

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-D-26-DP Related File Number: 2-SC-26-C
Application Filed: 12/29/2025 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, PART OF 103 () Jurisdiction: County
Size of Tract: 49.63 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 87-lot detached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: RL (Rural Living), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12412 BUTTERMILK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Within the County Limits)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Buttermilk Road Subdivision
No. of Lots Proposed: 87 **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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for up to 87 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 11-D-25-RZ.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property is zoned PR(k) (Planned Residential) with a density of up to 2 du/ac, subject to 1 condition: 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. The street connection is shown on the plan.
- B. The applicant is proposing to subdivide this 43.84-acre tract into 87 lots with single family houses. The development will yield a density of 1.98 du/ac. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).
- C. The applicant is requesting a reduction in the peripheral boundary along Lots 1 and 86 to 20 ft from 35 ft and 15 ft for Lot 87, as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to A (Agricultural) or PR zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is RL (Rural Living) and is in the HP (Hillside Protection) area on the Future Land Use Map. Single family houses are considered a primary use in the SR place type. The single family lots are similar to the single family lots to the west. There are steep slopes along the northern portion of the property. Since the entire property has been previously cleared for farming, it is considered exempt from the land disturbance recommendations from the slope analysis.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Implementation Policy 11, promote connectivity with new development. This subdivision is required to have a road connection with the subdivision next door.
- B. Implementation Policy 2, ensure that development is sensitive to existing community character. The single family lots are similar to the single family lots that they are connecting with to the west. Despite the subdivision next door, much of the area remains large agricultural tracts. The houses will be minimally visible from Buttermilk Road. There are approximately 0.5 acre lots lining Buttermilk Road with an additional, approximately 5-acre open space area behind those homes situated toward the front of the property.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. 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 © must be on a collector road with a minimum pavement width of 18 ft. The proposed development meets all three criteria and supports the intent of the Rural Area.

Action: Approved with Conditions

Meeting Date: 2/12/2026

Details of Action:

Summary of Action: Approve the development plan for up to 87 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

Date of Approval: 2/12/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: