

REZONING REPORT

► **FILE #:** 7-Q-25-RZ

AGENDA ITEM #: 47

AGENDA DATE: 7/10/2025

► **APPLICANT:** JOPA PROPERTIES, LLC

OWNER(S): Mary Jeanette Johnson Padgett

TAX ID NUMBER: 78 254

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BALL RD

► **LOCATION:** Northwest side of Ball Rd, southwest of Johnson Rd

► **APPX. SIZE OF TRACT:** 30.33 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Road, a major collector with 20 ft of pavement width within a right-of-way width that varies between 44-54 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: West Knox Utility District, Knoxville Utilities Board

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

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

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

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

► **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONE: No, but PR up to 5 du/ac abuts this property to the north.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, A (Agricultural)

South: Single family residential - PR (Planned Residential) up to 3 du/ac

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

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

NEIGHBORHOOD CONTEXT: This area contains a mix of single family homes on large, 1+ acre tracts and in subdivisions that are interspersed with undeveloped, forested slopes. There are some commercial uses along Oak Ridge Highway to the north and east. Amherst Elementary School and Grace Christian Academy lie within a mile of the subject property. The steep slopes of Beaver Ridge run through the northern (rear) portion of the property.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the Knox**

County Comprehensive Plan and the surrounding area, subject to one condition.

1. Disturbance within the Hillside Protection area is limited to 5.8 acres as recommended on the slope analysis.

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 CITY/COUNTY GENERALLY:

1. Changes in conditions in the area include the Schaad Road extension, road widening on Johnson Road, and the intersection improvement at Johnson Road and Schaad Road. The Schaad Road project consists of a four-lane, median-divided section with bike lanes and sidewalks, while Johnson Road is a local road that connects Ball Road to Schaad Road.
2. Since 2000, surrounding properties have been transitioning from the A zone to the PR zone with densities ranging from 3-5 du/ac. The surrounding subdivisions are single family residential.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. There are significant slopes on the property within the Hillside Protection area, making the PR zone an appropriate zone to consider since it allows the clustering of lots.
2. Houses, duplexes, multi-dwelling structures, and developments are permitted in the PR zone. At a density of 3 du/ac and with the condition to disturb no more than 5.8 acres within the HP (Hillside Protection) area, the development could yield approximately 43 dwelling units and these likely would be contained on the front half of the lot.
3. 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.

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. This property has a ridge and steep slopes that run along the rear. The Hillside Protection area includes 21.7 acres on this 30.3-acre site. The recommended land disturbance area within the HP area is 5.8 acres. A condition has been added to disturb no more than 5.8 acres within the Hillside Protection area.
2. Ball Road is a major collector road, and this property is just over a mile from Schaad Road, a multimodal arterial road.
3. Staff recommends rezoning to PR up to 3 du/ac instead of the requested PR up to 4 du/ac because most of the subject property is steeply sloped, undisturbed forest. The topographic constraints of the property would likely result in concentration of development on the front portion of the site which could result in a development out character with other developments along Ball Road.
4. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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. The property is within the SR (Suburban Residential) and RC (Rural Conservation) place types, both of which list the PR zone as indirectly related area. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PR at 3 du/ac be compatible with the adjacent PR up to 5 du/ac zone to the north and PR up to 3 du/ac across the street to the south.
2. Areas in the SR place type are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles. The PR zone allows single family houses, attached and multifamily on a range of lot sizes.
3. Areas in the RC place type are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space. The parcel is also in the Comprehensive Plan's HP area. There is a condition to disturb no more than 5.8 acres within the Hillside Protection area as recommended on the slope analysis.
4. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. The PR zone provides flexibility for different types of residential development and is approximately a mile from Amherst Elementary to

the south and the commercial node on Oak Ridge Highway and Schaad Road to the southeast.

5. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 1202 (average daily vehicle trips)

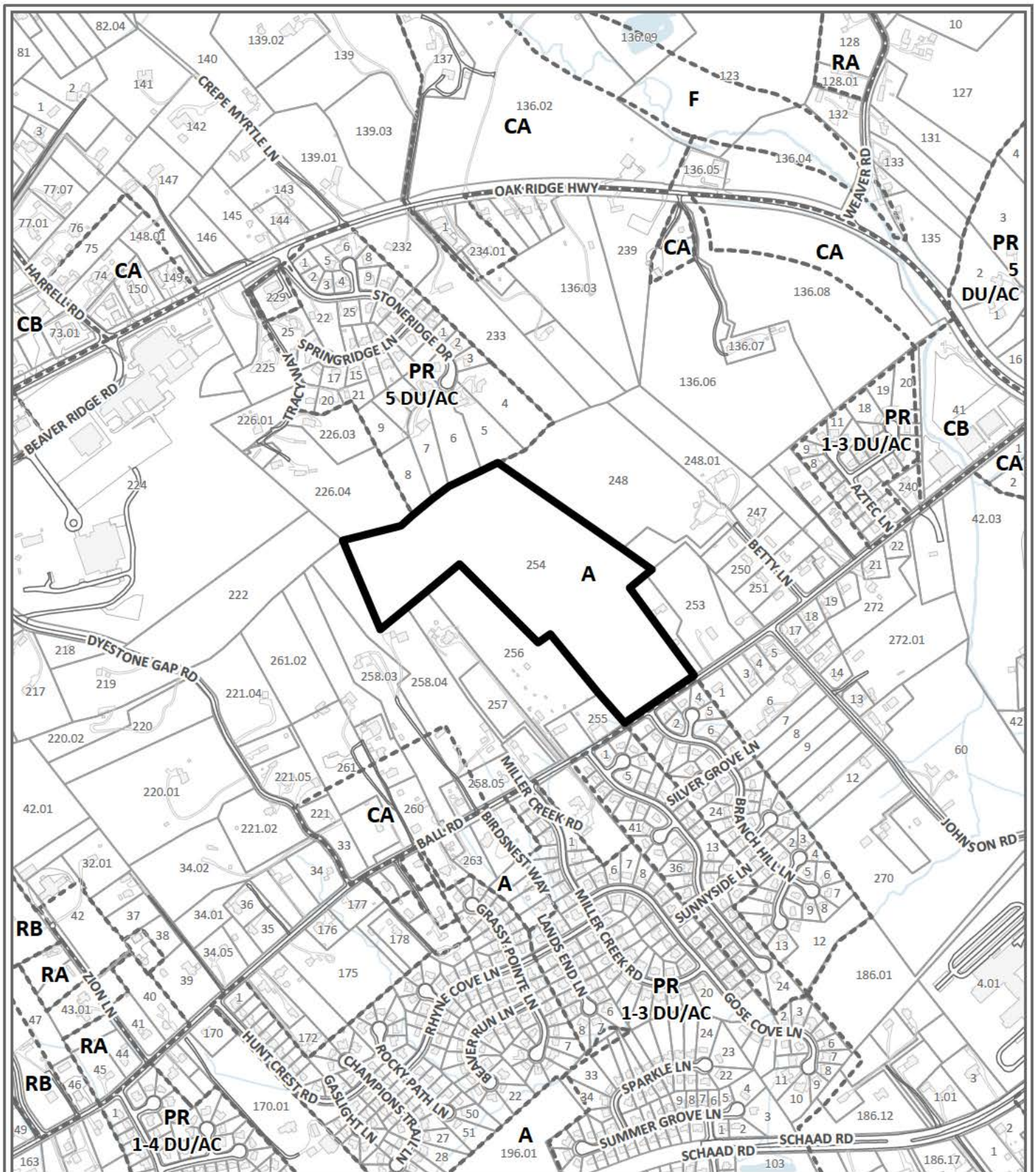
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 50 (public school children, grades K-12)

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 8/18/2025. 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

7-Q-25-RZ

Petitioner: Jopa Properties, LLC

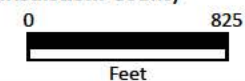


From: A (Agricultural)

