

REZONING REPORT

► **FILE #:** 4-J-25-RZ

AGENDA ITEM #: 41

AGENDA DATE: 4/10/2025

► **APPLICANT:** 1222 DEVELOPMENT LLC

OWNER(S): Ralph and Agnes Kirby

TAX ID NUMBER: 91 206

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8007 BALL CAMP PIKE

► **LOCATION:** South side of Schaad Rd, west of Bakertown Rd, north side of Ball Camp Pike

► **APPX. SIZE OF TRACT:** 18.01 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector street with a 20-ft pavement width within a right-of-way ranging from 50 ft to 55 ft. Access is also via Schaad Road, a four-lane median-divided minor arterial street within a right-of-way width that varies from 100 ft to 370 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **PRESENT ZONING:** I (Industrial)

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

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

► **DENSITY PROPOSED:** up to 24 du/ac in the CMU place type & 12 du/ac in the SR place type

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - I (Industrial), RA (Low Density Residential), A (Agricultural)

South: Railroad right-of-way, rural residential, private recreation, single family residential - I (Industrial), A (Agricultural)

East: Agriculture/forestry/vacant land - I (Industrial), PR (Planned Residential) up to 5 du/ac

West: Single family residential - I (Industrial)

NEIGHBORHOOD CONTEXT: The surrounding area features single-family houses on large 1+ acre lots and single-family and multi-family subdivisions. The Schaad Road extension construction was recently completed in front of this parcel, creating a new point of access. The forested slopes of Beaver Ridge lie to the north.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 12 du/ac in both the CMU (Corridor Mixed-Use)**

and SR (Suburban Residential) place types because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions.

Conditions:

1. Subdivision entrances and primary access must be from Schaad Road. Limited access to Ball Camp Pike may be permitted for fire and emergency services.
2. Must provide stub-outs to the adjacent properties within the CMU (Corridor Mixed-Use) Place Type.
3. Pedestrian access to Schaad Road for developments within the CMU place type must be provided.

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 the late 1980s, zoning in the surrounding area has gradually transitioned from A (Agricultural) and I (Industrial) zoning to residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with up to 3 to 8 du/ac.
2. The subject property has frontage along the new Schaad Road extension, which includes multimodal amenities such as 4-foot bike lanes and 5-foot sidewalks, providing connectivity between Middlebrook Pike/Hardin Valley Road to the west and Western Avenue to the east. It also provides multimodal connection to Ball Camp Elementary and Amherst Elementary Schools.
3. A quarter-mile east of the subject property, the Knox County Department of Engineering and Public Works has a Capital Improvement Project (CIP) in its budget to widen Bakertown Road and realign the intersection of Bakertown Road and Ball Camp Pike.
4. At the intersection of Schaad Road and Bakertown Road, a commercial node featuring various commercial amenities is also planned.

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. There are closed contours on the north and south sides of the property, which could indicate the presence of a sinkhole unless a geotechnical survey is done to determine otherwise (Exhibit B). The PR zone is appropriate to consider here as it allows clustered development in optimal sections of the property.
2. The PR zone is also intended to ensure compatibility with surrounding or adjacent zones. The recommended density of 12 du/ac would allow for a gradual intensity in residential density in an area that has experienced significant infrastructure improvements. The PR zone with up to 12 du/ac could support townhouse development, which would be a transitional use from the more intensive uses currently allowed on the subject property and the residential developments in the area.

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 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. An active railroad track separates the subject property's access to Ball Camp Pike. Due to the suboptimal access to Ball Camp Pike, a condition requiring primary access and proposed subdivision entrances must be from Schaad Road is recommended.

