

REZONING REPORT

► **FILE #:** 11-D-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** **BALL HOMES LLC**

OWNER(S): Kerry Kirkman & Tiffany Gonzalez

TAX ID NUMBER: 129 096

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12434 BUTTERMILK RD

► **LOCATION:** **South side of Buttermilk Rd, west of Graybeal Rd**

► **APPX. SIZE OF TRACT:** **43.93 acres**

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Buttermilk Road, a minor collector with a pavement width of 18 ft within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Hickory Creek

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

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

► **EXISTING LAND USE:** **Rural Residential, Agriculture/Forestry/Vacant Land**

► **DENSITY PROPOSED:** **up to 2 du/ac**

EXTENSION OF ZONE: No, this would not be an extension, though there is PR (Planned Residential) up to 2.5 du/ac to the west.

HISTORY OF ZONING: None noted.

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

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

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 2.5 du/ac, A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of residential, agricultural, and industrial uses. Residential uses are single family dwellings on a mix of small- and large-sized rural lots. Agricultural uses are large, cleared lots. A large quarry is to the west of the subject parcel off Buttermilk Road.

STAFF RECOMMENDATION:

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ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

If approved, this item will be forwarded to Knox County Commission for action on 12/8/2025. 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.