

REZONING REPORT

▶ **FILE #:** 1-D-26-RZ

AGENDA ITEM #: 22

AGENDA DATE: 1/8/2026

▶ **APPLICANT:** KEVIN GRIFFIN/CLEAN SLATE REALTY LLC

OWNER(S): Kevin Griffin Clean Slate Realty LLC

TAX ID NUMBER: 104 026

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 9717 BALL CAMP SCHOOL RD

▶ **LOCATION:** Northwest side of Ball Camp School Rd and Daybreak Dr, northeast of Ball Camp Byington Rd/ Middlebrook Pk

▶ **APPX. SIZE OF TRACT:** 7.83 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp School Road, a local street with a pavement width which varies between 14 ft and 19 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: Beaver Creek

▶ **PRESENT ZONING:** PR (Planned Residential) 2.5 du/ac

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: No, this would not be an extension.

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.5 dwelling units/acre in 2017 (1-D-17-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural)

South: Agriculture/forestry/vacant land, single family residential - A (Agricultural), CA (General Business)

East: Single family residential, public/quasi public land (school) - A (Agricultural)

West: Rural residential, public/quasi public land (church) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on small, suburban lots and larger rural lots, as well as some institutional and commercial uses concentrated along Schaad Road and Middlebrook Pike. Ball Camp Elementary School abuts the subject parcel, and Ball Camp Park is .25 miles to the southeast.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and supported by infrastructure improvements, subject to 2 conditions.**

1. Widening Ball Camp School Road from the subject property's access point to the intersection at Ball Camp Byngton Road/Middlebrook Pike per the requirements of Knox County Engineering and Public Works before a unified residential development plan is permitted.
2. Disturbing no more than 2.52 acres within the Hillside Protection area per the slope analysis recommendation. The undisturbed area shall be designated as Common Area if a unified residential development plan is pursued.

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. The subject property is a short distance from the Schaad Road capital improvement project, which has widened that major arterial street from 2 to 4 lanes with a center median and sidewalks on both sides. This roadway enhancement is transforming the area with more intensive residential and commercial rezonings and developments along the corridor that are commensurate with increased infrastructure capacity. These circumstances support consideration of the requested increase in PR (Planned Residential) density from 2.5 to 5 dwelling units per acre.

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 that are responsive to environmental constraints on a property. Residential development can be clustered in the optimal areas of a lot, leaving the more environmentally sensitive areas conserved.
2. The subject property is almost entirely within the Hillside Protection area with a substantial portion of the forested slopes exceeding 25%. PR is an appropriate zone in this context because it enables flexibility with regards to the placement of residences in order to conserve steep slopes, and it provides the Planning Commission with oversight through the review of development plans before permitting.

THE 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 two recommended conditions that will mitigate potential impacts from an increase in residential intensity at this location. The first condition is to widen Ball Camp School Road from the subject property's access point to the intersection with Ball Camp Byngton Road/Middlebrook Pike in coordination with Knox County Engineering and Public Works. Ball Camp School Road is narrow and unstriped, so this measure would bring it up to current standards and accommodate an increase in traffic from residential development.
2. The second condition is to disturb no more than 2.52 acres within the HP (Hillside Protection) area, per the slope analysis included in this package. The lot has 1.61 acres that are outside of the HP area and can be fully disturbed, so this condition provides a total of 4.13 acres of developable land. The requested PR density of 5 du/ac would yield a maximum of 39 units. Condensing that unit count onto 4.13 acres would appear as a density of 9 du/ac. That is a residential intensity and housing form that can be considered in the SR (Suburban Residential) place type, which is the Comprehensive Plan's land use designation for the front half of this lot where slopes are less steep. The disturbance restrictions would support the preservation of the RC (Rural Conservation) place type, which is the intent of that land use designation comprising the rear of the lot.