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 is designated as two different Place Types in the Knox County Comprehensive Plan. The approximately 4.59-acre portion of the property fronting Ball Camp Pike is designated SR (Suburban Residential), whereas the northern approximately 12.97-acre portion is designated CMU (Corridor Mixed-Use). The PR zone is indirectly related to both place types.
2. The SR place type allows consideration of PR with up to 12 du/ac and recommends housing mixes featuring single-family subdivisions with lots smaller than one acre and attached residential developments such as duplexes, multiplexes, and townhouses.
3. The CMU place type allows consideration of up to 24 du/ac in the PR zone, and the recommended housing mix consists of multifamily and attached residential developments such as duplexes, multiplexes, and townhouses. The description of the CMU place type describes moderate-scale walkable mixed-use development along major corridors as appropriate and requires that connectivity be provided to nearby neighborhoods.

4. The second and third recommended conditions support the intent of the CMU place type and comply with Implementation Policy 4.2, to require pedestrian and vehicular connectivity with development and Implementation Policy 11, to promote connectivity with new development.
5. The PR zone with the recommended density of 12 du/ac would permit development that is more compatible in scale between the two place types and surrounding development than the requested 24 du/ac, which would support more intense multifamily development.
6. Rezoning in the past have included the PR zone with densities ranging from up to 3.25 to up to 7 du/ac, depending on the property's access. However, these rezonings were approved before the new Comprehensive Plan was adopted and before the construction of the Schaad Road extension.
7. The recommended rezoning also complies with Implementation Policy 9, to coordinate infrastructure improvements with development, and Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities nearby. As mentioned, the subject property is a quarter-mile east of the planned commercial node at Bakertown Road and has access to multimodal amenities along the new Schaad Road.
8. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact form of development. The PR zone with up to 12 du/ac supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 3063 (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: 32 (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 5/12/2025. 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.



Request to Postpone • Table • Withdraw

1222 Development LLC

02/17/25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

04/10/25

Scheduled Meeting Date

File Number(s)

4-J-25-RZ

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Stefan Claar

Digitally signed by Stefan Claar
Date: 2025.04.07 16:04:45 -04'00'

Stefan Claar

Applicant Signature

Please Print

865.804.9802

stefan@1222development.com

Phone Number

Email

STAFF ONLY

Kelsey Bousquet

Kelsey Bousquet

Staff Signature

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022

REZONING

4-J-25-RZ

Petitioner: 1222 Development LLC



From: I (Industrial)

