

REZONING

9-I-25-RZ

Petitioner: Benjamin C. Mullins



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

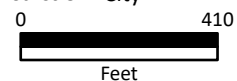
To: RN-2 (Single-Family Residential Neighborhood); HP (Hillside Protection Overlay)

Original Print Date: 8/5/2025

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

Map No: 93

Jurisdiction: City





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.

Benjamin C. Mullins

Attorney for Option Holder

Applicant Name

Affiliation

July 28, 2025

September 11, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

9-I-25-RZ

Correspondence

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

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

Phone

Email

Current Property Info

Rick and Janet Irwin

1529 Nathan Hills Cir.

865-995-0037

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4602, 0, 0, and 4604 Ball Camp Pike

0938B, 02401, 02402, 02404, 025

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

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

APRIL 2025

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Proposed Number of Lots (total)

☐ Other (specify)

Specify if requesting: ☐ Variance ☐ Alternative design standard

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

Zoning Request

PENDING PLAT FILE NUMBER

☒ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change RN2
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☐ 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

Benjamin C. Mullins

Print Name / Affiliation

7/28/25

Date

865-546-9321

Phone Number

Email

Property Owner Signature

Please Print

RIEK L. IRWIN
JANET F. IRWIN

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1

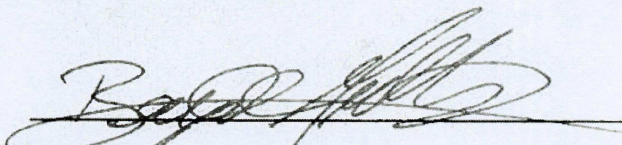
FEE 2

FEE 3

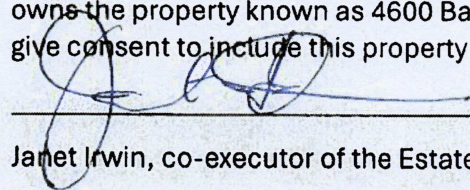
TOTAL

Supplemental Sheet for Zoning Application:

- 4620 Ball Camp Pike (parcel ID: 093BB02402)
- 4622 Ball Camp Pike (parcel ID: 093BB02405)
- 4614 Ball Camp Pike (parcel ID: 093BB02403)
- 0 Ball Camp (parcel ID: 093BB02402)
- 0 Ball Camp (parcel ID: 093BB02404)
- 4602 Ball Camp Pike (parcel ID: 093BB02401)
- 4600 Ball Camp Pike (parcel ID: 093BB026)


Benjamin C. Mullins 7-28-2025; revised 8-4-25

I hereby declare under penalty of perjury that I am the co-executor of the estate which owns the property known as 4600 Ball Camp Pike and I have the authority to and hereby give consent to include this property in this rezoning application.


Janet Irwin, co-executor of the Estate of Tommy and Mary Ruth Fritz

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.

~~August 30~~ 08/29/2025

September 12

Date to be Posted

Date to be Removed

Applicant Signature

Benjamin C. Mullins

Applicant Name

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

☐ Yes ☐ No

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

7/28/25

Date