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 PR zone up to 5 du/ac is consistent with the zoning and intensity that can be considered in the SR and the RC place types when a property is in the Planned Growth Area of the Growth Policy Plan, as is the case with this lot's location. PR is a partially related zone in both place types, and this rezoning meets the criteria for a partially related zone to be considered by conforming with a secondary use described in both place types. The SR and RC place types contemplate attached residential development, and in the case of the RC designation, this is specifically intended to conserve other portions of the lot. With the recommended disturbance conditions, this rezoning aligns with the permitted uses and intent of both place types.
2. The subject property is near numerous assets that support an increase in residential development. It is located directly across the street from Ball Camp Elementary School, and it is a short distance from the large park and recreation field complex of Ball Camp Park and Nicholas Ball Park.
3. As previously stated, transportation infrastructure here has been recently enhanced for both vehicles and pedestrians. As a result, the area is seeing an influx of new service-oriented commercial developments and residences.

ESTIMATED TRAFFIC IMPACT: 424 (average daily vehicle trips)

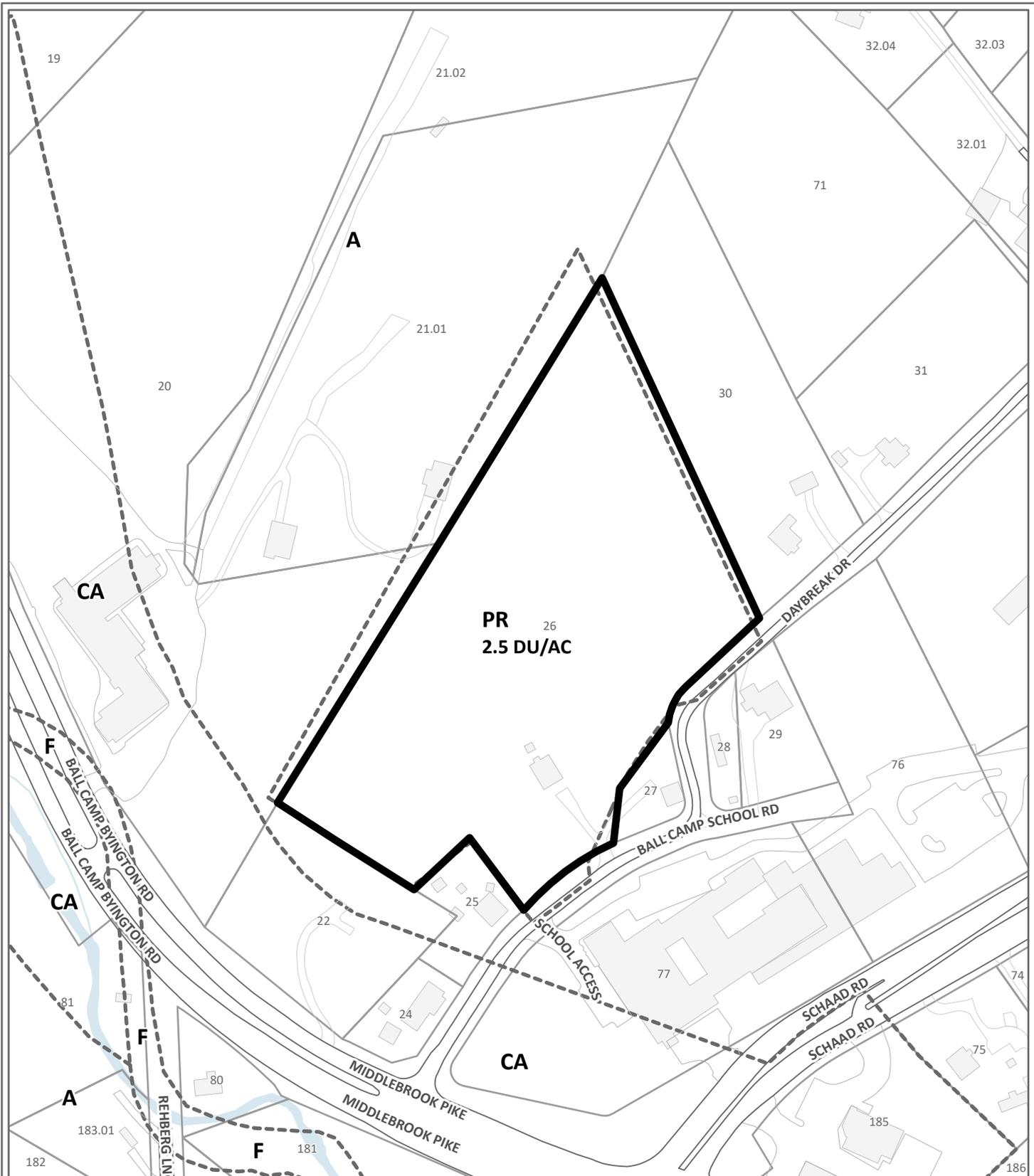
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 16 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp 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 2/17/2026. 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