To: PR (Planned Residential) up to 4 du/ac

Map No: 78

Jurisdiction: County

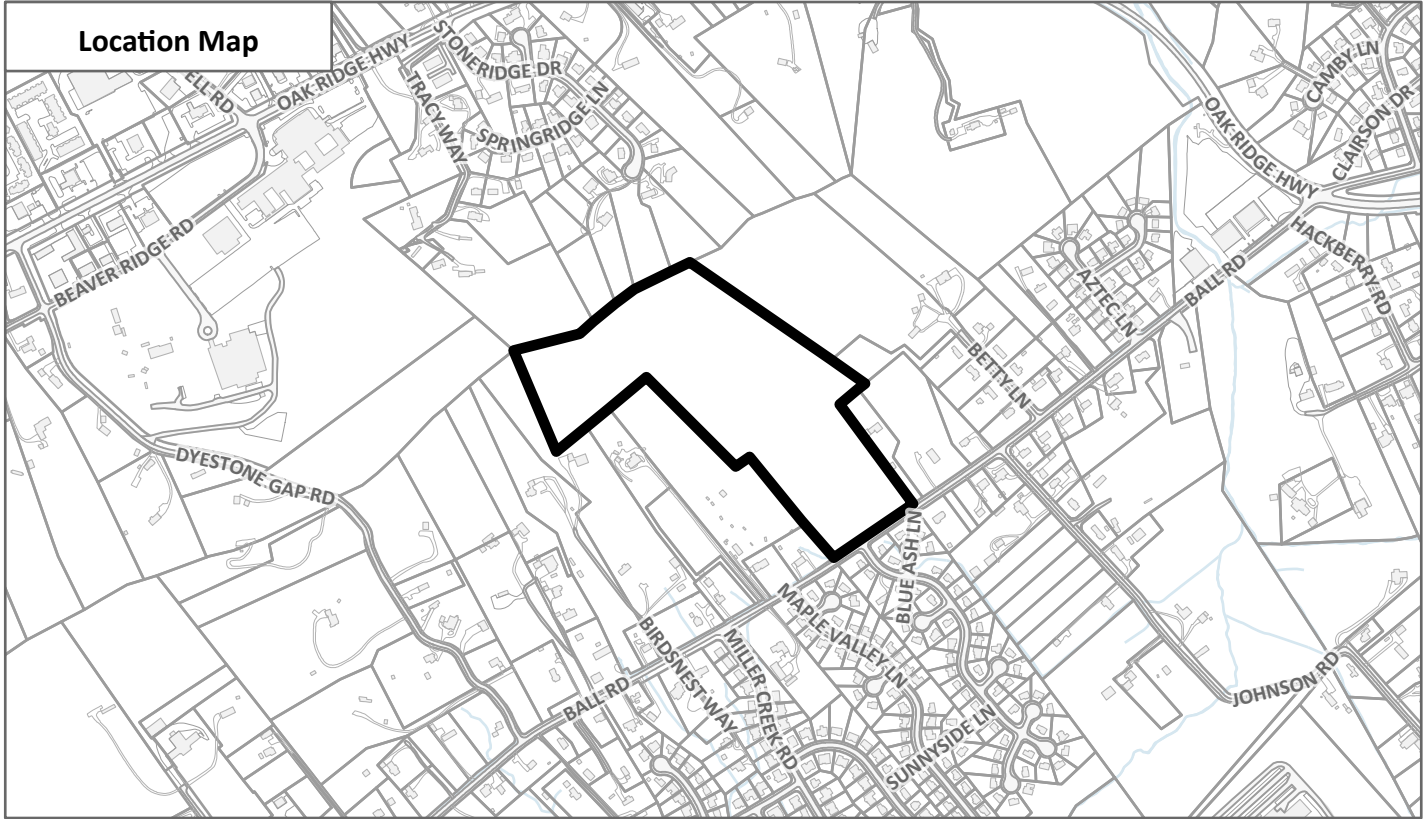


