



REZONING REPORT

▶ **FILE #:** 2-B-26-RZ

AGENDA ITEM #: 19

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** BALL HOMES, LLC

OWNER(S): David & Juanita Longworth

TAX ID NUMBER: 129 103 (PARTIAL) 129 096

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12412 BUTTERMILK RD (12434 Buttermilk Rd)

▶ **LOCATION:** South side of Buttermilk Rd, northeast of Hickory Meadows Dr

▶ **APPX. SIZE OF TRACT:** 48.027 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Buttermilk Road, a minor collector street with 18 ft of pavement width 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

▶ **CURRENT ZONING:** RA (Low Density Residential), PR(k) (Planned Residential) up to 2 du/ac with conditions

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** up to 2 du/ac

EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: In 2025, most of the subject property was rezoned from RA (Low Density Residential) to PR(k) (Planned Residential) up to 2 du/ac with the condition to provide street connectivity to Centerview Road.

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - RA (Low Density Residential)

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

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

West: Rural residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac, A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area largely consists of single-family dwellings on a mix of small and large rural lots and agricultural uses such as livestock farming among large tracts of forested land. The Vulcan Materials Dixie Lee mining quarry is 0.36 miles to the west.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with adopted plans**

and compatible with surrounding development, subject to 1 condition.

1. Development shall provide street connectivity to Centerview Road, subject to review and approval by the Knox County Engineering & Public Works Department during the development plan phase.

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. Since 2005, four rezonings to the PR (Planned Residential) zone with densities of 2 to 3 dwelling units per acre have occurred along Buttermilk Road. 12434 Buttermilk Rd is almost 44 acres and was rezoned to PR up to 2 du/ac in December of 2025, subject to the same condition recommended for this request. That property is included in this rezoning request so that it and a portion of 12412 Buttermilk Rd can be considered a unified development under the same PR zone district.
2. Two detached residential subdivisions are under construction within 0.7 miles west of the subject property on Buttermilk Road. The abutting Hickory Meadows subdivision to the west has extended the sanitary sewer system along Buttermilk Road, making a sewer connection more feasible for the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE 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. Development shall be compatible with surrounding or adjacent zones.
2. The portion of the subject property that is currently zoned RA (Low Density Residential) is entirely within the HP (Hillside Protection) area. Most of the property is relatively flat with slopes under 15%, though there are some steeper slopes in the 15-25% and 25-40% ranges in the northern and southern portions of the property. A rezoning from RA to the PR district at a density of up to 2 du/ac would increase the likelihood of a cohesive development that between the two properties included in this request and enable development that is responsive to topographic conditions on the site. This is consistent with the intent of the PR zone.

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. There are no adverse impacts anticipated to occur with the proposed rezoning. The request lowers the overall residential density in this rural area since the RA zone has a minimum lot size of 10,000 sq ft when sewer is present. Future development is subject to review by the Planning Commission, which provides opportunity for public input.
2. With the proposed rezoning, the maximum density achievable is 96 units. A traffic impact study has been completed and provides recommendations on ways to maintain traffic safety that will be incorporated into the development plan review.
3. The maintained condition to provide connectivity between this property and the adjacent residential subdivision will improve traffic safety and emergency access.

THE 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 has the RL (Rural Living) place type designation in the Knox County Comprehensive Plan, which is primarily intended for single-family residences among agriculture and open space. The RL place type does not permit the existing RA zone, but it does permit consideration of the requested PR zone and density as it is partially related. This rezoning meets the additional criteria for a partially related zone by being compatible with adjacent sites.
2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 9.5, to avoid approving isolated development where infrastructure is inadequate or not yet planned. A Will Serve Letter for water and sewer services has been provided by the West Knox Utility District, contingent upon the completion of the plan review process and any required infrastructure improvements, which will be determined during the design phase (Exhibit B).
3. The subject property is within the bounds of the adopted Hardin Valley Mobility Plan, which recommends a roadway realignment at the intersection of Buttermilk Road and Graybeal Road half a mile to the west of the subject property. This rezoning and new residential development in the area support increased prioritization of this capital improvement project.
4. This rezoning complies with the criteria for consideration of modest residential development in the Rural Area of the Growth Policy Plan. The property is on a minor collector street with a pavement width that is at least 18 feet wide, and there is access to sanitary sewer service. Reducing residential density from RA, which

permits 10,000 square foot minimum lot sizes, to PR up to 2 du/ac is consistent with the property's location in the Rural Area.

