

# REZONING REPORT

▶ **FILE #:** 11-J-23-RZ

**AGENDA ITEM #:** 27

**AGENDA DATE:** 11/9/2023

▶ **APPLICANT:** RON WORLEY  
**OWNER(S):** Ingrid Elisabeth Ahten Hall

**TAX ID NUMBER:** 91 077 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 6925 BALL RD

▶ **LOCATION:** North side of Ball Rd, east of Smithland Ln

▶ **APPX. SIZE OF TRACT:** 15.52 acres

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Ball Rd, a major collector road with a 21-ft pavement width within a 50-ft right-of-way.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Beaver Creek

▶ **PRESENT ZONING:** RA (Low Density Residential)

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** 4 du/ac

**EXTENSION OF ZONE:** Yes, the PR zone with up to 3 du/ac is adjacent to the east.

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

South: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

West: Rural residential/single family residential - A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This area has been transitioning from agricultural to detached single family homes since the mid 2000's.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the sector plan designation and would allow development compatible with the surrounding land uses and zoning pattern, subject to 1 condition.**

1. Provide a 25-ft buffer along the blue-line stream in accordance with the Knox County Engineering and Public Works Stormwater Ordinance.

**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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The surrounding properties have been transitioning from agriculture to residential and uses since the 1980's. The growth has continued to be steady since around 2005.
2. The property is within 800-ft of the new Shaad Road improvement project.
3. A potential new grocery store is anticipated along the intersection of Shaad Road and Bakertown Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR (Planned Residential) zone district is intended to encourage more imaginative solutions to environmental design problems. This property is bounded by the forested steep slopes of Beaver Ridge on the northern side of the property and has a blue-line stream. The PR zone district will enable clustering of development on the less constrained areas of the property.
2. A rezoning to the PR zone with up to 3 du/ac on the subject property is consistent with the zoning intent and area in general.

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

1. The PR zoning up to 3 du/ac is not anticipated to cause any adverse impacts and is consistent with the low density residential character of the surrounding area.

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

1. PR zoning up to 3 du/ac is consistent with the LDR (Low Density Residential) land use designation of the Northwest County Sector Plan.
2. The subject property is in the Planned Growth Area of the Growth Policy Plan, which allow consideration of up to 5 du/ac.
3. The recommended rezoning is not in conflict with any other adopted plans.
4. The rezoning is consistent with the General Plan's development policy 10.1 encourage creative site layouts by providing flexibility and incentives in zoning regulations.

ESTIMATED TRAFFIC IMPACT: 650 (average daily vehicle trips)