Original Print Date: 6/3/2025

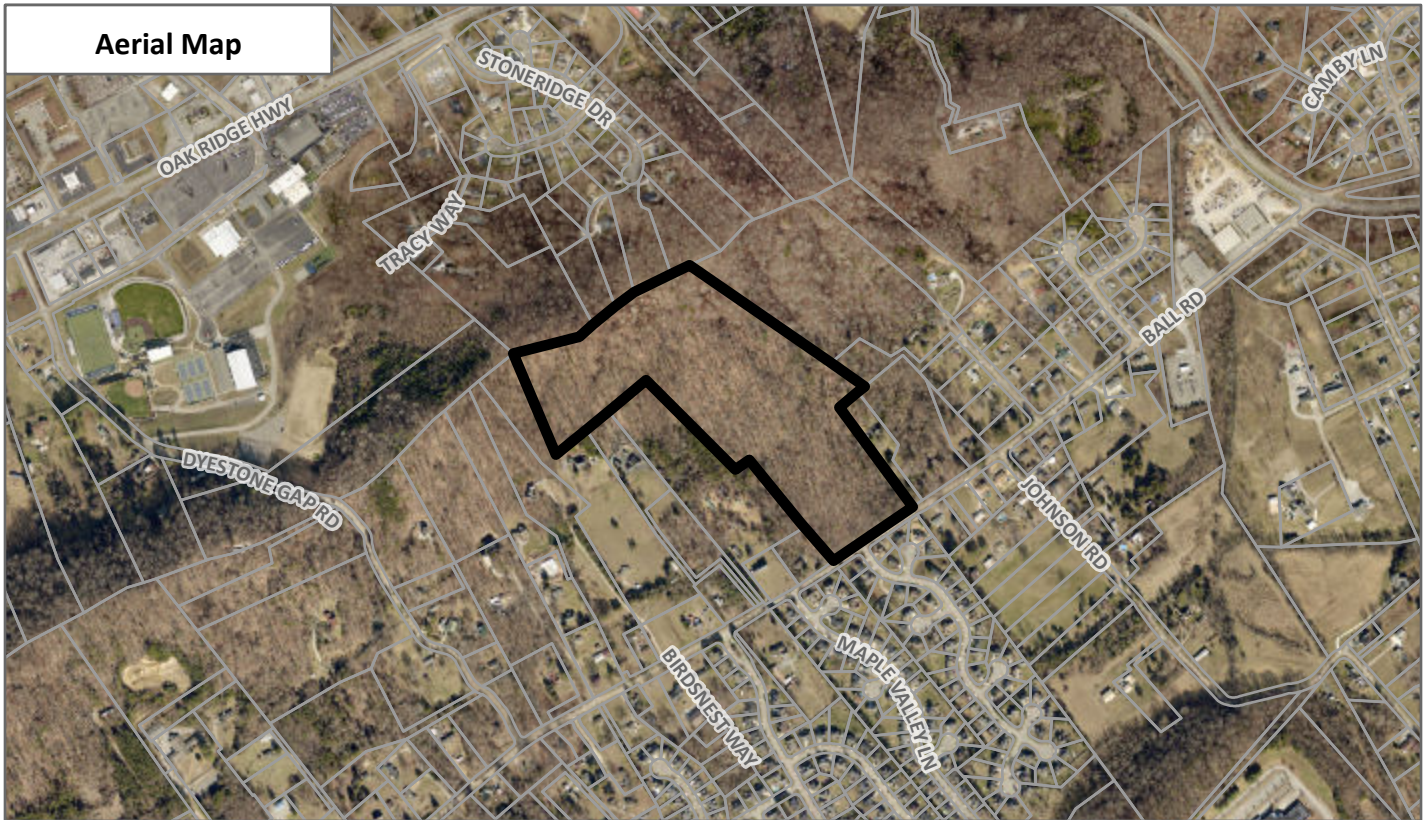
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

