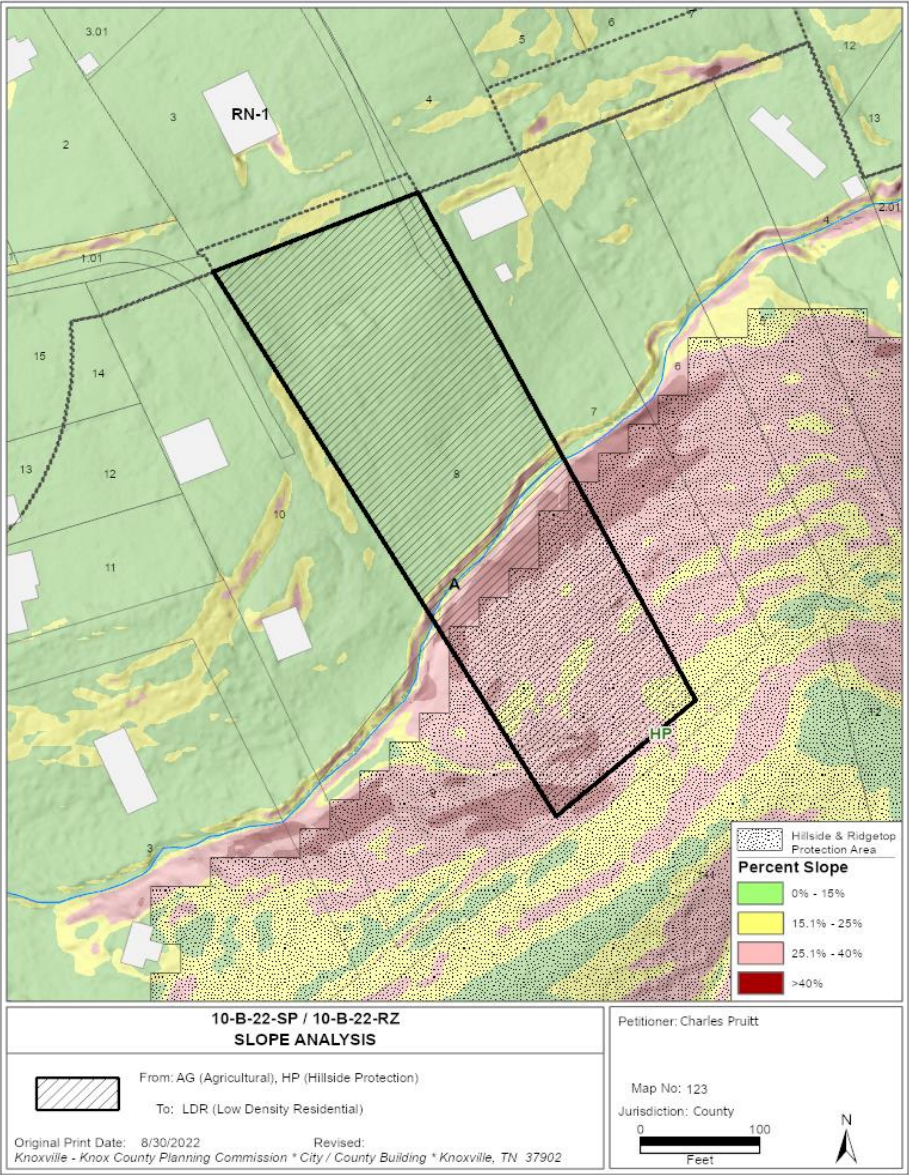


Exhibit A. 10-B-22-RZ / 10-B-22-SP Contextual Images