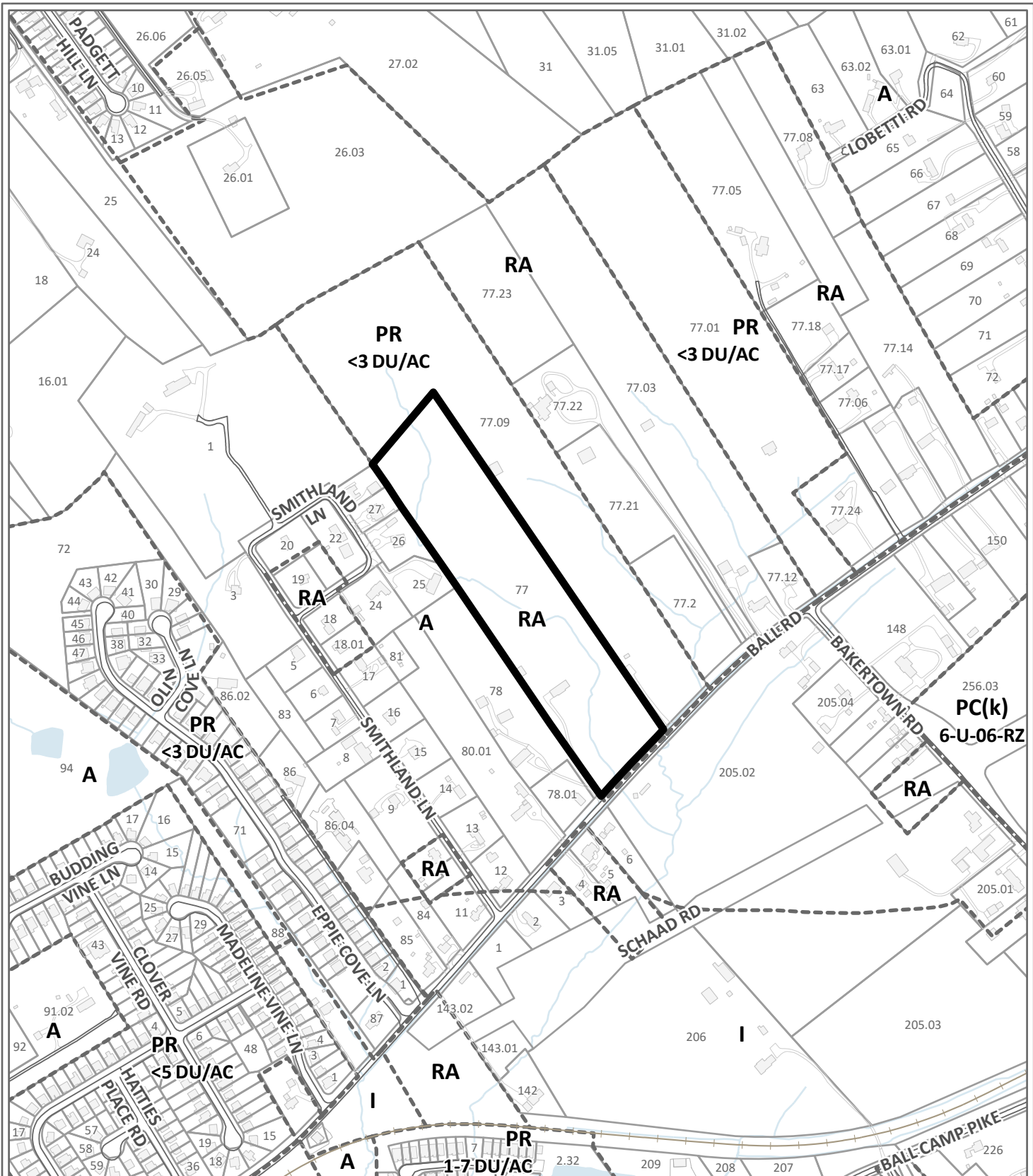
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 26 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2023. 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.