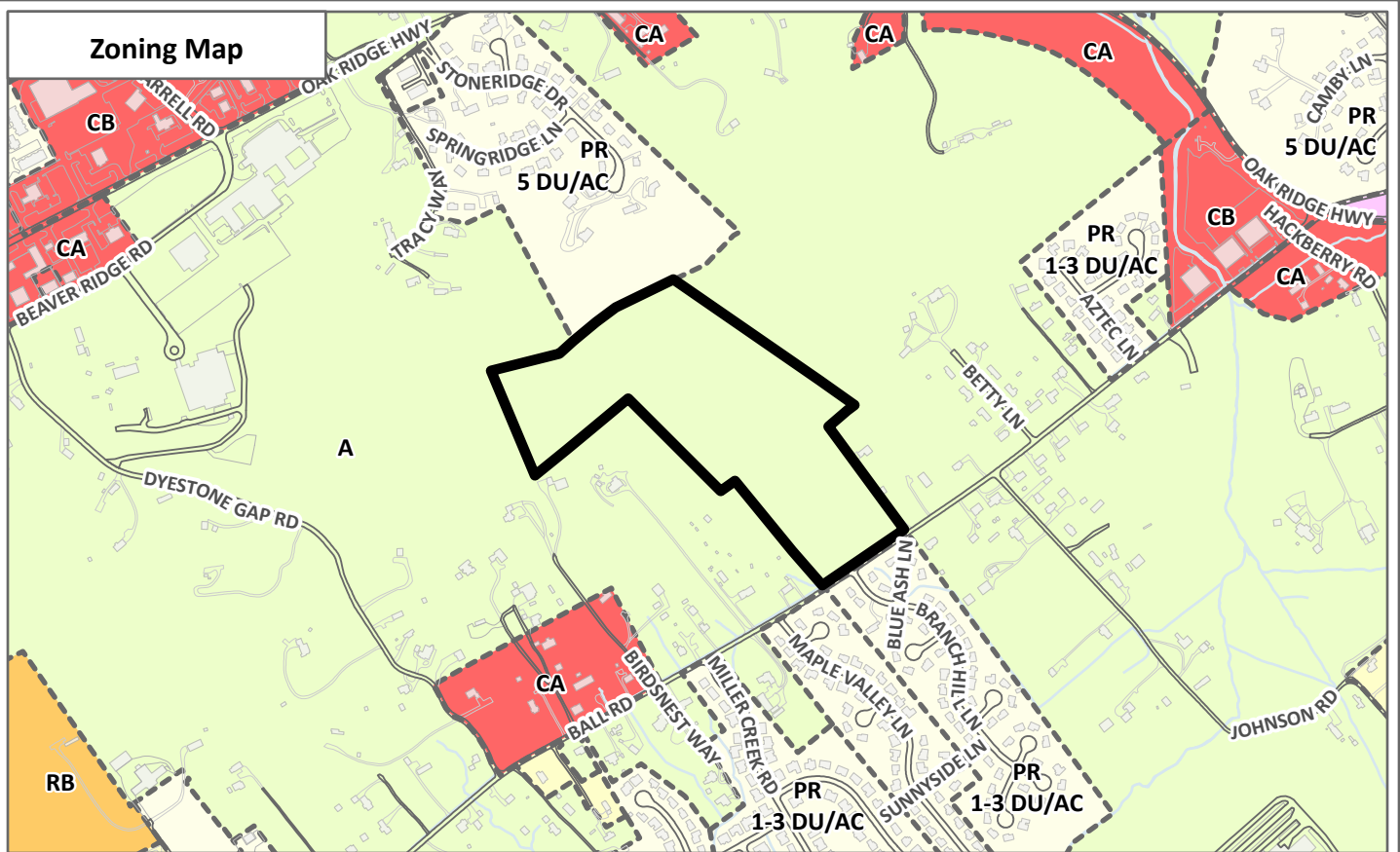
7-Q-25-RZ



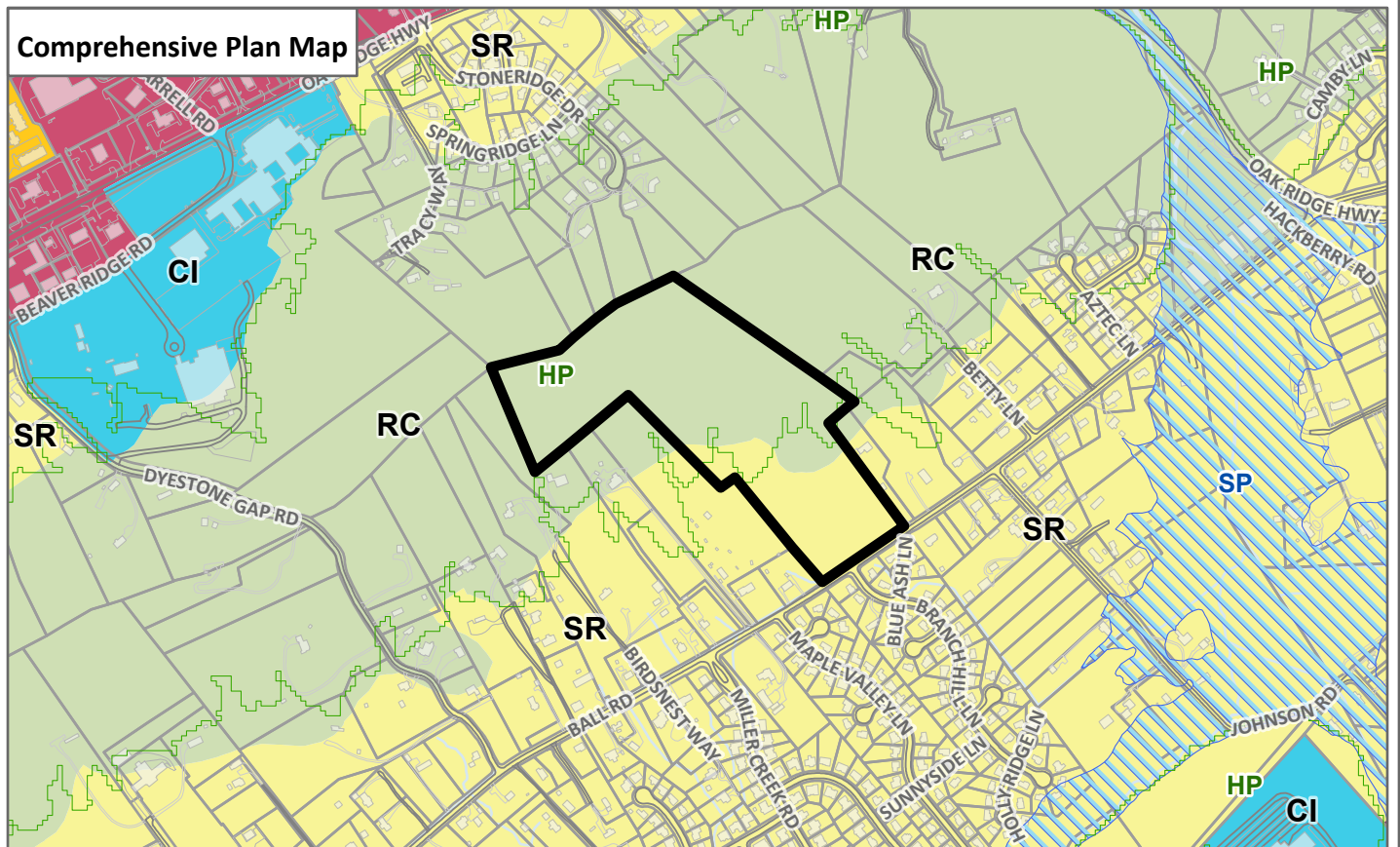
Case boundary



Zoning Map