ESTIMATED TRAFFIC IMPACT: 972 (average daily vehicle trips)

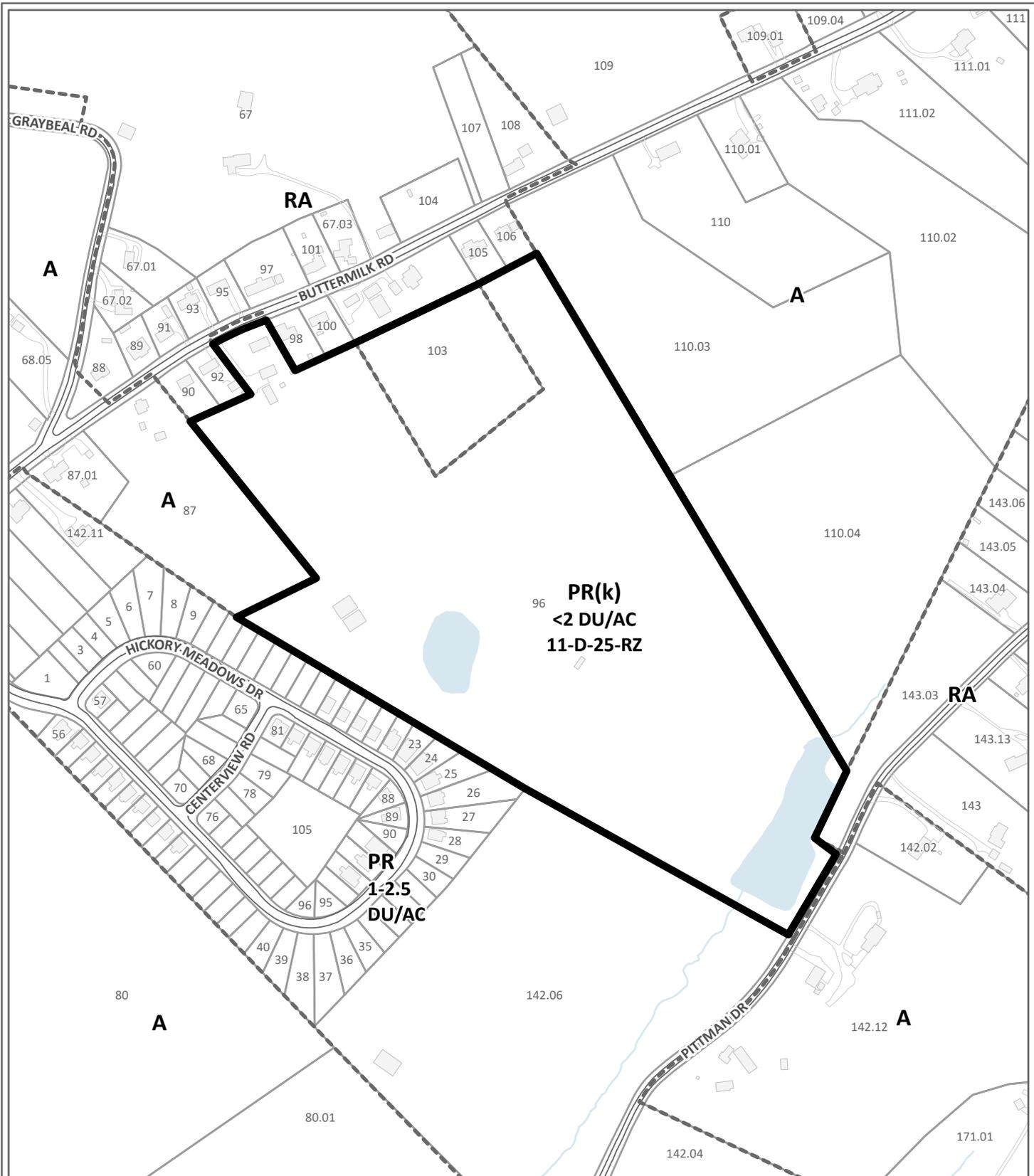
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 40 (public school children, grades K-12)