To: PR (Planned Residential) 24 du/ac & 12 du/ac

Original Print Date: 2/27/2025

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

Map No: 91

Jurisdiction: County

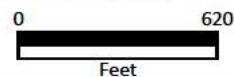
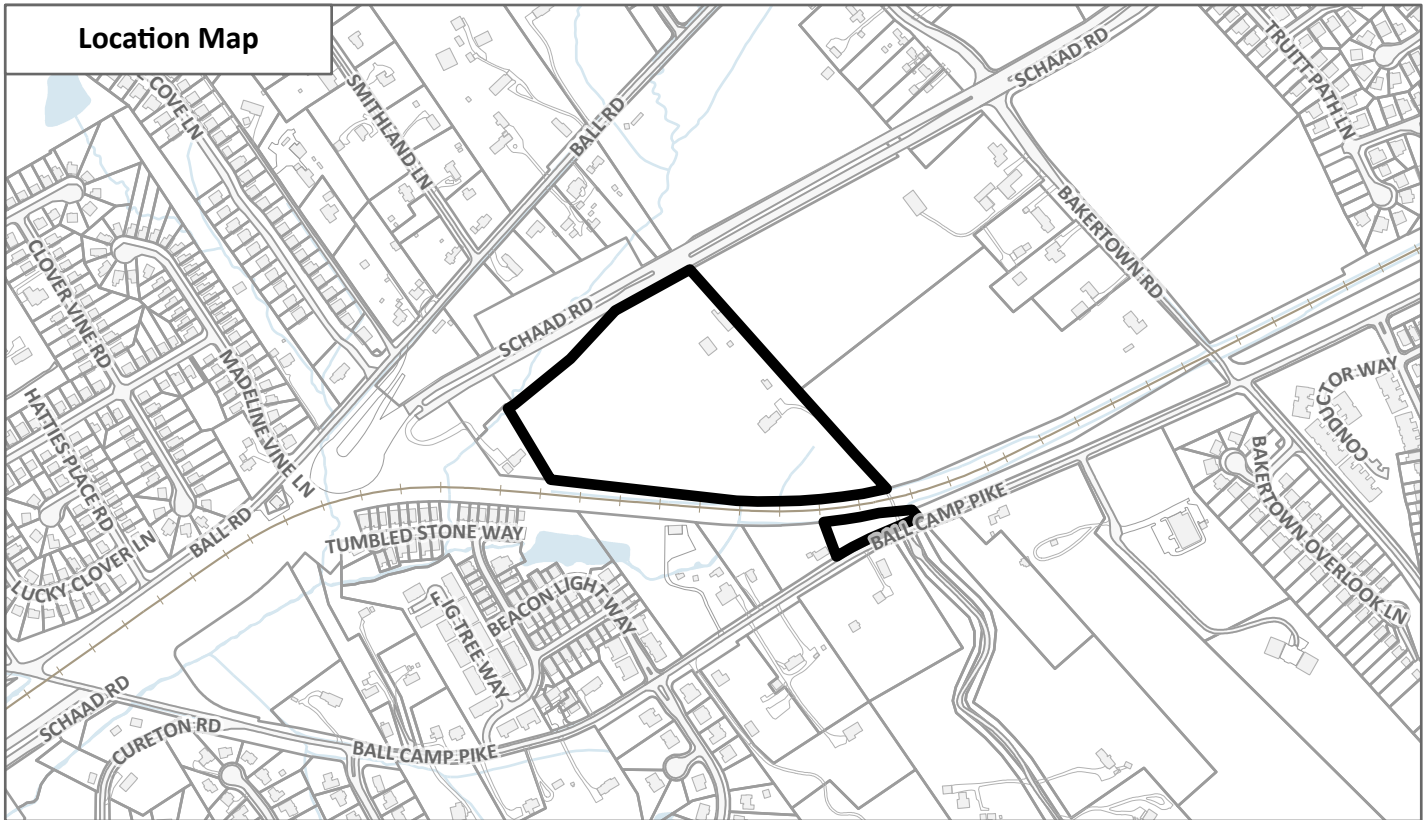
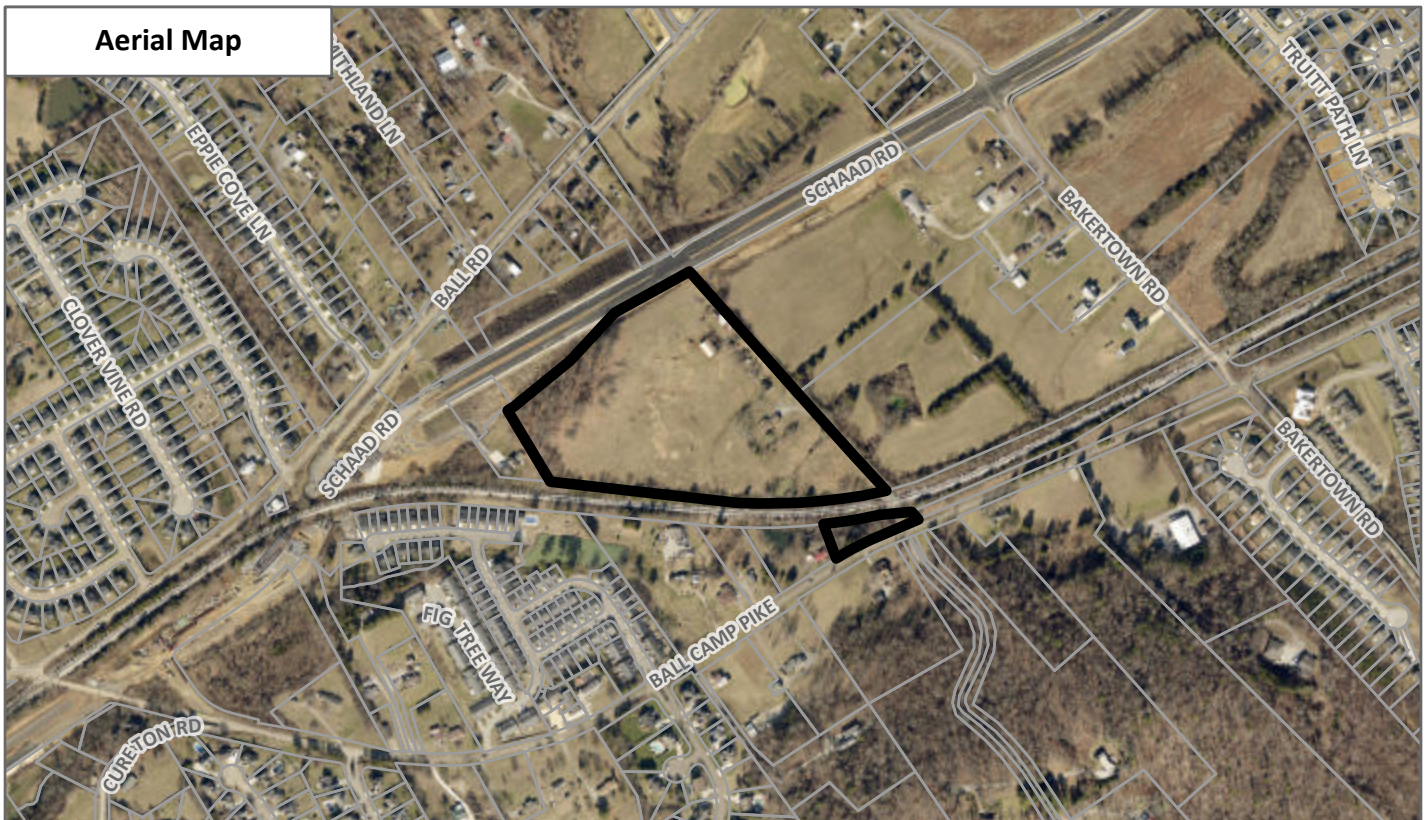