**REZONING**

**11-J-23-RZ**

**Petitioner: Ron Worley**



**From: RA (Low Density Residential)**

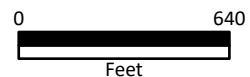
**To: PR (Planned Residential)**

**Map No: 91**

**Jurisdiction: County**

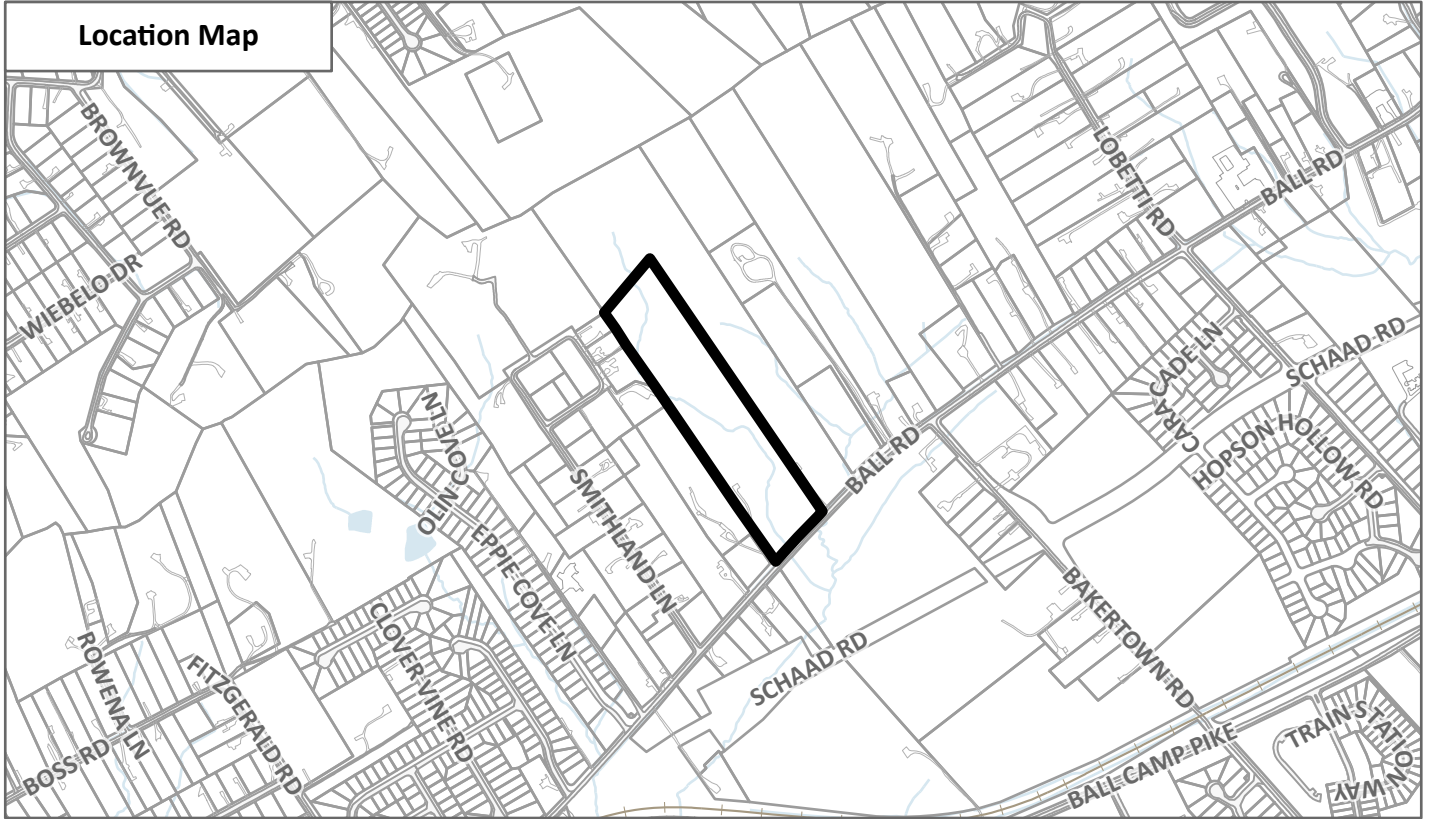
**Original Print Date: 10/4/2023**

*Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902*

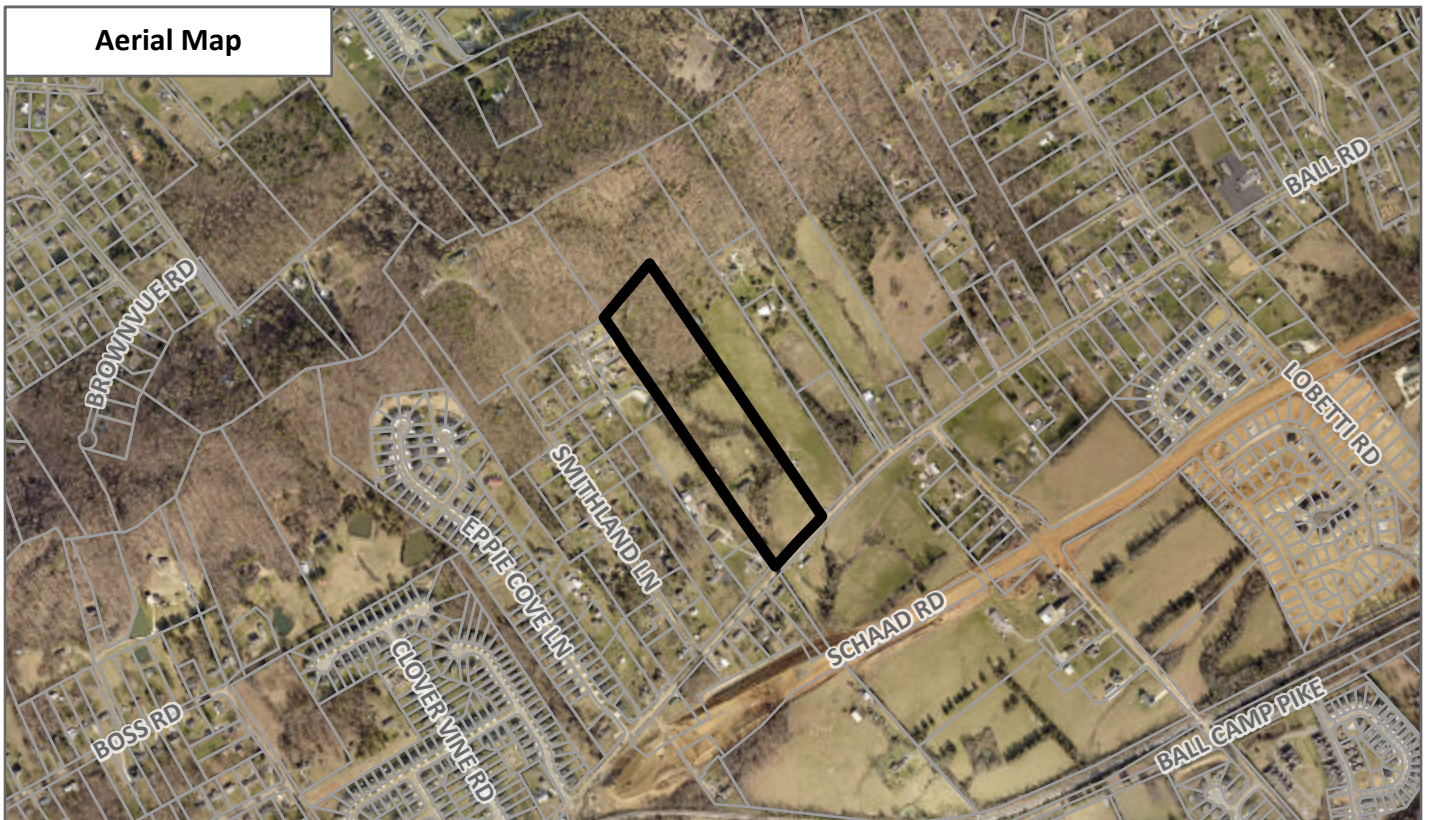


# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