1-D-26-RZ

Petitioner: Kevin Griffin/Clean Slate Realty LLC



From: PR (Planned Residential) 2.5 du/ac

To: PR (Planned Residential) 5 du/ac

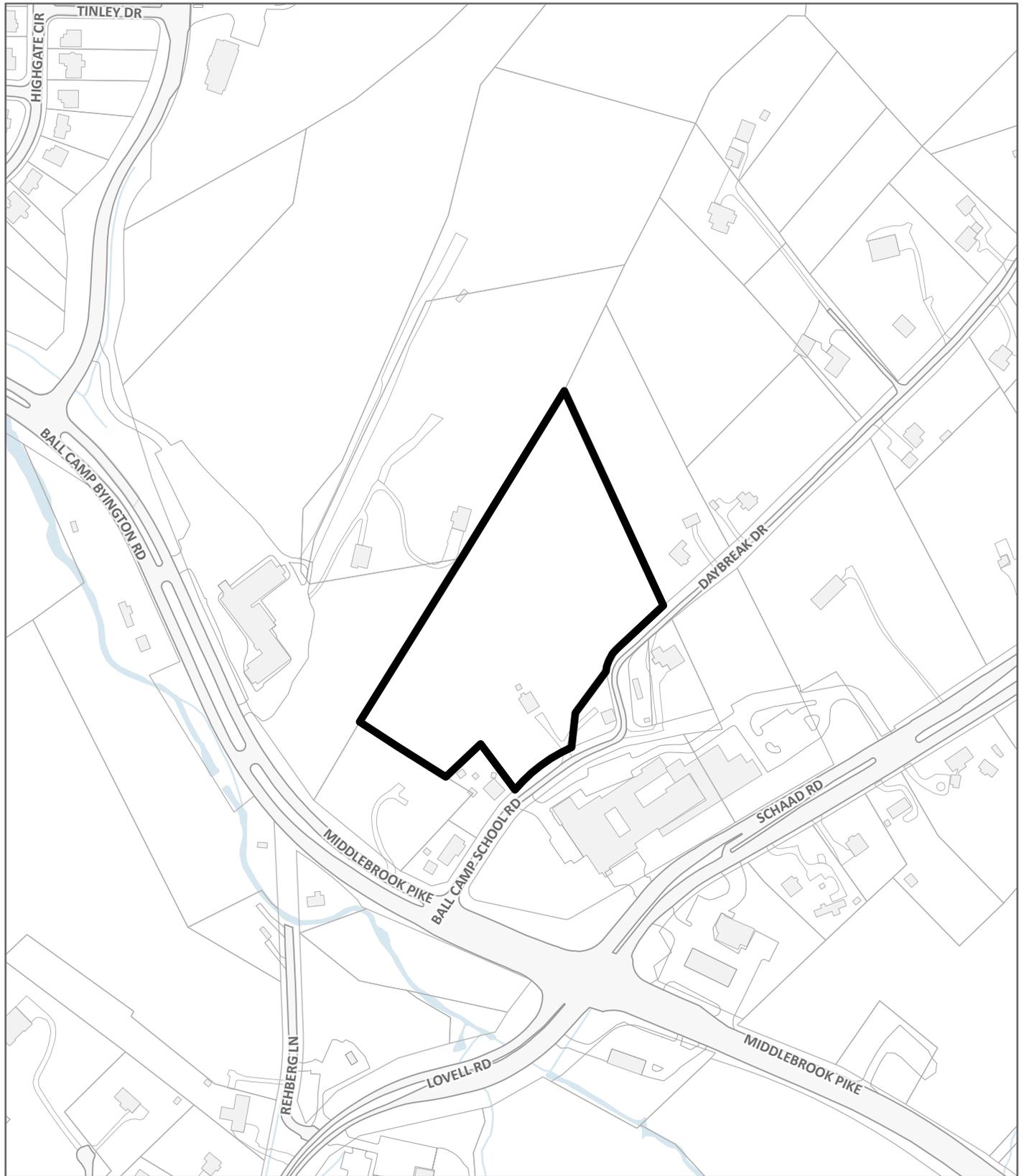
Map No: 104