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

- 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 3/16/2026. 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

2-B-26-RZ

Petitioner: Ball Homes, LLC



From: RA (Low Density Residential)

To: PR (Planned Residential) up to 2 du/ac

Map No: 129

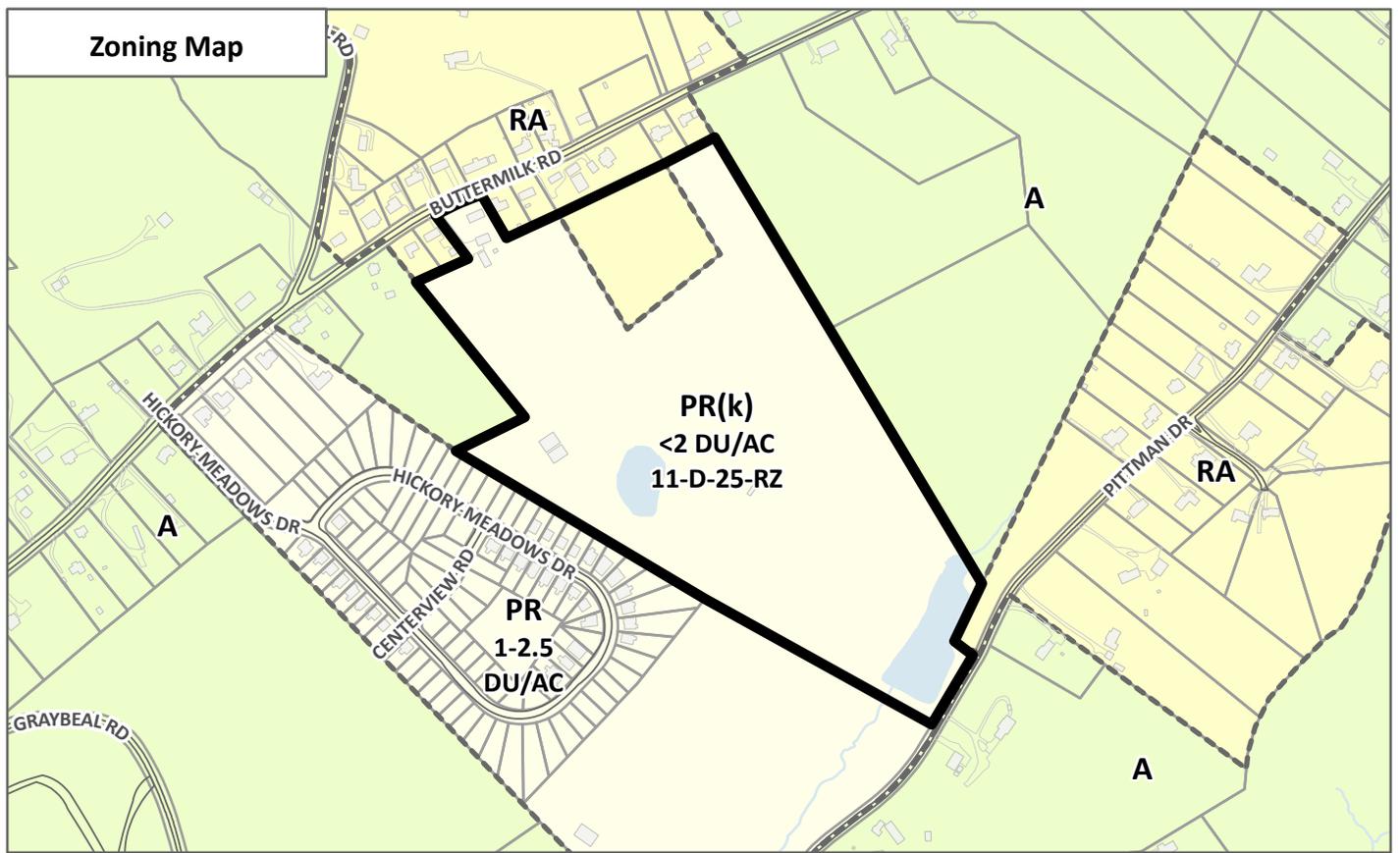
Jurisdiction: County



Original Print Date: 1/22/2026

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

Zoning Map



Comprehensive Plan Map

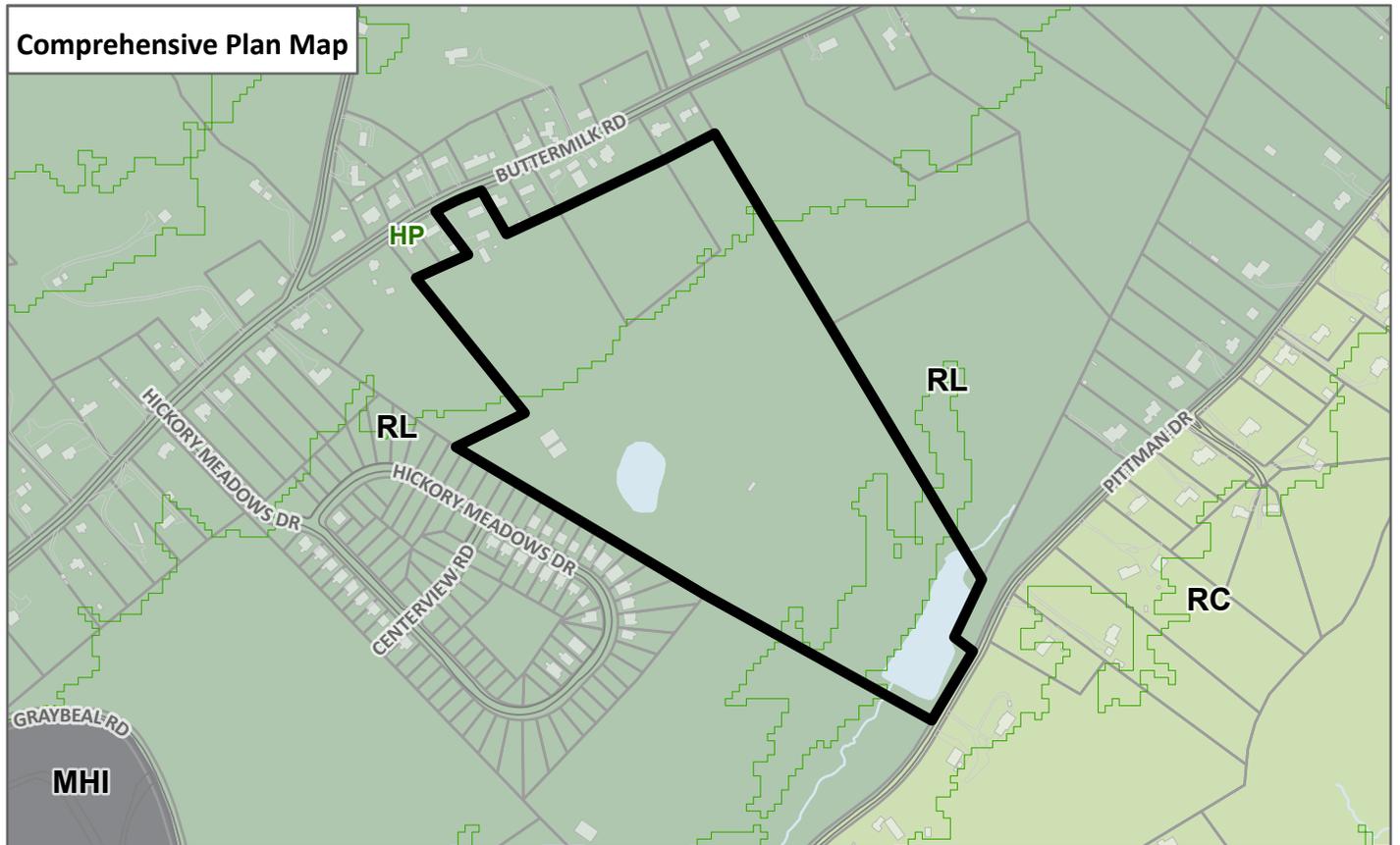
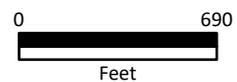