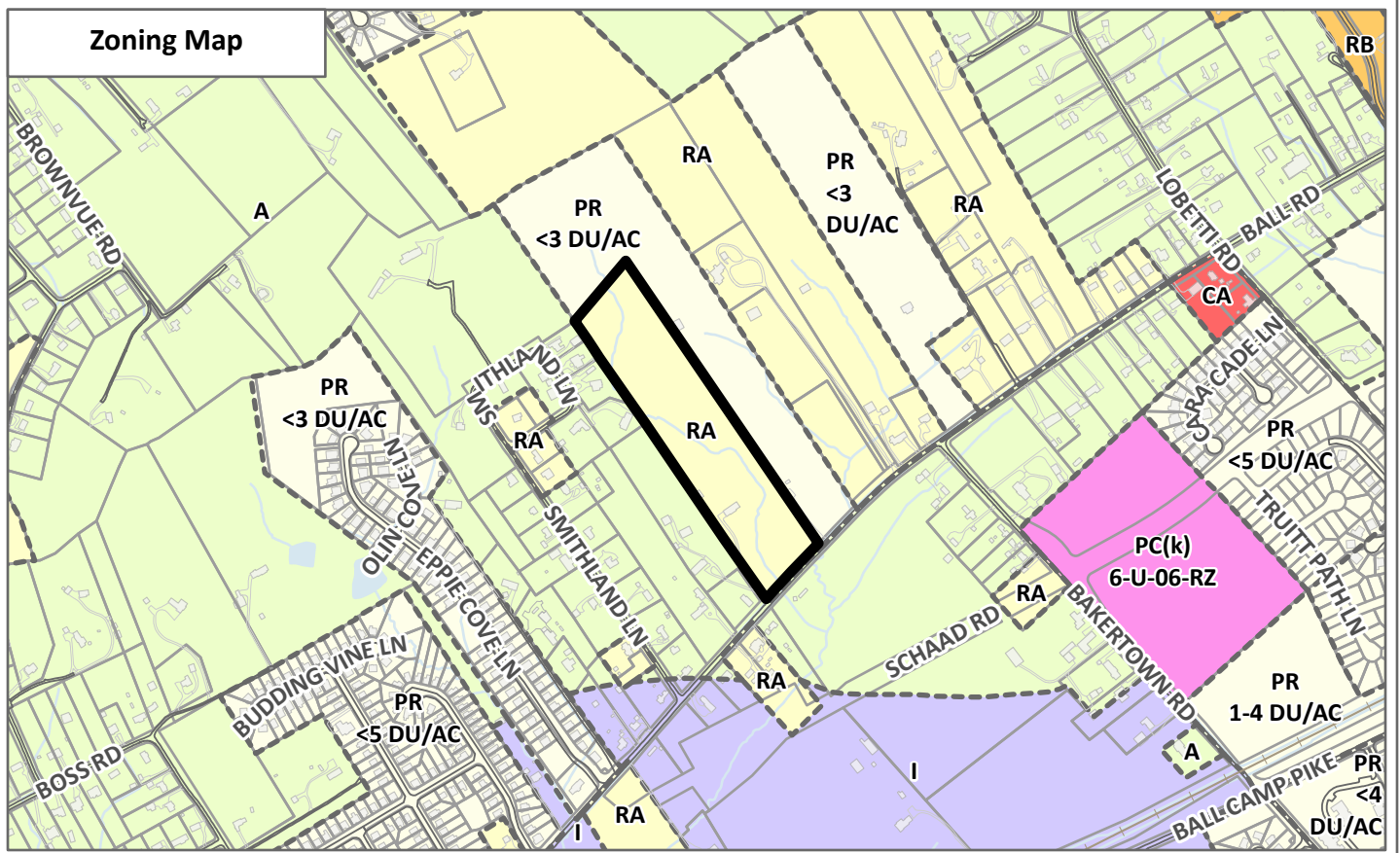
11-J-23-RZ



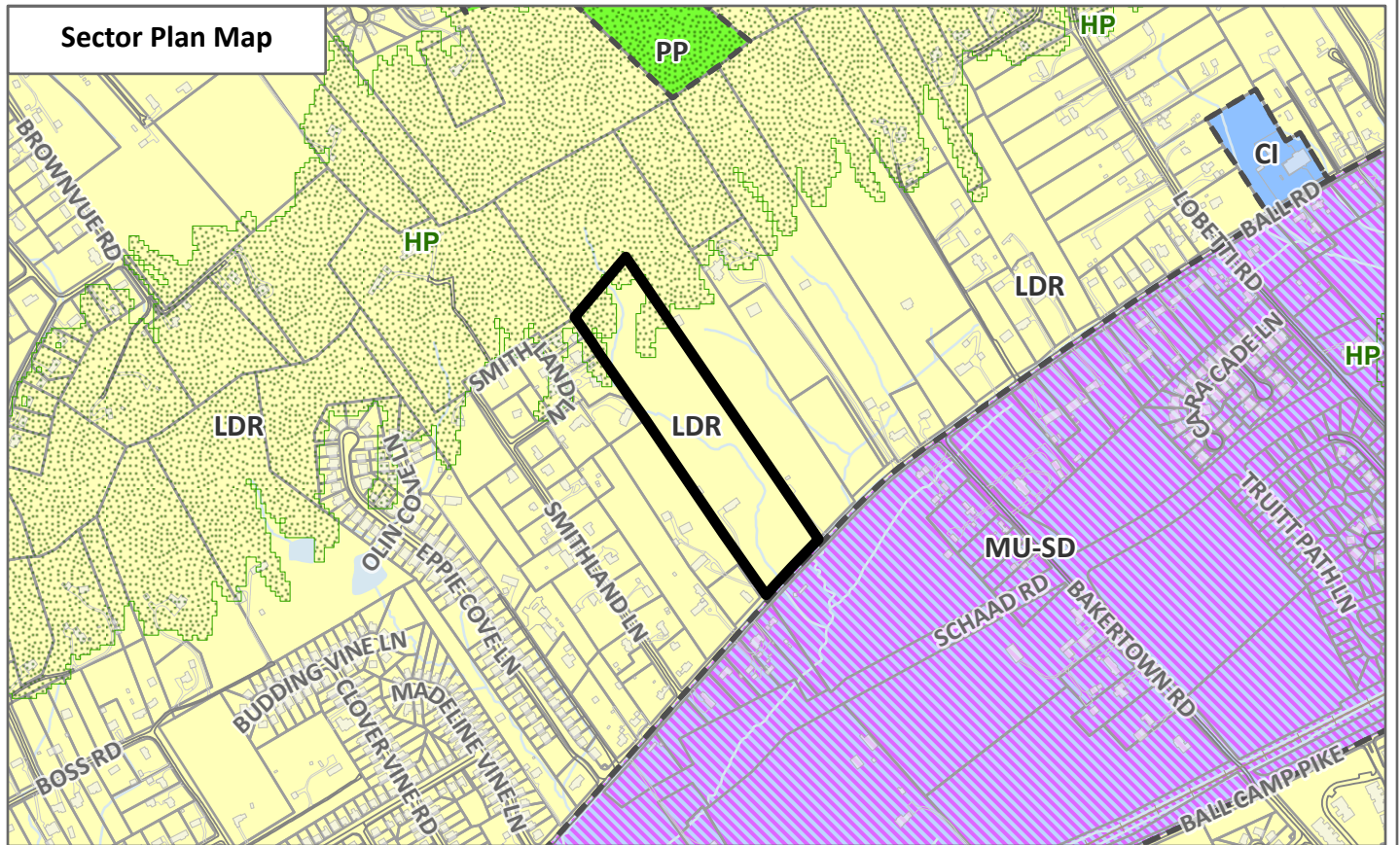
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

