

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SC-26-C **Related File Number:** 2-D-26-DP
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 OTHER: 103 **Jurisdiction:** County
Size of Tract: 43.84 acres
Accessibility: Access is via Buttermilk Road, a minor collector with a pavement width of 18 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, rural residential, agriculture/forestry/vacant land - RA (Low Density Residential)
South: Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential), A (Agricultural)
East: Agriculture/forestry/vacant land - RA (Low Density Residential), A (Agricultural)
West: Agriculture/forestry/vacant land, rural residential - A (Agricultural), PR (Planned Residential) up to 2.5 du/ac
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: 12434 BUTTERMILK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (k) (Planned Residential) with conditions, up to 2 du/ac
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

Variations Requested: VARIANCES

1. Reduce the K value from 25 to 20 at the intersection of Road A and Buttermilk Road.
2. Reduce the K value from 25 to 15 at the intersection of Road B and Hickory Meadows Drive.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the pavement width from 26 ft to 20 ft on Road B from STA 0+00.00 to 1+63.29.
2. Reduce the right-of-way from 50 ft to 40 ft on Road B from STA 0+00.00 to 1+63.29.
3. Increase the road grade from 12% to 15% on Road A.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at Road A and Buttermilk Rd.

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 variance to reduce the K value from 25 to 20 at the intersection of Road A and Buttermilk Road.

- A. Due to the existing steeper topography along Road A coming from the intersection with Buttermilk Rd and the shape of the property, a reduction of the vertical curve length is needed to keep site grading balanced.
- B. This property has a narrow frontage, so the entrance must be located here.
- C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to 15 at the intersection of Road B and Hickory Meadows Drive.

- A. The proposed reduction to the k value on Road B is required because of the topography and existing roadway geometry.
- B. The zoning condition requires the new street Road B to connect at this specific location with the existing Hickory Meadows Drive. This location has some topography challenges.
- C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

- Staff Recomm. (Full):**
1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
 2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 11-D-26-RZ.
6. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
7. Implementing the recommendations of the Buttermilk Road Subdivision Traffic Impact Study (Ardurra, 12/2025) as required by Knox County Engineering and Public Works during the design plan phase. If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.
8. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction is proposed within the 50 ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50 ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50 ft buffer shall be designated on the final plat even if they are approved to be filled.

Comments:

This is a request for an 87-lot single family subdivision that will be accessed off Buttermilk Road. Conditions of the zoning require this development to make a road connection to the developing Meadows at Hickory Creek subdivision next door to the west.

There is one sinkhole on the property. The sinkhole and the 50-ft buffer are shown in common area. There is also a wetland along the rear of the property. The wetland and its required buffers are also within common area.

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 directly behind those homes situated toward the front of the property.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action:

- Approve the variance to reduce the K value from 25 to 20 at the intersection of Road A and Buttermilk Road.
- A. Due to the existing steeper topography along Road A coming from the intersection with Buttermilk Rd and the shape of the property, a reduction of the vertical curve length is needed to keep site grading balanced.
 - B. This property has a narrow frontage, so the entrance must be located here.
 - C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.
- Approve the variance to reduce the K value from 25 to 15 at the intersection of Road B and Hickory Meadows Drive.
- A. The proposed reduction to the k value on Road B is required because of the topography and existing roadway geometry.
 - B. The zoning condition requires the new street Road B to connect at this specific location with the existing Hickory Meadows Drive. This location has some topography challenges.
 - C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.
- Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.
- Approve the Concept Plan subject to 8 conditions.

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: