

REZONING REPORT

► **FILE #:** 4-M-25-RZ

AGENDA ITEM #: 42

AGENDA DATE: 4/10/2025

► **APPLICANT:** JAMES MCKAMEY

OWNER(S): James McKamey Northcreek Renovation

TAX ID NUMBER: 91 180

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 5732 BALL RD

► **LOCATION:** South side of Ball Rd, southeast of Dyestone Gap Rd

► **APPX. SIZE OF TRACT:** 0.74 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Ball Road, a major collector street with 20 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** RA (Low Density Residential)

► **EXISTING LAND USE:** Single Family Residential

►
EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - CA
(General Business)

South: Single family residential - A (Agricultural)

East: Single family residential - RA (Low Density Residential)

West: Single family residential, agriculture/forestry/vacant land - A
(Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is within a residential area with a mix of single-family subdivisions and large 1+ acre lots. Grace Christian Academy lies 0.5 miles to the northwest, and Amherst Elementary School is nearby to the southeast. Commercial, office, and multifamily development is concentrated to the north along Oak Ridge Highway.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and would bring the property into compliance with the zoning 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have mainly been residential in nature, consisting primarily of single-family dwellings on a range of lot sizes and one mobile home park.
2. Since the early 2000s, there has been a gradual transition from A (Agricultural) zoning to residential zoning, such as RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) with up to 3 to 4 du/ac.
3. The subject property has a lot size of 0.74 acres, and the minimum lot area for a dwelling in the A zone is one acre. Approving the requested RA zone would bring the subject property into compliance, as it meets the minimum standards of the RA zone, which is 10,000 sq ft.

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, RB, and PR with up to 3 to 4 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone allows primarily residential and civic uses, which align with the character of the surrounding 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 RA zone is considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is mainly residential.

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's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Urban Growth Boundary.

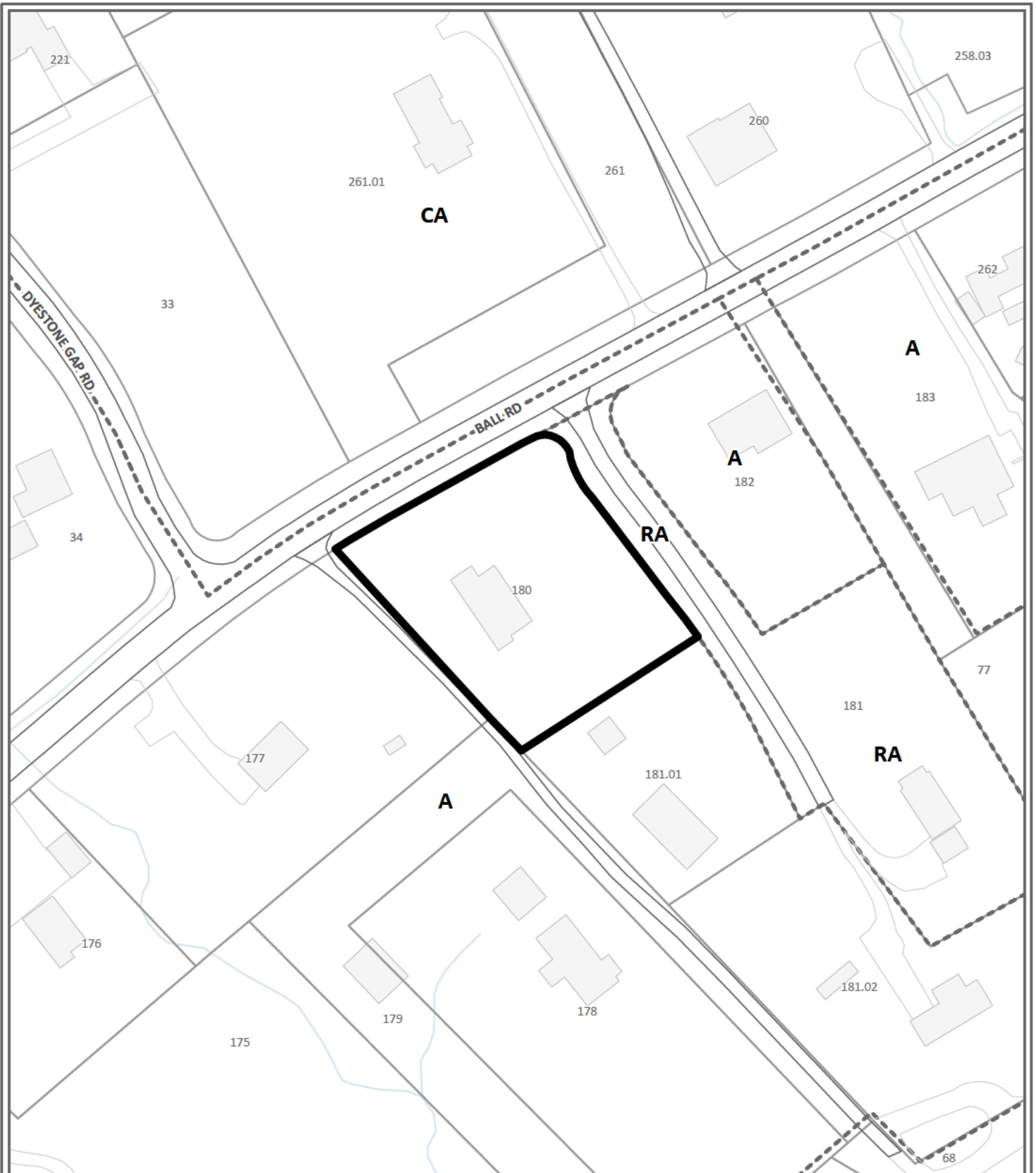
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst 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.



REZONING

4-M-25-RZ

Petitioner: James McKamey



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 2/27/2025

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

Map No: 91

Jurisdiction: County

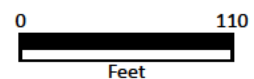
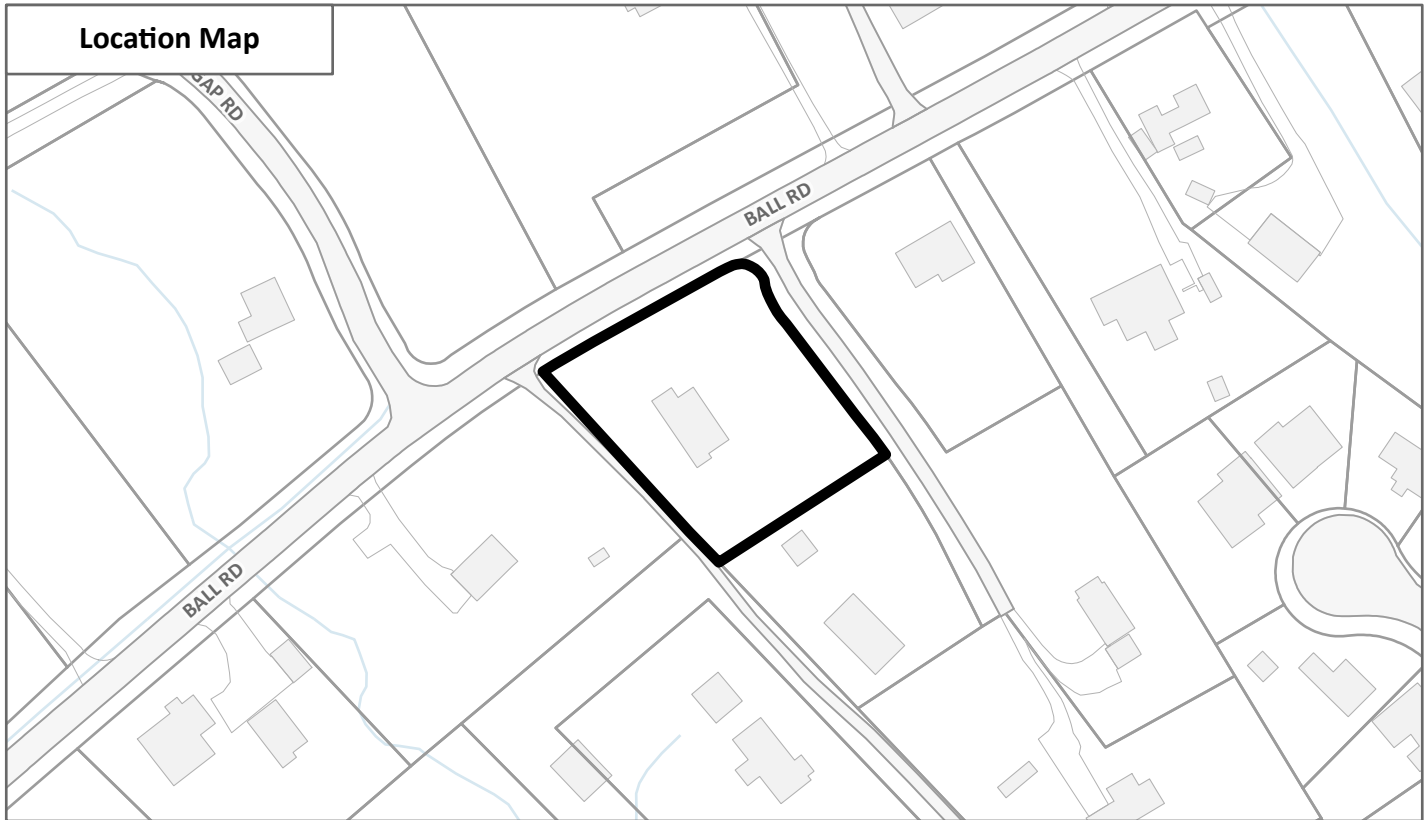


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

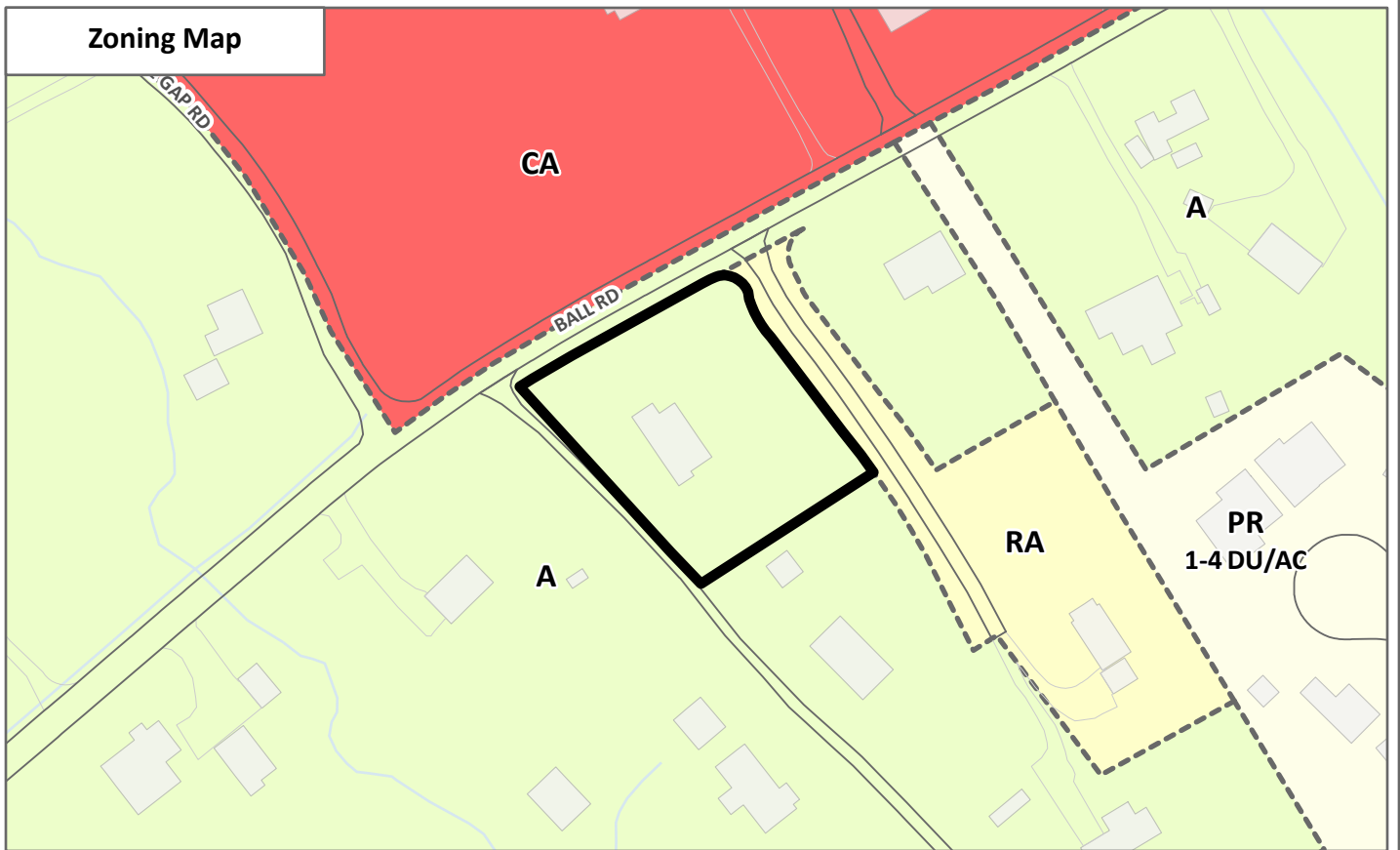
4-M-25-RZ



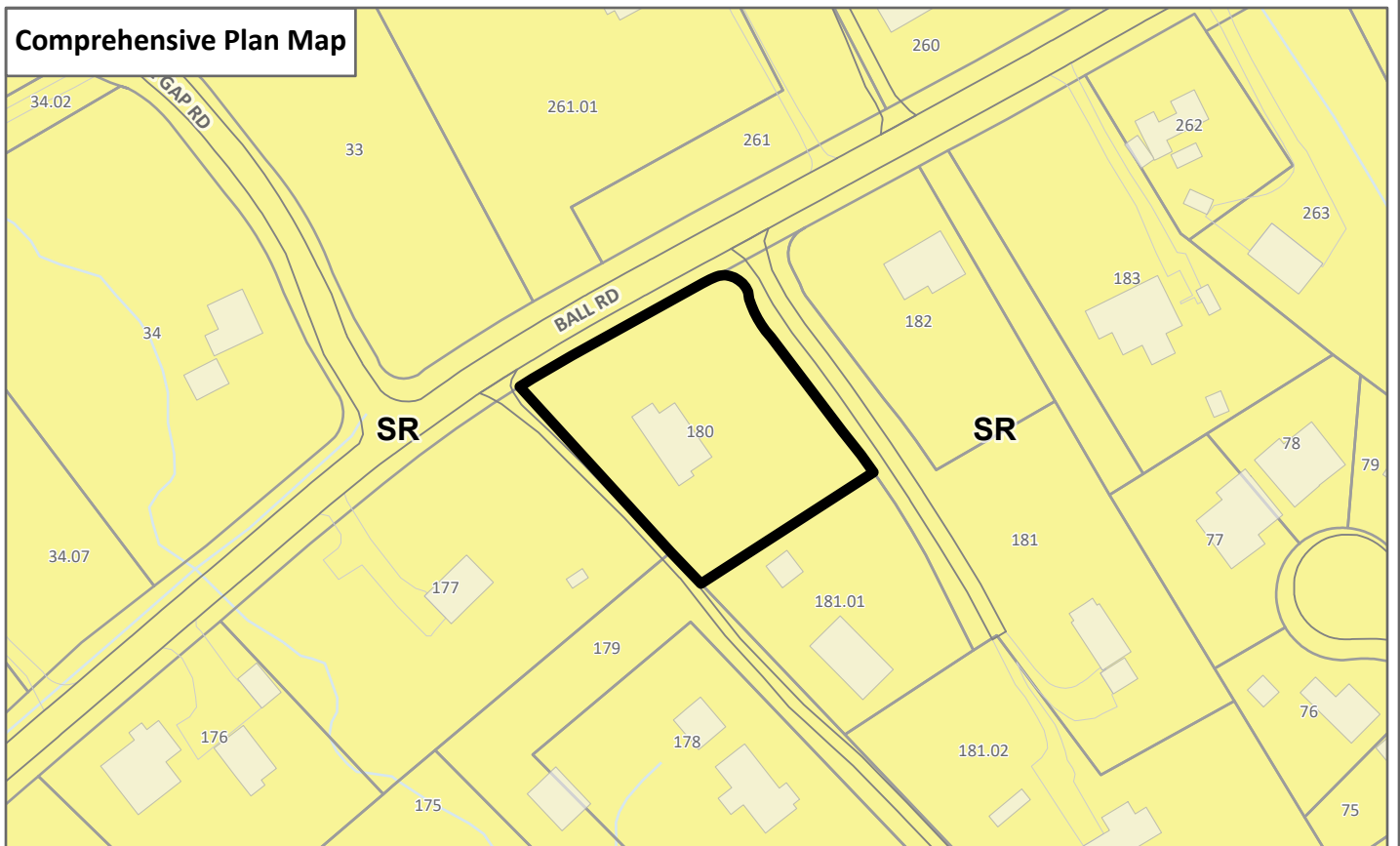
Case boundary



Zoning Map



Comprehensive Plan Map

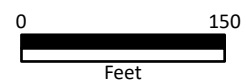


CONTEXTUAL MAPS 2

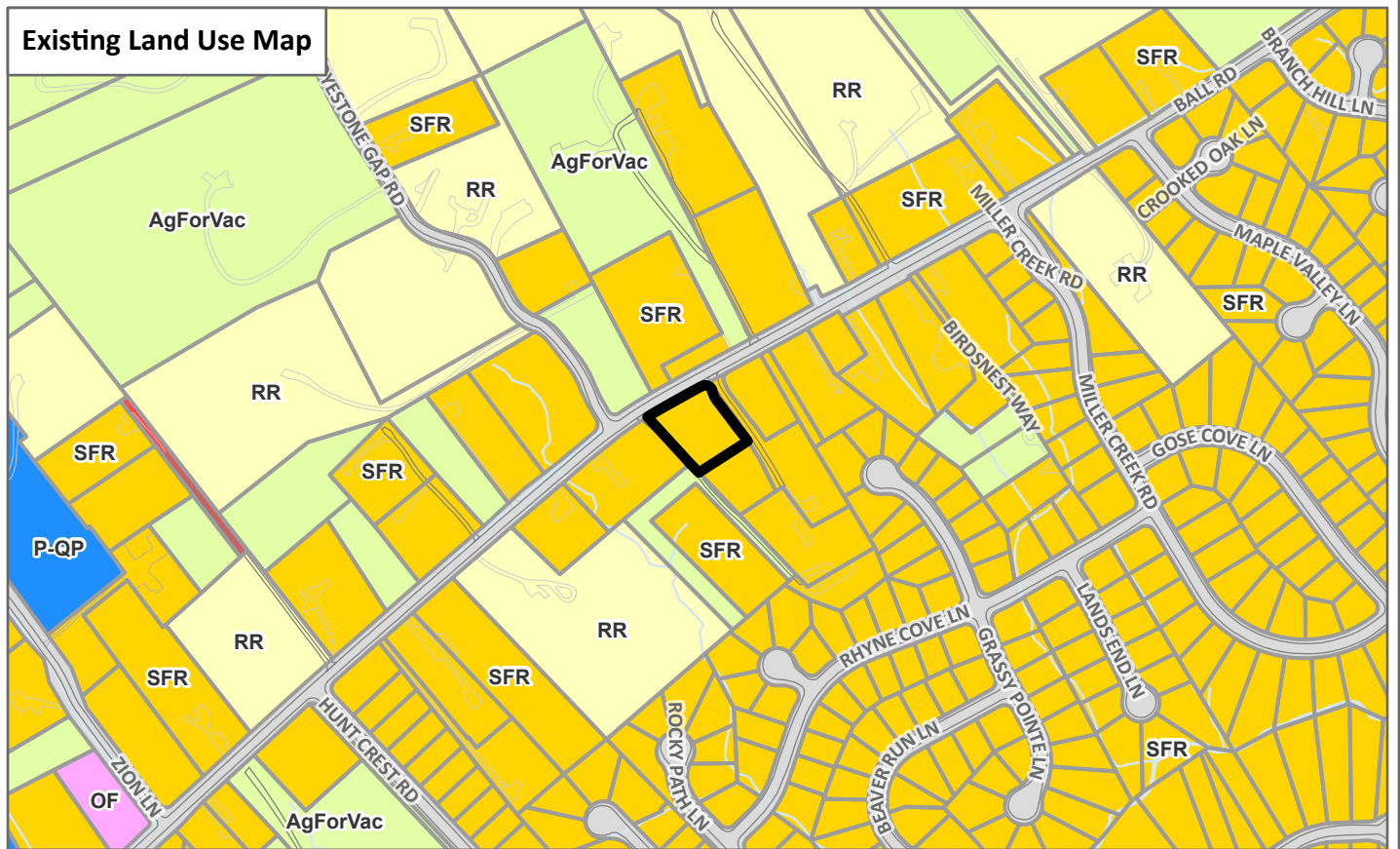
4-M-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

4-M-25-RZ



Case boundary





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

James McKamey

Applicant Name

Affiliation

12-17-24

Date Filed

Meeting Date (if applicable)

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

James McKamey

Name

Northcreek Renovation

Company

7117 Weaver Rd

Address

Powell

City

TN

State

37849

ZIP

865-740-3081

Phone

Email

CURRENT PROPERTY INFO

Same →

Property Owner Name (if different)

Property Owner Address

865-740-3081

Property Owner Phone

5732 BALL ROAD

Property Address

KNOX, TN 37931

Parcel ID

091-180

KUB

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.

DEVELOPMENT REQUEST

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

☒ Residential ☐ Non-Residential

Home Occupation (specify)

RESIDENTIAL / SINGLE FAMILY

Other (specify)

Related City Permit Number(s)

SUBDIVISION REQUEST

N/A

Proposed Subdivision Name

☐ Combine Parcels

☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify)

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

Proposed Zoning

RA LOW DENSITY

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

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.

Applicant Signature

Print Name / Affiliation

Date

865-740-3081

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

NORTHCREEK RENOVATION + CONST. LLC



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.

~~Feb. 18th 2025~~

03/28/2025

Date to be Posted

~~TBD~~

04/11/2025

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

A handwritten signature in black ink, appearing to read "James R. McKamey", written over a horizontal line.

Applicant Signature

James R. McKamey

Applicant Name

02-14-2025

Date

4-M-25-RZ

FILE NUMBER