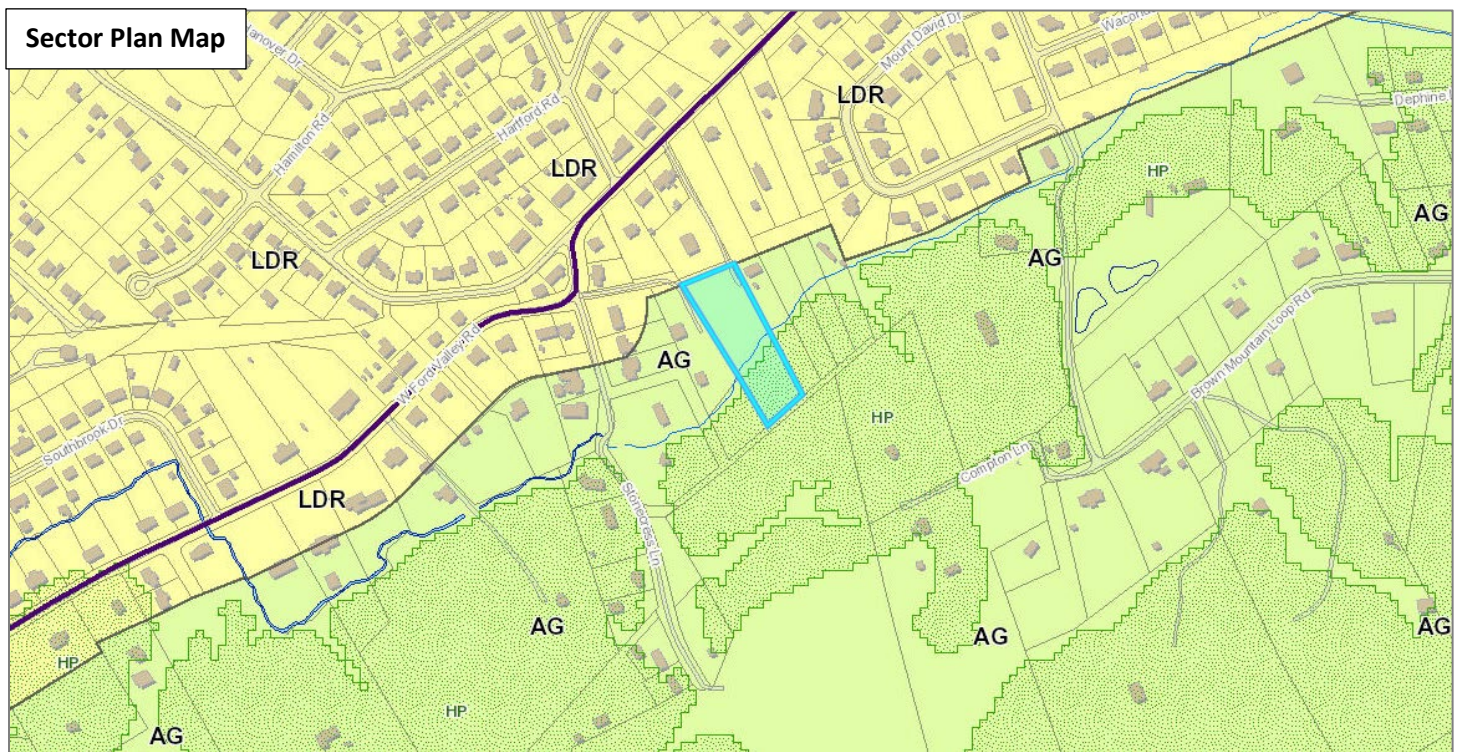
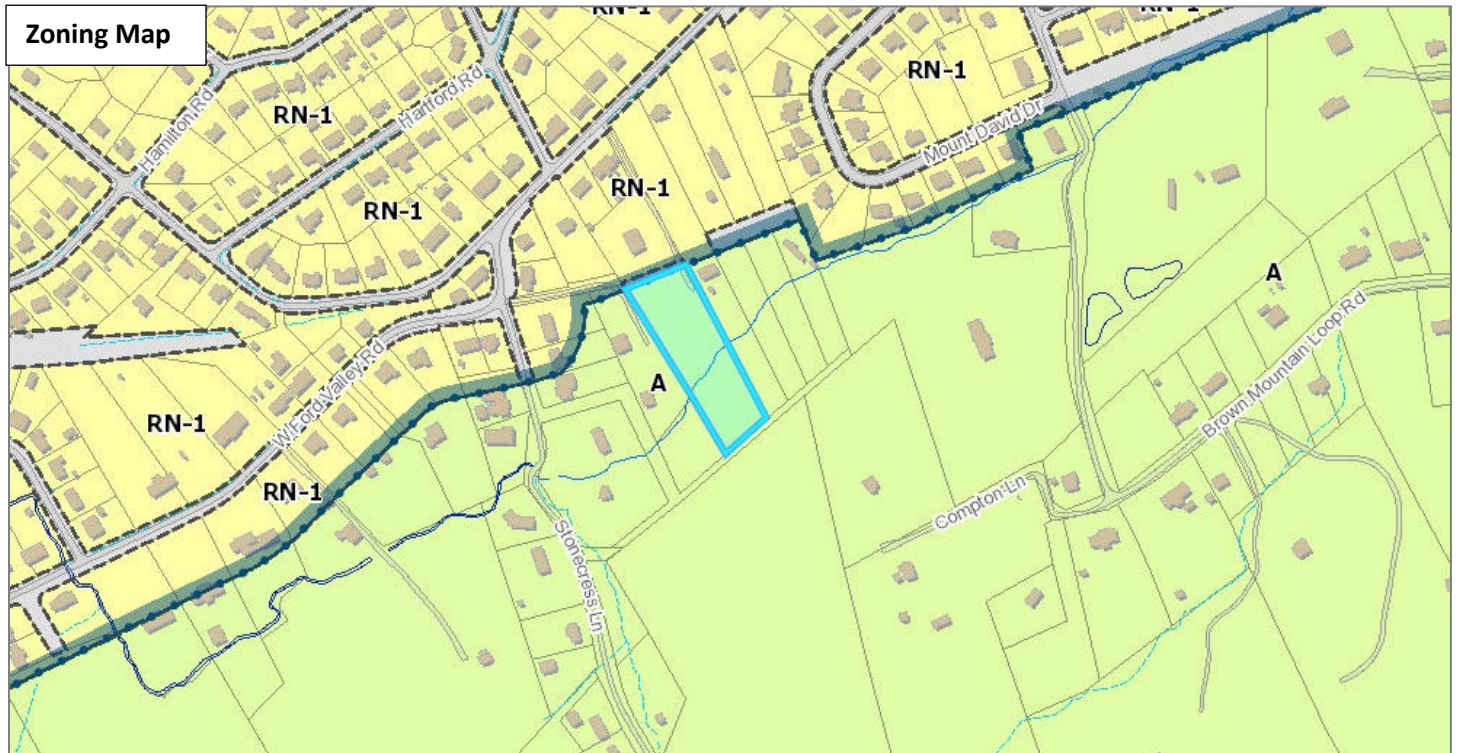


Exhibit A. 10-B-22-RZ / 10-B-22-SP Contextual Images





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

Applicant Name Charles Pruitt Affiliation _____

Date Filed 8-1-22 Meeting Date (if applicable) 10/6/2022 File Number(s) 10-B-22-R2
10-B-22-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

Name Charles Pruitt Company 115 Fort Chase Way Louisville
Address 326 W Ford Valley Knox TN City Louisville State 37777 ZIP 37920
Phone 865-924-1967 Email CEP daddy@gmail.com

CURRENT PROPERTY INFO

Property Owner Name (if different) 11 Property Owner Address 11 Property Owner Phone 11
Property Address 326 W Ford Valley Parcel ID 123 ME 008
Sewer Provider KUB Water Provider KUB Septic (Y/N) N

STAFF USE ONLY

General Location See Digital App 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 ChangeProposed Zoning PR☒ Plan Amendment ChangeProposed Plan Designation(s) LDR

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

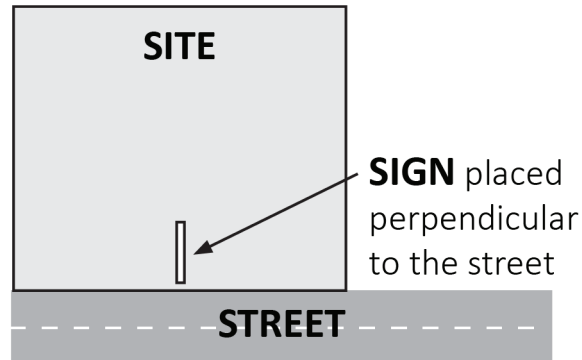
Fee 3

JH

AUTHORIZATIONCharles 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