Exhibit A. Contextual Images

Location Map



Aerial Map

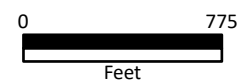


CONTEXTUAL MAPS 1

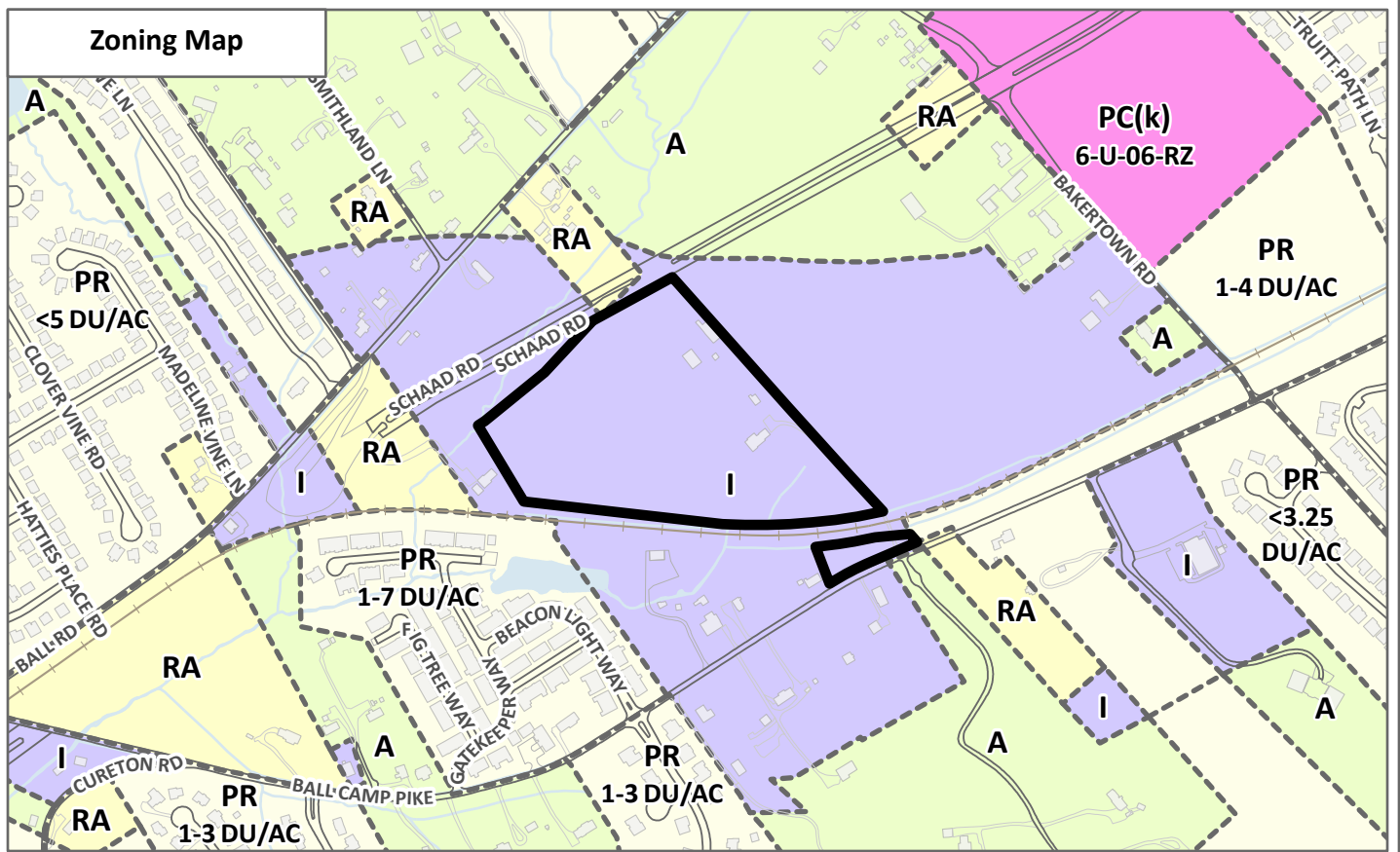
