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August 28, 2021

Mr. Day,

I am requesting the Knox Planning Commission rezone 19.3 acres of Elbert and Barbara Griffith property from an Agriculture (A) zone to a Low Density Residential (LDR) zone of five dwelling units per acre. This is on the September 9, meeting agenda. This land does adjoin your home and I want to keep you informed about the rezoning and development process.

The Griffith's have sold their home at 6741 Ball Rd and the land I am rezoning is the remainder of their property. As additional reference, this land fronts about 300 feet along the north side of Ball Rd just east of the intersection of Bakertown Road.

This is just the first step of the development process. This Planning meeting will determine if this property is suitable for a residential neighborhood. The second step is at the end of October when Knox County Commission will vote on the decision of the Planning Commission. The third step, the concept plan, will be finalized after the County Commission Meeting. Although there is some design work started, the concept plan will deal with specific physical design issues for the neighborhood such as traffic, grading, and stormwater.

Please call with any questions and I am also happy to meet with you at any time.

Victor Jernigan

865-207-9663

**Victor Jernigan**

**229 Sherway Rd**

**Knoxville, TN 37922**

**Phone: 865.207.9663**

**Email: [Victor@VictorJernigan.com](mailto:Victor@VictorJernigan.com)**



**Victor Jernigan**  
229 Sherway Rd  
Knoxville, TN 37922

Jeffery Day  
6901 Ball Rd  
Knoxville, TN 37931

REF: Rezoning of Land Next to 6741 Ball Rd



Bail Rd

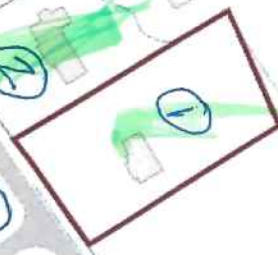
Meadow Creek

Bakerstown Rd

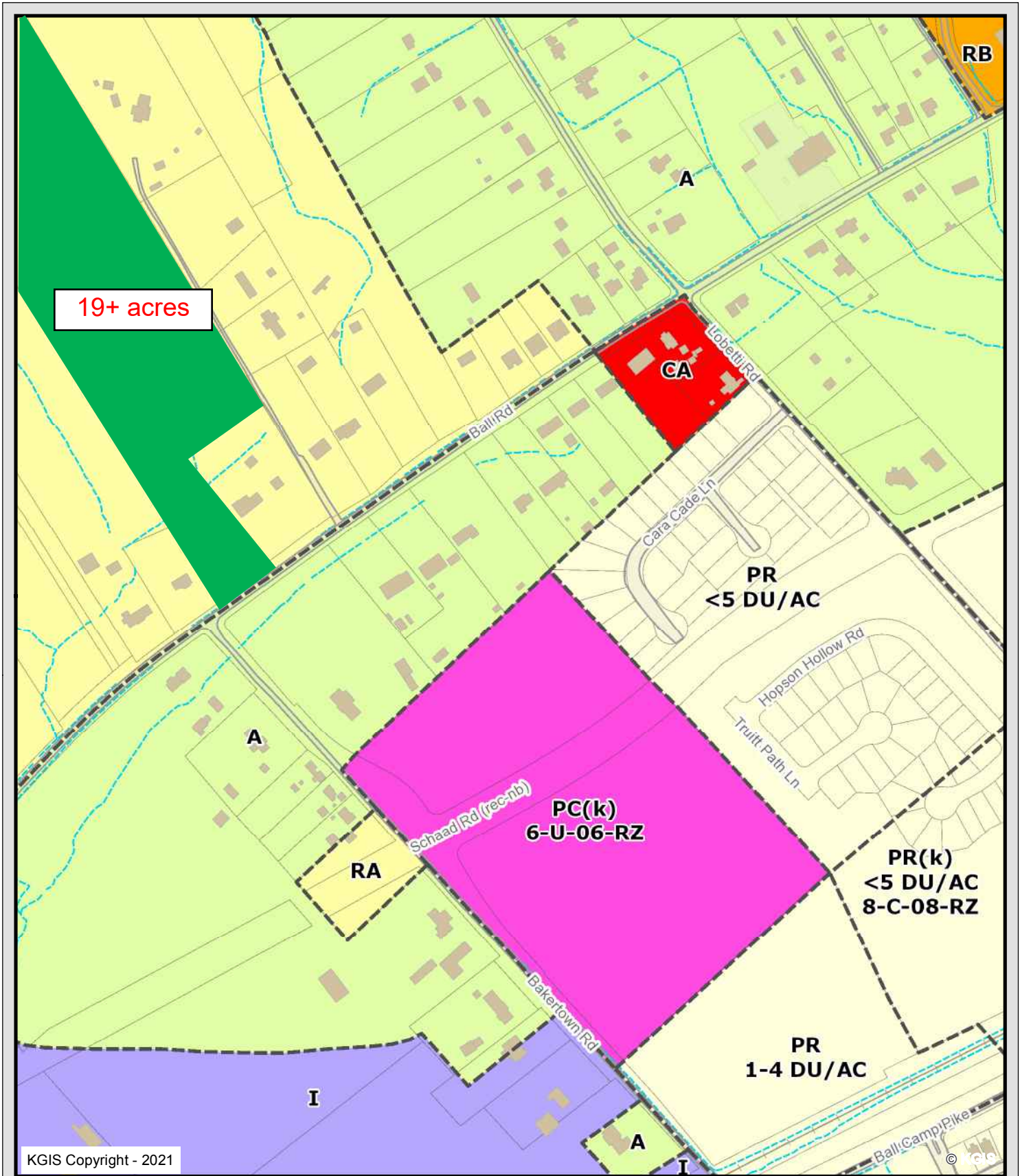
Bail Rd

(650) - 6796 Bail Rd

Lobe



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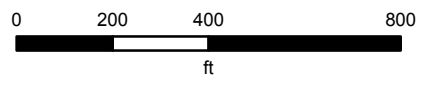


### Ball Rd - Zoning Map

**19+ acres about 1,000 feet from Planned Commercial Area at the intersection of Bakerstown Rd and new Schaad Rd**  
**Knoxville - Knox County - KUB Geographic Information System**



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# Ball Rd - 19.3 Acres




Zoning Requested is PR (LDR) < 5 dwelling units/ acre. Property is about 1,000 feet to the new Schaad Rd - a 4 lane divided highway under construction

Proposed Grocery Anchored Shopping Center on the southside of the intersection of Schaad and Bakertown Rd  
Pharmacy and other retail planned for north side of intersection



19+ acres

## Legend

-  19+ acres to be Rezoned
-  Proposed Grocery Anchored Shopping Center
-  Proposed Pharmacy and Retail