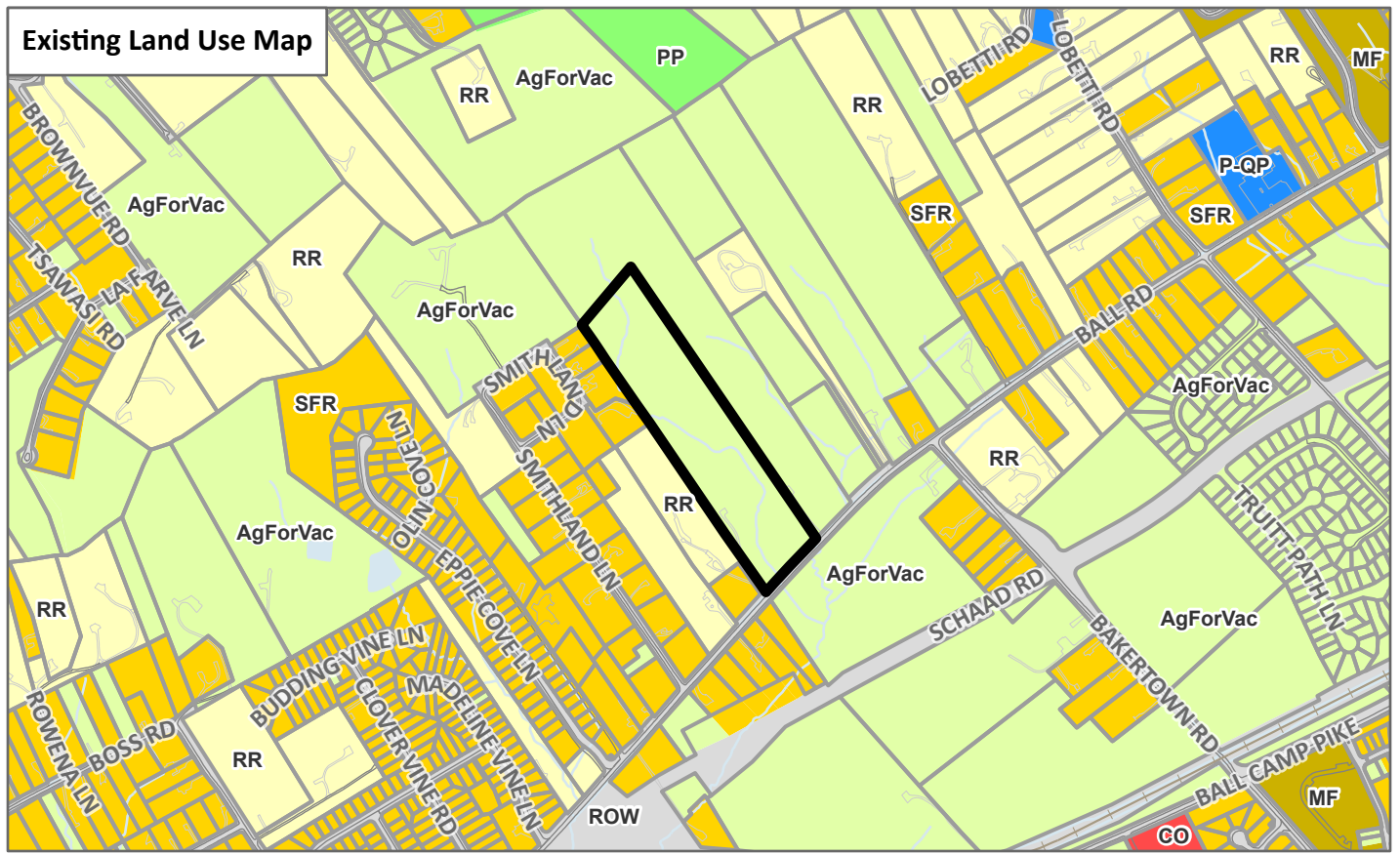
11-J-23-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

11-J-23-RZ



Case boundary





**STATE OF TENNESSEE**  
**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION**  
**KNOXVILLE ENVIRONMENTAL FIELD OFFICE**  
**DIVISION OF WATER RESOURCES**  
3711 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
PHONE 865-594-6035    STATEWIDE 1-888-891-8332    FAX 865-594-6105

August 2, 2023

Ingrid and Marvin Hall  
e-copy: [Mehall48@msn.com](mailto:Mehall48@msn.com)  
770 Edge Water Avenue  
Dayton, TN 37321

Re: Hydrologic Determination of Water Resources (DWR ID No. 32433)  
6925 Ball Road  
Knox County, Tennessee

Mr. and Mrs. Hall,

On July 18, 2023, the Division of Water Resources (division) conducted a jurisdictional waters determination of hydrologic features on your property the adjoining properties at 6925 Ball Road, Knoxville, Knox County, TN. This determination concerns one water features at approximately Lat. 35.972339, Long. -84.09013. Please note that all geographic coordinates provided in this letter have a limited precision and should be considered approximate.

Based on my on-site observations, and the division's rule and guidance regarding hydrologic determinations, I determined the following:

**Hydrologic Determination of Assessed Water Features**

<b>Feature</b>	<b>Determination</b>	<b>Begin</b>	<b>End</b>
WWC 1	Wet Weather Conveyance	35.972756, -84.09092 (origin)	35.971736, -84.089058 (end)

Only the feature addressed on the **attached map** was assessed during this investigation. Any alterations to wet weather conveyances must be made in accordance with the requirements of Tenn. Code Ann. § 69-3-108(q). Because these and other various water features on-site may potentially also be considered jurisdictional Waters of the United States, any alterations to them should only be performed after consultation with the U.S. Army Corps of Engineers.