4-J-25-RZ



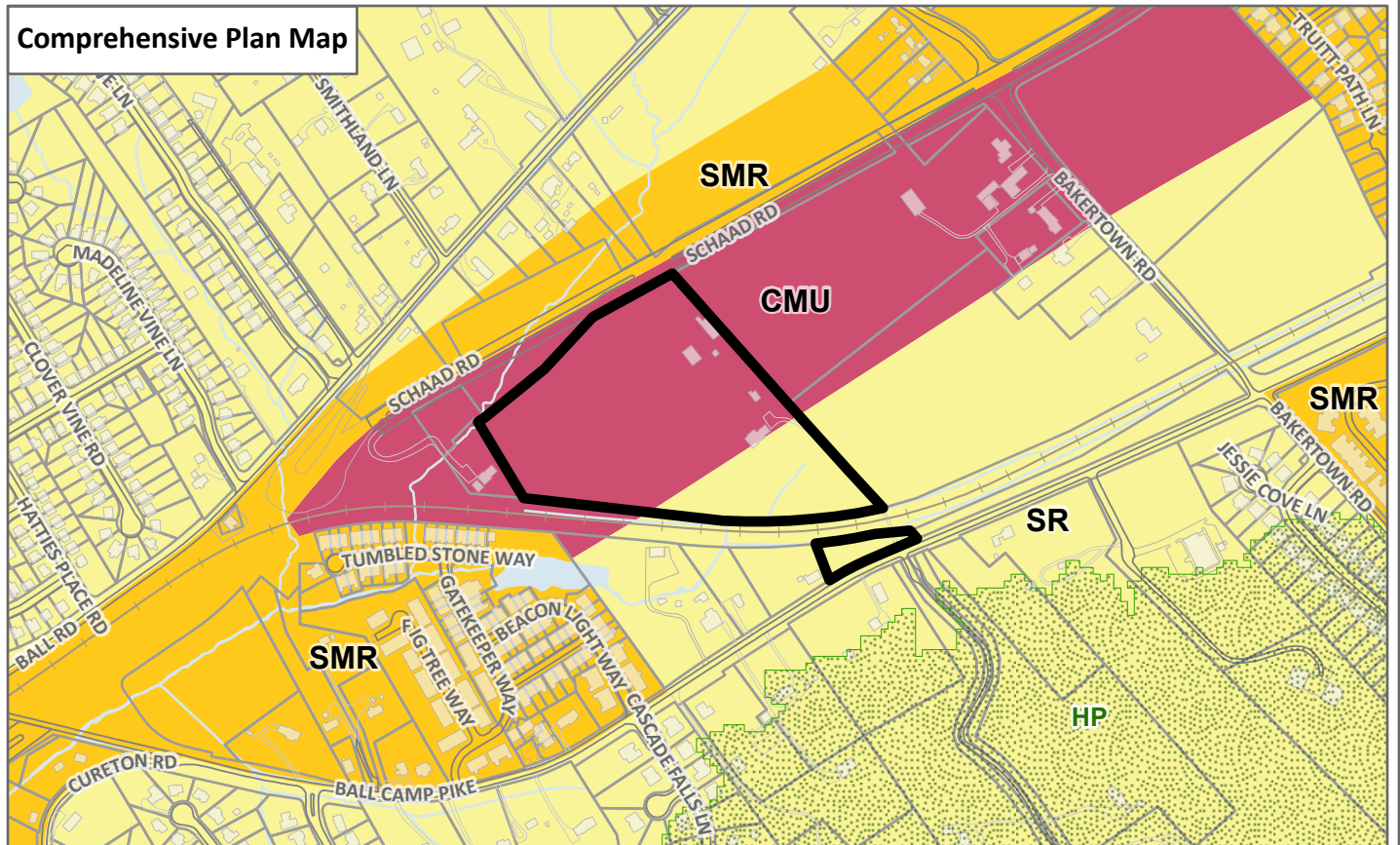
Case boundary



Zoning Map



Comprehensive Plan Map