Jurisdiction: County



Original Print Date: 12/17/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

1-D-26-RZ



Case boundary

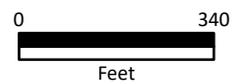


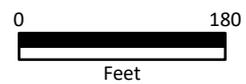
Exhibit A. Contextual Images



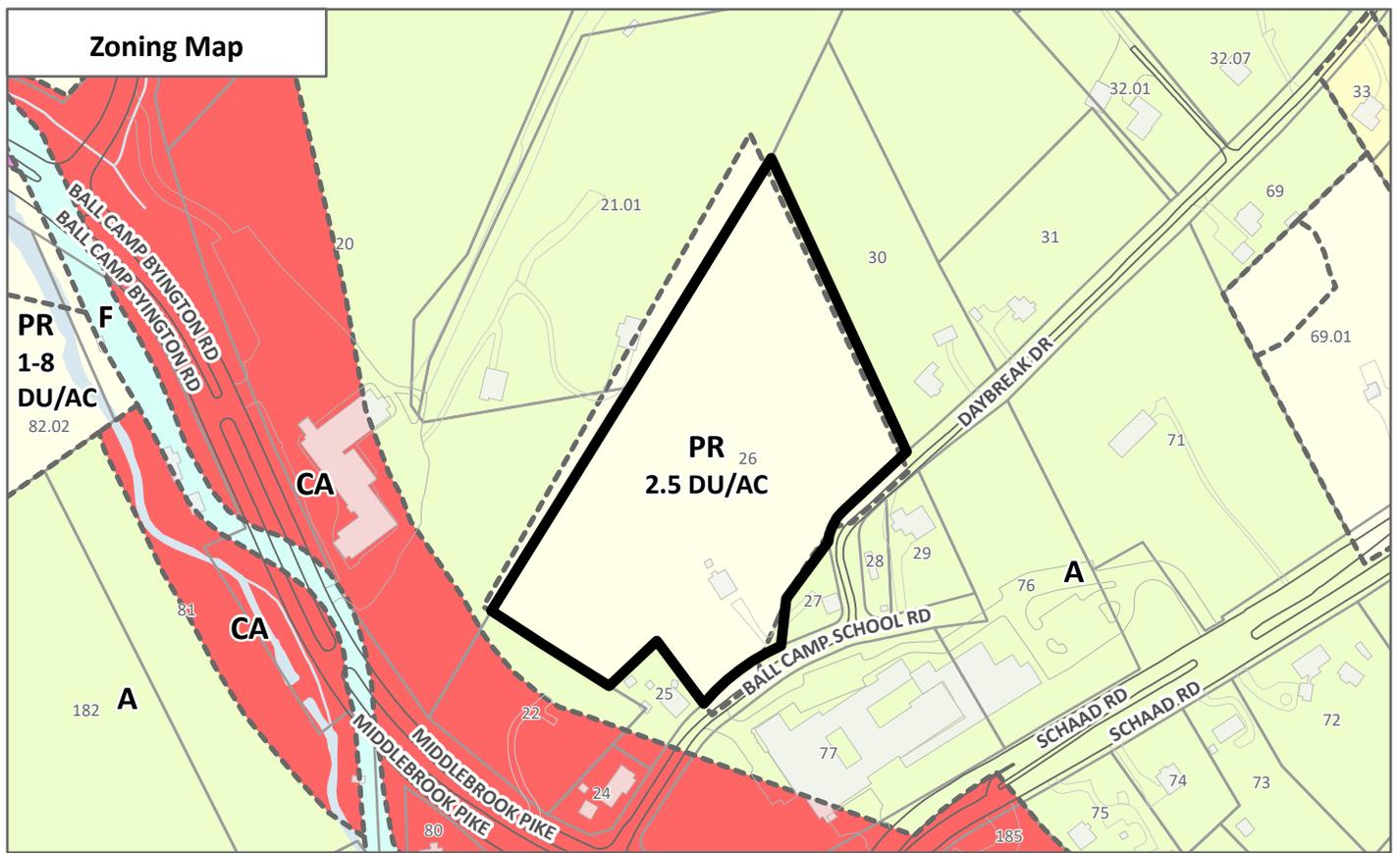
AERIAL MAP



Case boundary



Zoning Map



Comprehensive Plan Map

