

REZONING REPORT

► **FILE #:** 11-A-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** JEFFREY YOUNG

OWNER(S): Charles and Kathy S. Pruitt

TAX ID NUMBER: 125 038

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7705 SEVIERVILLE PIKE

► **LOCATION:** South side of Sevierville Pike, north of Sagefield Dr

► **APPX. SIZE OF TRACT:** 5.69 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sevierville Pike, a minor collector with a pavement width of 17 ft within a right-of-way which varies from 50 ft to 65 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Rural Residential

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

South: Single family residential - RA (Low Density Residential)

East: Single family residential - RA (Low Density Residential)

West: Rural residential, single family residential - A (Agricultural), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is characterized by single family residential development on a mix of medium- and large-sized lots. There is a small commercial node at the intersection of Sevierville Pike and Kimberlin Heights Rd.

STAFF RECOMMENDATION:

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ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 12/8/2025. 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.