EXHIBIT A, CONTEXTUAL MAPS

2-B-26-RZ



Case boundary



Existing Land Use Map

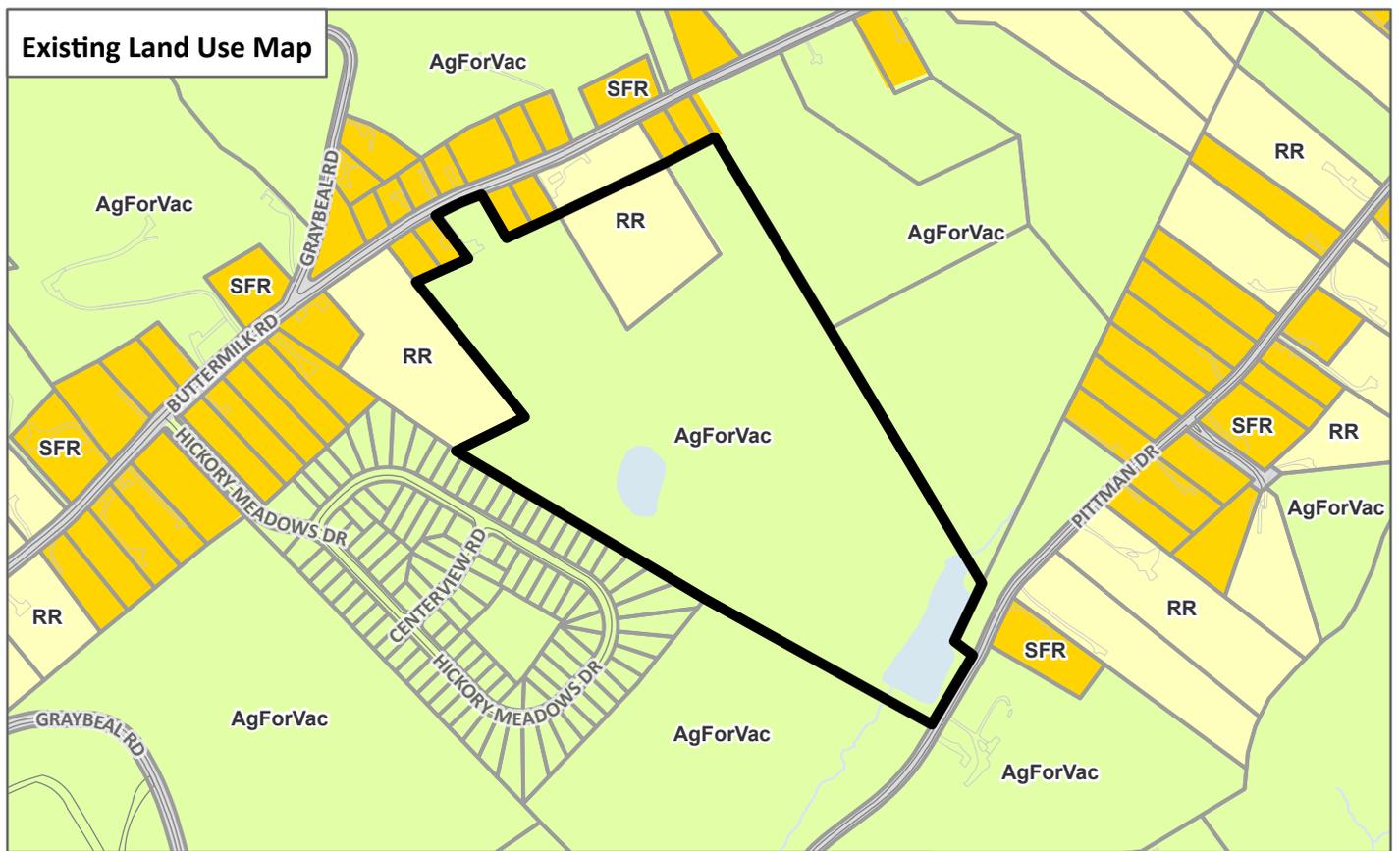


EXHIBIT A, CONTEXTUAL MAPS

2-B-26-RZ



Case boundary

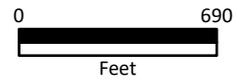
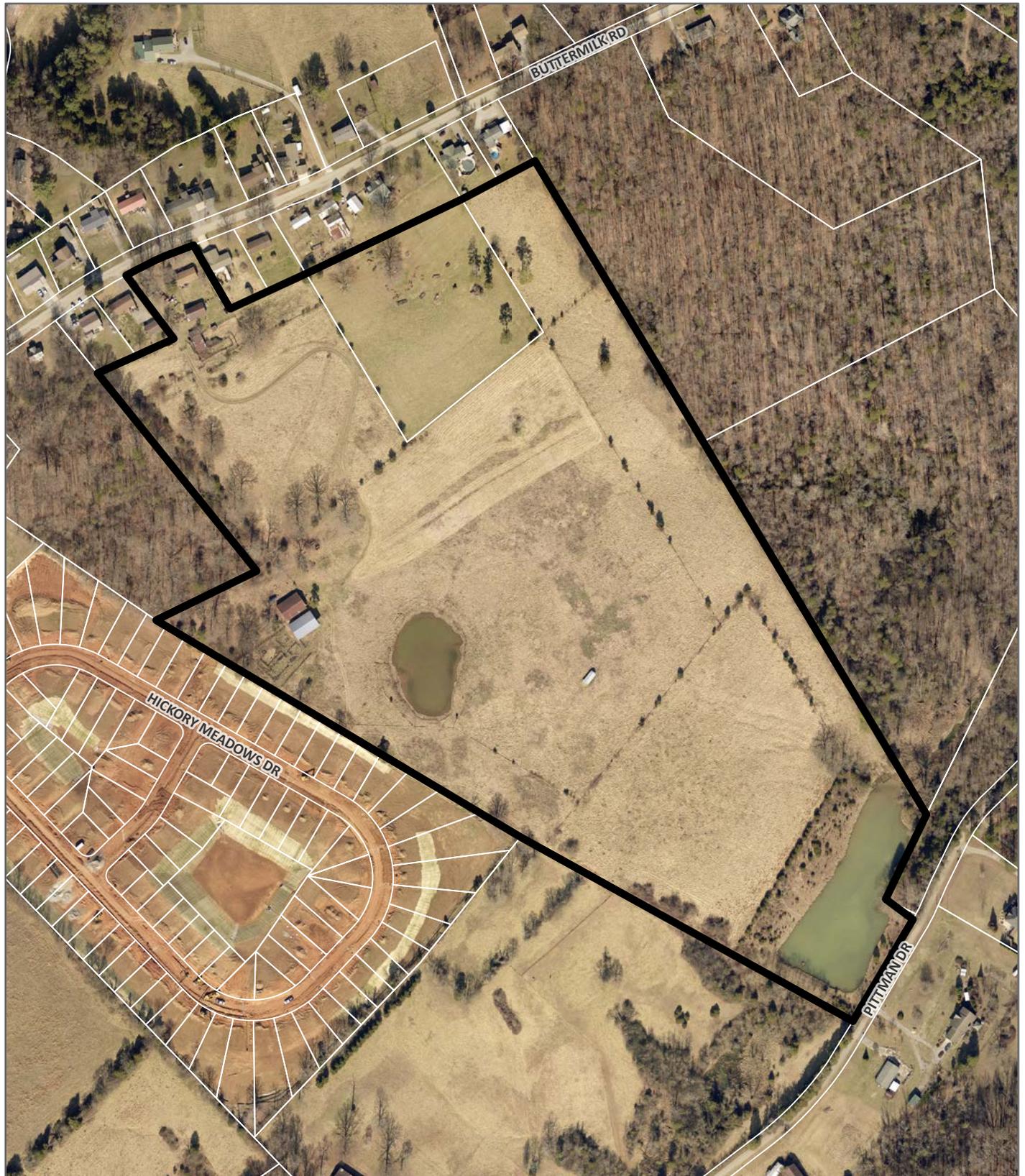


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

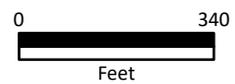
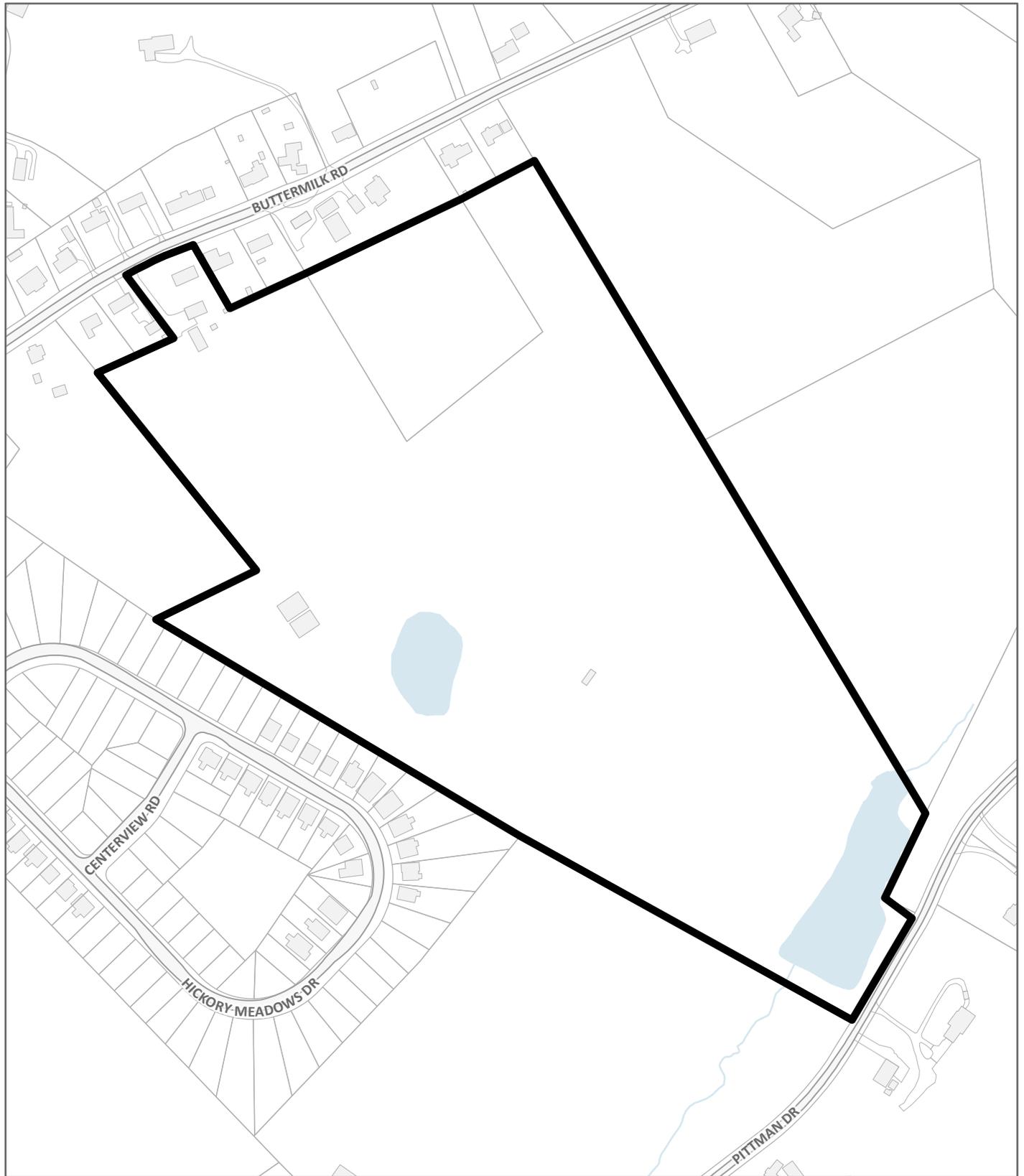


