

REZONING

4-Y-25-RZ

Petitioner: Brad Pruitt



From: CA (General Business), PC (Planned Commercial)

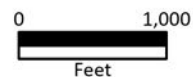
To: PC (Planned Commercial)

Map No: 71

Jurisdiction:

Original Print Date: 3/17/2025

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





STAFF REVIEW

Development Request

- Subdivision** Concept Plan Final Plat
- Zoning** Rezoning Plan Amendment
- Development** Development Plan Planned Development Use on Review / Special Use Hillside Protection COA

Brad Pruitt	Clarion REI, LLC		
Applicant Name	Affiliation		
March 14, 2025	April 10, 2025	File Number(s)	
Date Filed	Meeting Date (if applicable)	4-Y-25-RZ	

Correspondence All correspondence will be directed to the approved contact listed below.

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

Brad Pruitt	Clarion REI, LLC		
Name	Company		
6125 Cedar Springs Lane - Suite 100	Knoxville	TN	37923
Address	City	State	ZIP
865-603-0987	[REDACTED]		
Phone	Email		

Current Property Info

Ralph K. Moore II	847 Mallard Baye - Rutledge, TN 37861		
Property Owner Name (if different)	Property Owner Address	Property Owner Phone	
6125 Riverview Crossing - Knoxville, TN 37924	071 001		
Property Address	Parcel ID		
KUB	KUB	N	
Sewer Provider	Water Provider	Septic (Y/N)	

Development Request

<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Proposed Use _____	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	

Subdivision Request





Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
<input type="checkbox"/> Other (specify) _____		Proposed Number of Lots (total)
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

PC		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input checked="" type="checkbox"/> Other (specify)	Remove all existing restrictive covenant requirements for a regional shopping mall	

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

	Brad Pruitt / Clarion REI, LLC	3/14/2025 <i>BRP</i>
Applicant Signature	Please Print	Date
865-603-0987		
Phone Number	Email	3/14/25
		Date Paid
Property Owner Signature	Please Print	

Staff Use Only

ADDITIONAL REQUIREMENTS Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0803			\$1,000.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

03/28/2025

Date to be Posted

04/11/2025

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



Brad Pruitt

March 14, 2025

Applicant Signature

Applicant Name

Date