Hydrologic Determination of Water Resources (DWR ID No. 32433)  
6925 Ball Road  
Knox County, Tennessee

Please be advised that hydrologic determinations are advised and governed by Tennessee Department of Environment and Conservation (TDEC) rules and regulations, and therefore only apply to the State's permitting process.

Thank you for your interest in water quality in Tennessee. If you have any questions or concerns regarding this matter, you may contact me at 865-364-9495 or by email at [Christie.Renfro@tn.gov](mailto:Christie.Renfro@tn.gov).

Sincerely,

A handwritten signature in blue ink that reads "Christie Renfro". The signature is written in a cursive, flowing style.



Christie Renfro  
Environmental Consultant  
Division of Water Resources  
Knoxville Field Office

Enclosure: Hydrologic Determination Map

cc: Army Corp. of Engineers, [NashvilleRegulatory@usace.army.mil](mailto:NashvilleRegulatory@usace.army.mil)





-  = Approx. Property Line
-  = Wet Weather Conveyance



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Ron Worley

Applicant Name

9/25/23

Date Filed

Meeting Date (if applicable)

President

Affiliation

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Ron Worley

Worley Builders, Inc.

Name

Company

6911 Neal Chase Way

Knoxville

TN

37918

Address

City

State

ZIP

865-922-2600

ron@worleybuildersinc.com

Phone

Email

## CURRENT PROPERTY INFO

Ingrid Elisabeth Ahten Hall

6925 Ball Road

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6925 Ball Road

091 077

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider



Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Unit / Phase Number  Combine Parcels  Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change    **PR**  
 Proposed Zoning \_\_\_\_\_

Pending Plat File Number

Plan Amendment Change    \_\_\_\_\_  
 Proposed Plan Designation(s)

4.0

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## 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

  
 Applicant Signature

Ron Worley, President  
 Please Print

9-25-23  
 Date

865-250-1700 (cell), 865-922-2600 (off), Ron@WorleyBuilders.com  
 Phone Number                      Email

  
 Property Owner Signature

Ingrid Elisabeth at Home Hall  
 Please Print                      Date Paid    9/25/23

Ron N. Worley, Pres. (option holder)



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Ron Worley**

Applicant Name

Affiliation

**9/26/2023**

Date Filed

**11/9/2023**

Meeting Date (if applicable)

**11-J-23-RZ**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Ron Worley Worley Builders, Inc.**

Name / Company

**6911 Neal Chase Way Knoxville TN 37918**

Address

**865-922-2600 / ron@worleybuildersinc.com**

Phone / Email

## CURRENT PROPERTY INFO

**Ingrid Elisabeth Ahten Hall**

Owner Name (if different)

**6925 Ball Rd Knoxville TN 37918**

Owner Address

**865-922-2600**

Owner Phone / Email

**6925 BALL RD**

Property Address

**91 077**

Parcel ID

**15.52 acres**

Tract Size

Part of Parcel (Y/N)?

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North of Ball Rd and east of Smithland Ln**

General Location

City **Commission District 6 RA (Low Density Residential)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**Northwest County**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	
Proposed Plan Designation(s)	

### 4 du/ac

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,426.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

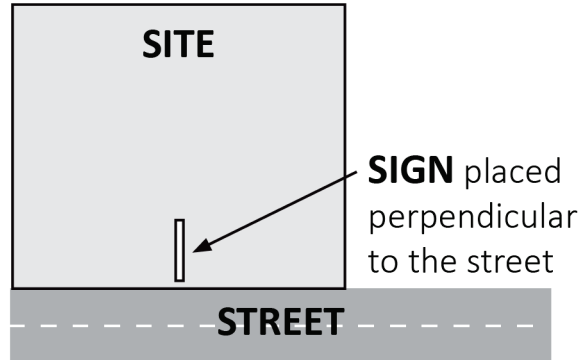
I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature    **Ron Worley**    **9/26/2023**  
Please Print    Date

Phone / Email

Property Owner Signature    **Ingrid Elisabeth Ahten Hall**    **9/26/2023**  
Please Print    Date

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ron Worley

Date: 9/26/2023

File Number: 11-J-23-RZ



Sign posted by Staff



Sign posted by Applicant