Comprehensive Plan Map

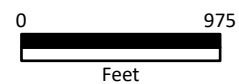


CONTEXTUAL MAPS 2

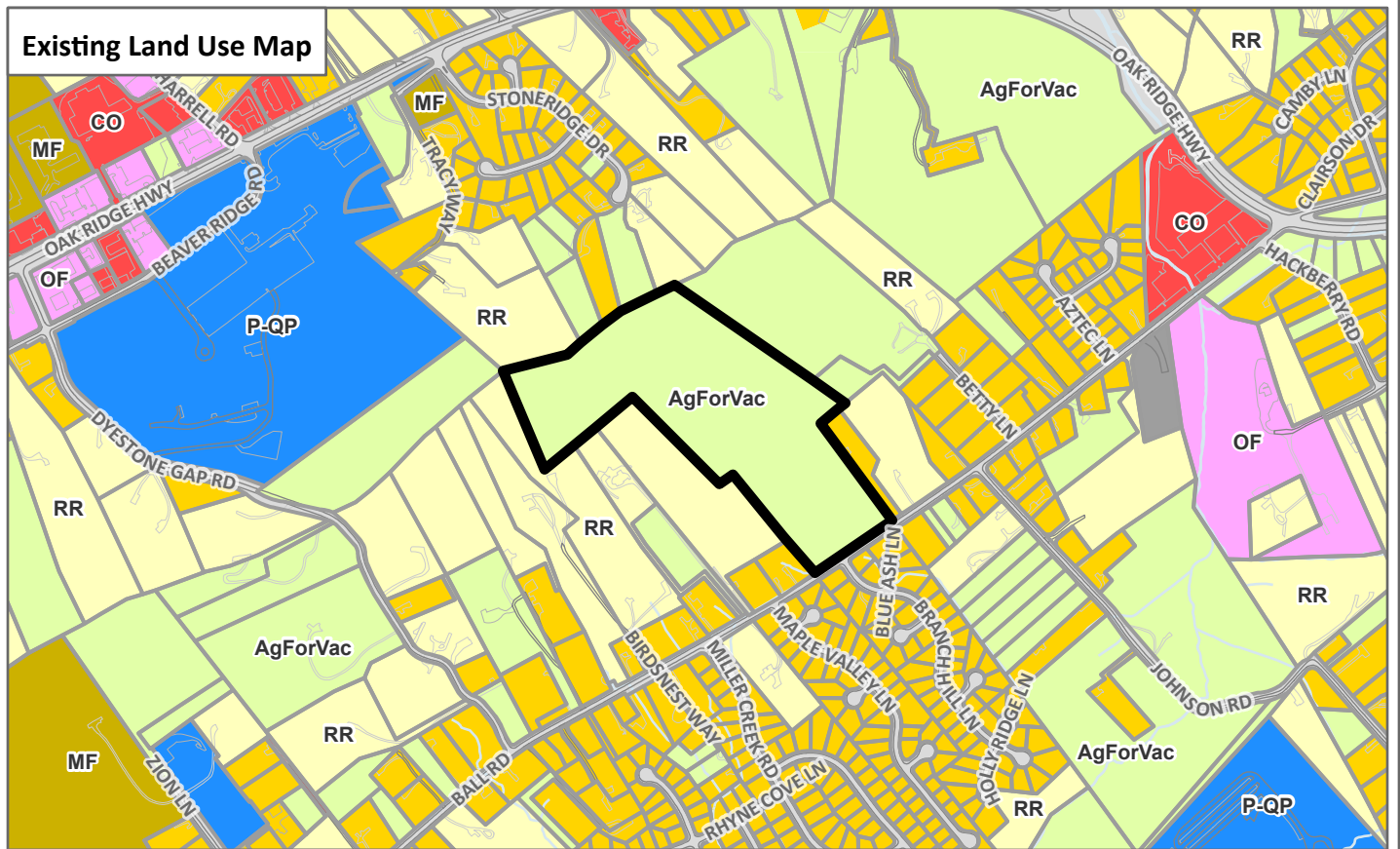
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Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