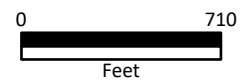


CONTEXTUAL MAPS 2

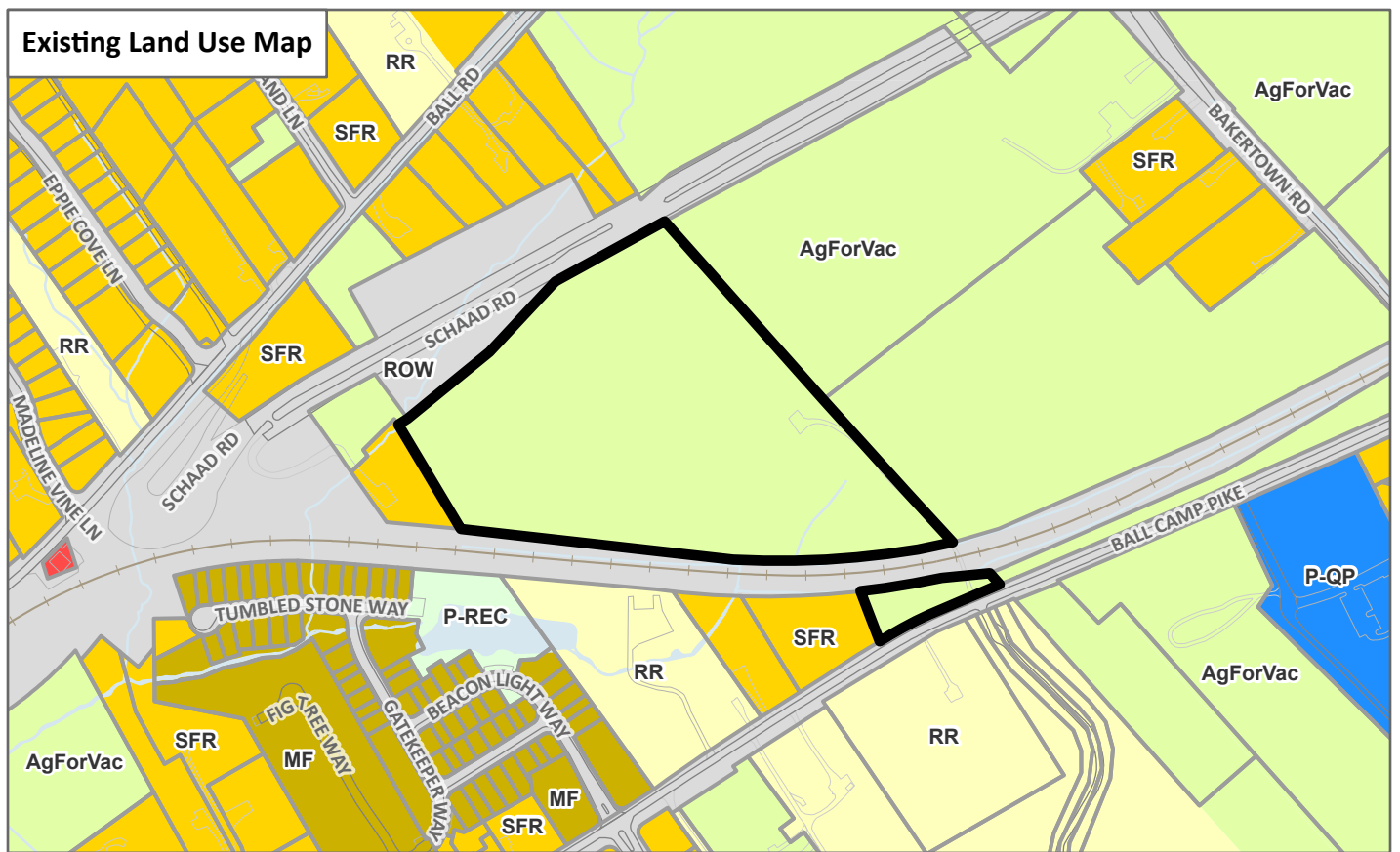
4-J-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