Exhibit A. Contextual Images

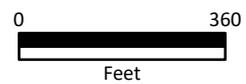


LOCATION MAP

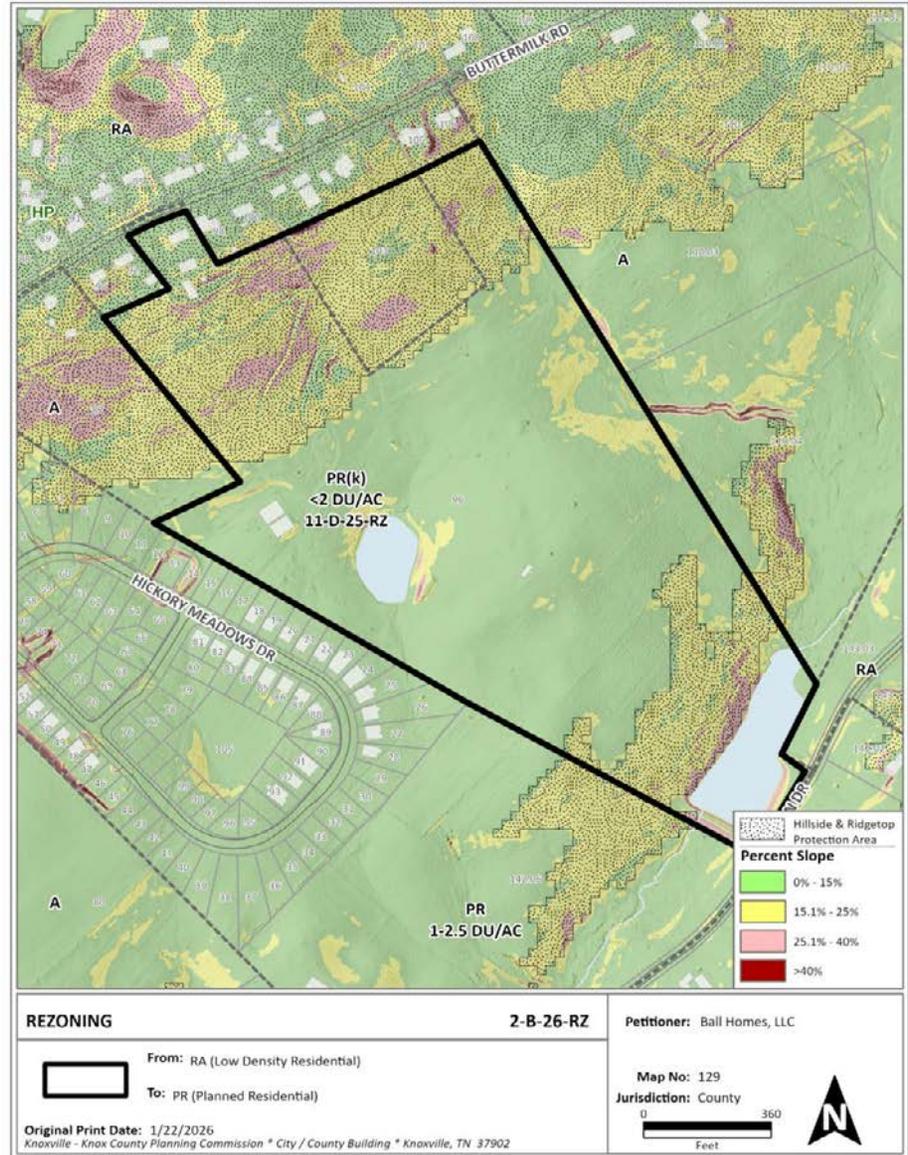
2-B-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	48.03		
Non-Hillside	30.96	N/A	
0-15% Slope	2.41	100%	2.41
15-25% Slope	12.53	50%	6.26
25-40% Slope	2.07	20%	0.41
Greater than 40% Slope	0.06	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	17.06	Recommended disturbance budget within HP Area (acres)	9.09
		Percent of HP Area	53.3%





Board of Commissioners:

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Vice President
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Secretary

Jim Reese, P.E.
General Manager
Tracy Nuchols
Assistant Manager

October 27, 2025

Ball Homes
1914 Pinnacle Pointe Way
Knoxville, TN 37922
Attn. Ryan Hickey

RE: Will Serve Letter for Water & Sewer – 12434 Buttermilk Road

Mr. Hickey,

West Knox Utility District (WKUD) is responsible for providing public water and sewer service in the area that includes the referenced property located at 12434 Buttermilk Road.

WKUD is willing to serve the proposed development with water and sewer service, subject to plan review and approval to ensure that all designs meet WKUD's current specifications and standards. Final service availability will be contingent upon the successful completion of the review process and any required infrastructure improvements.

If you have any questions or require additional information, please do not hesitate to contact me at (865) 690-2521, ext. 268.

Sincerely,

Christian Kidd, P.E.
Engineer
West Knox Utility District

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). The contact information you provide in your application may be used for that purpose. 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.

1/31/2026

02/13/2026

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



Ryan M. Hickey - Ball Homes LLC.

12/11/2025

Applicant Signature

Applicant Name

Date