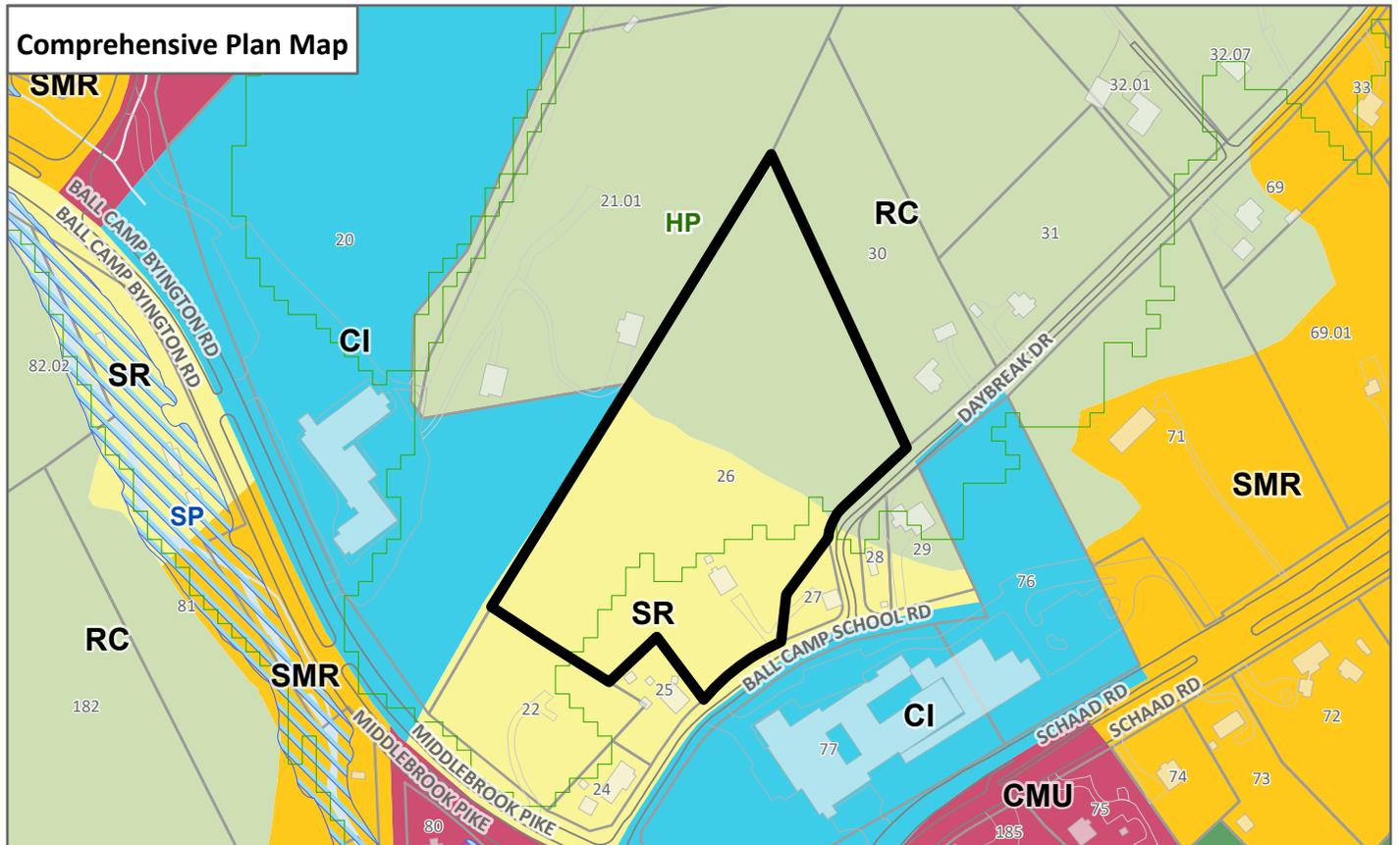


EXHIBIT A, CONTEXTUAL MAPS

1-D-26-RZ



Case boundary



Existing Land Use Map

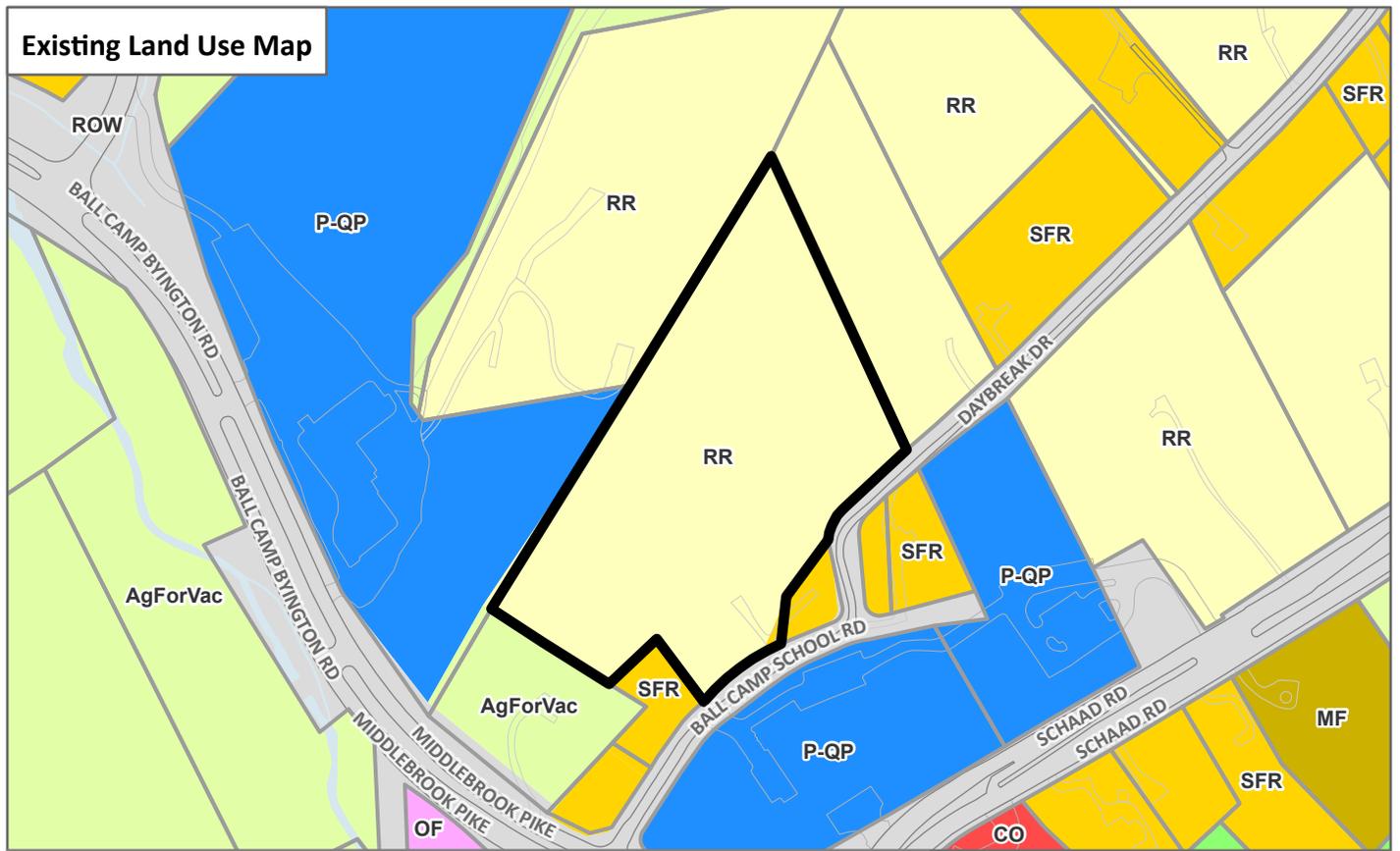
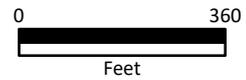