4-J-25-RZ



Case boundary



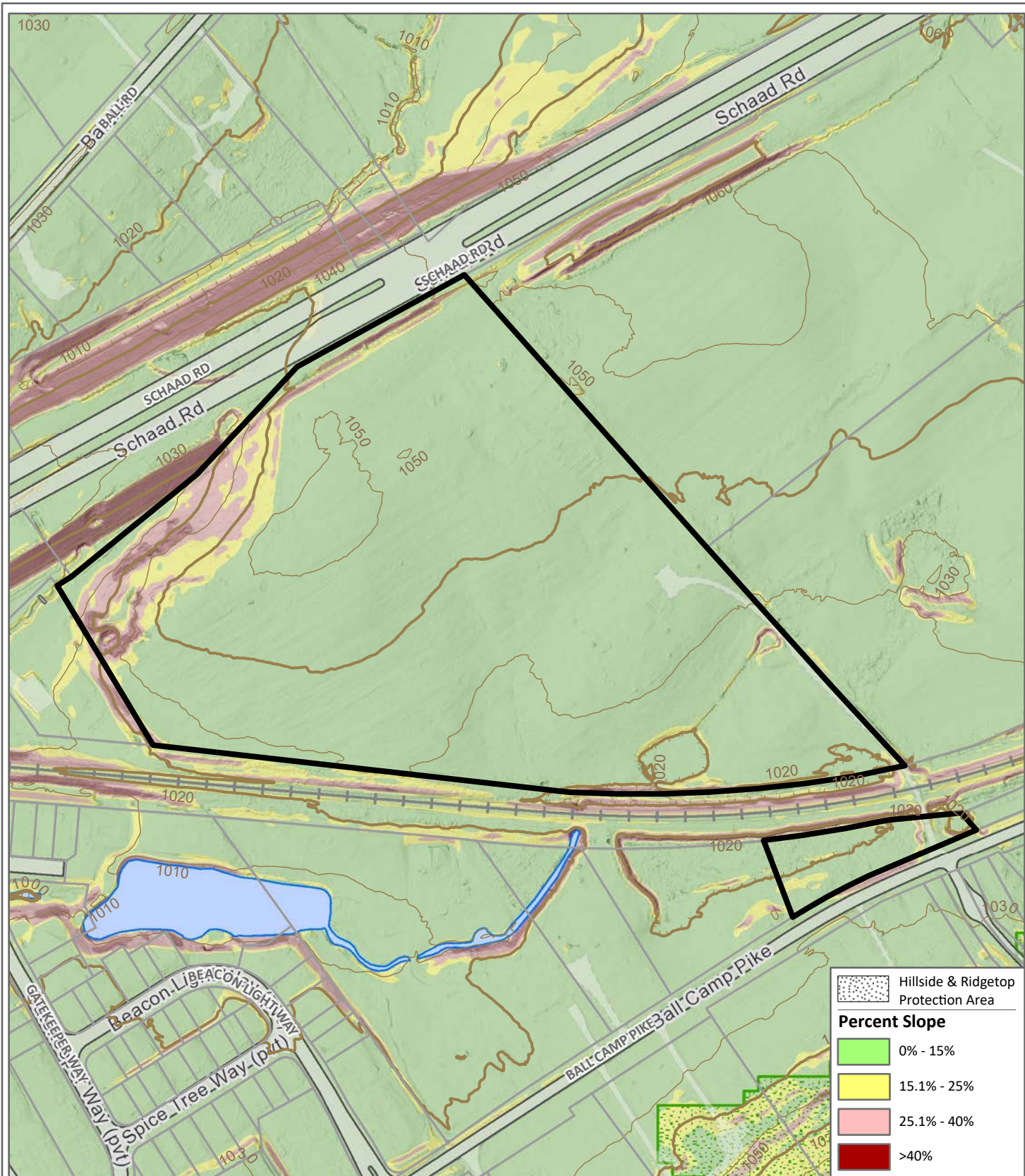


Exhibit B: Slope and Hillside Map

4-J-25-RZ

Petitioner: 1222 Development LLC

 Case Boundary

Original Print Date: 3/6/2025

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

Map No: 91

Jurisdiction: County

0 240
Feet





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP
 - ☐ PA
- ☐ Rezoning

1222 Development LLC

Consultant

Applicant Name		Affiliation
02/17/25	04/10/25	File Number(s) 4-J-25-RZ
Date Filed	Meeting Date (if applicable)	

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

Stefan Claar		1222 Development LLC	
Name	Company		
300 Letterman Road	Knoxville	TN	37919
Address	City	State	ZIP
865.804.9802			
Phone	Email		

CURRENT PROPERTY INFO

Ralph and Agnes Kirby	8007 Ball Camp Pk	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
8007 Ball Camp Pike Knoxville TN 37931	091 206	
Property Address	Parcel ID	
WKUD/KUB	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

JULY 2024

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

 Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

Planned Residential

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

24 and 12

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) Requesting 24 DUA on 12.97 ac in CMU FLU and 12 DUA on 4.59 ac in SR FLU. See attached.

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**
☐ Staff Review ☒ Planning Commission
ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0802

Total

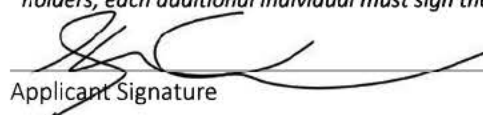
Fee 2

\$1,550.50

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.



Stefan Claar/Consultant

02/17/25

Applicant Signature

Print Name / Affiliation

Date

865.804.9802

Phone Number

Email

Melinda Massengill
 dotloop verified
 02/17/25 6:11 PM EST
 OJKX-ZJEM-GMEI-2TWW

Melinda Massengill

02/19/2025, SG

Property Owner Signature

Please Print

Date Paid

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

03/28/2025

~~03/25/25~~

04/11/2025

~~04/12/25~~

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Stefan Claar

Applicant Name

02/17/25

Date

4-J-25-RZ

FILE NUMBER