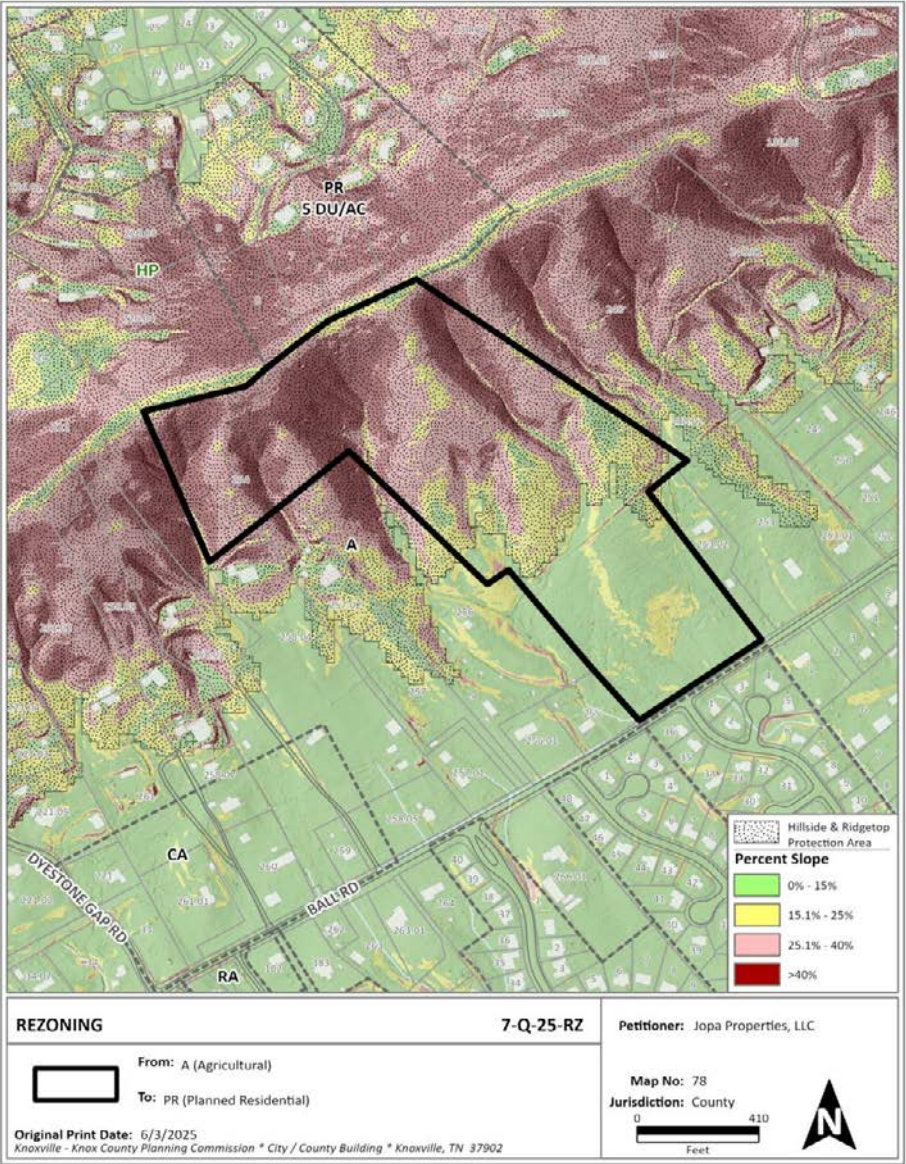
7-Q-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	30.3		
Non-Hillside	8.6	N/A	
0-15% Slope	1.3	100%	1.3
15-25% Slope	4.2	50%	2.1
25-40% Slope	8.2	20%	1.6
Greater than 40% Slope	7.9	10%	0.8
Ridgetops			
Hillside Protection (HP) Area	21.7	Recommended disturbance budget within HP Area (acres)	5.8
		Percent of HP Area	26.9%



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☒ Rezoning ☐ Plan Amendment***Development** ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.Jopa Properties, LLC
Applicant Name

Affiliation

7/10/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

7-Q-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape ArchitectAtlee Hammaker
NameJopa Properties, LLC
Company12740 Manning Lane
AddressKnoxville
CityTN
State37932
ZIP(865) 806-5293
Phone

Email

Current Property InfoMary Jeanette Johnson Padgett
Property Owner Name (if different)P.O. Box 218 Big Sandy, TN 38221
Property Owner Address

Property Owner Phone

0 Ball Road Knoxville, TN 37931
Property Address078 254
Parcel IDWKUD
Sewer ProviderWKUD
Water ProviderNo
Septic (Y/N)**Development Request**☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request



Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

<input checked="" type="checkbox"/> Zoning Change <u>PR</u> Proposed Zoning	<u>4 units/acre</u> Proposed Density (units/acre, for PR zone only)	PENDING PLAT FILE NUMBER
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests	
<input type="checkbox"/> Other (specify) _____		

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	<u>Atlee Hammaker</u> Please Print	<u>5/19/25</u> Date
<u>865 806 5293</u> Phone Number	 Email	
<u>Richard Lee Padgett POA</u> Property Owner Signature	<u>Richard Lee Padgett</u> Please Print	<u>05/28/2025, SG</u> Date Paid
<u>May Genevieve Padgett</u>		

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0802			\$2,166.50

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

06/27/2025

Date to be Posted

07/11/2025

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


Applicant Signature

Allee Hammaker
Applicant Name

5/19/25
Date