EXHIBIT A, CONTEXTUAL MAPS

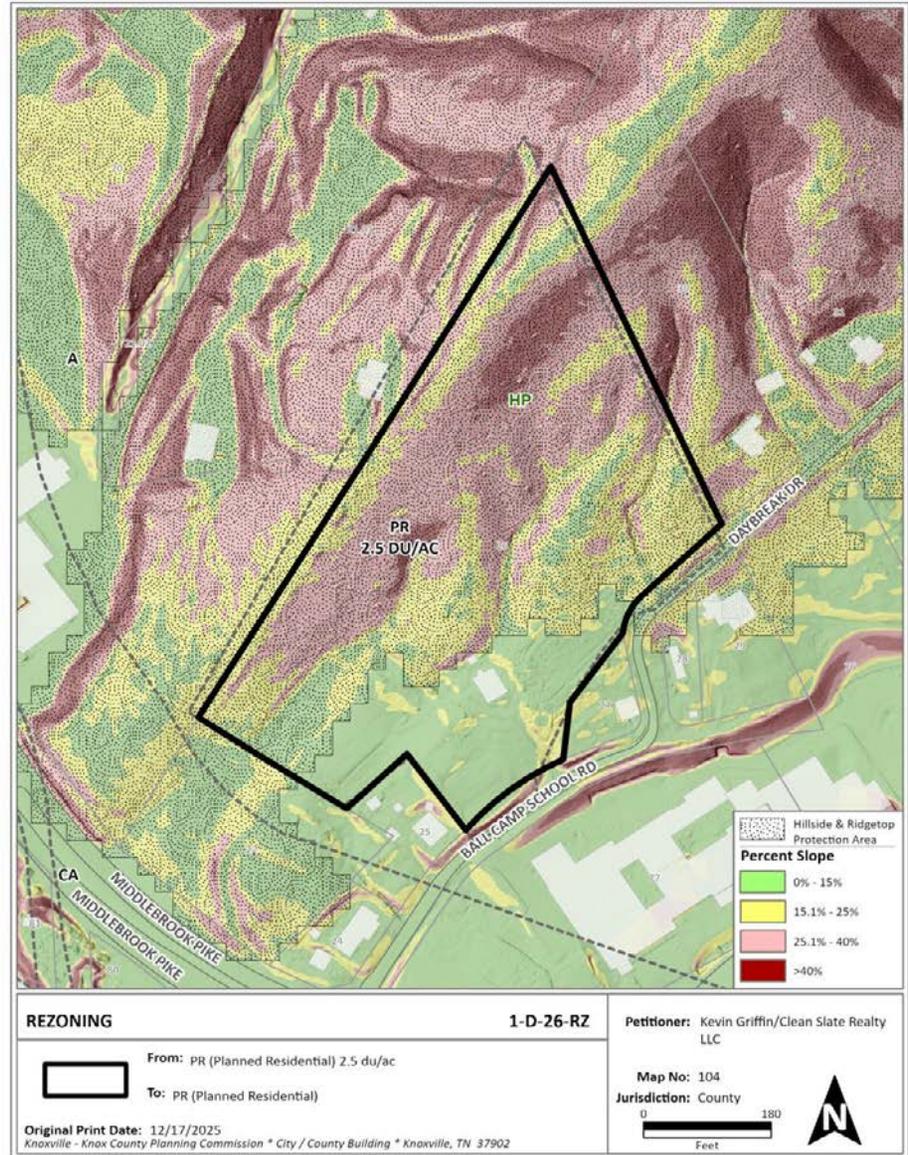
1-D-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	7.83		
Non-Hillside	1.61	N/A	
0-15% Slope	0.73	100%	0.73
15-25% Slope	2.44	50%	1.22
25-40% Slope	2.63	20%	0.53
Greater than 40% Slope	0.41	10%	0.04
Ridgetops			
Hillside Protection (HP) Area	6.22	Recommended disturbance budget within HP Area (acres)	2.52
		Percent of HP Area	40.5%



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.

December 27th 2025

January 10th 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



Kevin Griffin

11-4-26

Applicant Signature

Applicant Name

Date