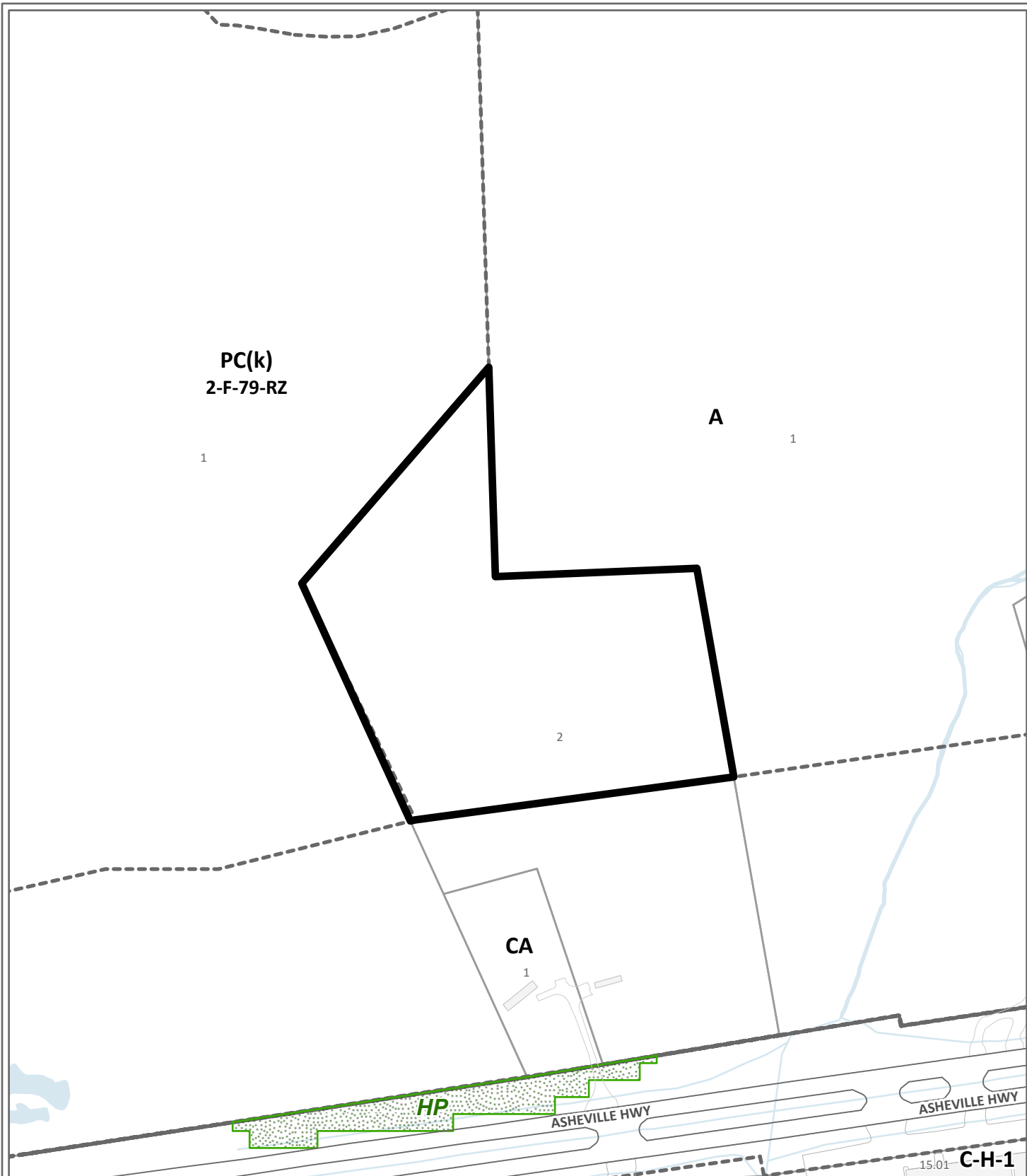




REZONING

5-P-25-RZ

Petitioner: Brad Pruitt

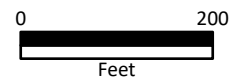


From: CA (General Business), A (Agricultural)

To: PC (Planned Commercial)

Map No: 72

Jurisdiction: County



Original Print Date: 4/16/2025

Knoxville - Knoxville - Knoxville 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 24, 2025

May 8, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-P-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

Phone

Email

Current Property Info

JDK Properties, LLC

3839 River Vista Way - Louisville, TN 37777

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

O Asheville Highway - Knoxville, TN 37924

: 072 002

Property Address

Parcel ID

KUB

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

MARCH 2025

Subdivision Request

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

Zoning Request

PC		PENDING PLAT FILE NUMBER
☒ Zoning Change	Proposed Zoning Proposed Density (units/acre, for PR zone only)	
☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan		
☒ Plan Amendment Change CC		
Proposed Plan Designation(s)		
☐ If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
☐ Other (specify) _____		

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	3/24/2025
Applicant Signature	Please Print	Date
865-603-0987		
Phone Number	Email	
	DON EPPERLY	
Property Owner Signature	Please Print	Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

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.

04/25/2025

05/09/2025

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



Brad Pruitt

3/24/2025

Applicant Signature

Applicant Name

Date