

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-D-25-RZ **Related File Number:**
Application Filed: 9/26/2025 **Date of Revision:**
Applicant: BALL HOMES LLC

PROPERTY INFORMATION

General Location: South side of Buttermilk Rd, west of Graybeal Rd
Other Parcel Info.:
Tax ID Number: 129 096 **Jurisdiction:** County
Size of Tract: 43.93 acres
Accessibility: Access is via Buttermilk Road, a minor collector street with a pavement width of 18 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 2 du/ac
Planning Sector: Northwest County **Plan Designation:** RL (Rural Living), HP (Hillside Ridgeline Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: The surrounding area largely consists of single-family dwellings on a mix of small and large rural lots and agricultural uses such as livestock farming abutting large, undeveloped tracts of forested land. The Vulcan Materials Dixie Lee mining quarry is 0.54 miles to the west.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 12434 BUTTERMILK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this would not be an extension, though there is PR (Planned Residential) up to 2.5 du/ac abutting this property on the west.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to 1 condition.

Staff Recomm. (Full): 1) Development shall provide street connectivity to Centerview Road, subject to review and approval by the Knox County Engineering & Public Works Department during the development plan phase.

Comments: 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since 2005, three rezonings to the PR (Planned Residential) zone from up to 2 to 3 du/ac have occurred along Buttermilk Road.
2. Two detached residential subdivisions are under construction within 0.70 miles west of the subject property off Buttermilk Road. The abutting Hickory Meadows subdivision has extended the sanitary sewer system along Buttermilk Road, making sewer connection more feasible for the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. The northern portion of the subject property is relatively steep, with slopes in the 15-25% and 25-40% ranges, and there appears to be a blue line stream that runs through the rear of the property. The PR zone is appropriate to consider here, as it allows development to be clustered away from environmentally sensitive areas.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The proposed rezoning is not anticipated to negatively impact the surrounding area. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. The PR zone with up to 2 du/ac could yield up to 87 dwelling units, which would require a Traffic Impact Study to be conducted during the development plan phase.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property has the RL (Rural Living) place type in the Knox County Comprehensive Plan, which recommends a housing mix of primarily single-family residential development on a wide range of lot sizes.
2. The RL place type permits consideration of the PR zone with up to 2 du/ac as a partially related zone. Additional review criteria must be met for partially related zones. The PR zone with up to 2 du/ac meets the second criterion, as it is compatible with the neighboring residential zoning which consists of properties zoned PR up to 2.5 du/ac and RA (Low Density Residential).
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. A Will Serve Letter for water and sewer services has been provided by the West Knox Utility District, contingent upon the completion of the plan review process and any required infrastructure improvements, which will be determined during the design phase (Exhibit B).

4. The recommended condition to provide street connectivity to Centerview Road supports the Comprehensive Plan's Implementation Policy 11, to promote connectivity with new development, and Implementation Policy 14, to promote network efficiency to reduce congestion. This condition is further supported by the Knoxville-Knox County Subdivision Regulations 3.04.C, which also recommends street connectivity and an interconnected street system as an important component of sound neighborhood development.

5. The subject property is within the Rural Area of the Growth Policy Plan. Residential development in the Rural Area is limited to areas where utilities and infrastructure are currently available or can be expanded, and residential development is required to meet all of the following conditions: (a) no more than 2 dwelling units per acre, (b) sanitary sewer and public water must be available, and (c) must be on a collector road with a minimum pavement width of 18 ft. The proposed rezoning meets all three criteria and supports the intent of the Rural Area.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to 1 condition.

Date of Approval: 11/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/8/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: