

**To: Planning Commission Members, Planning Staff Whitney Warner**  
**From: Diana Holland, Property Owner personal residence ~1100' from proposed rezoning**  
**RE: Opposing Rezoning Request, Case 7-Q-25-R2, from Agriculture A to Planned Residential PR**  
**Date: July 1, 2025**

Greetings. Thank you for taking the time to read this.

I oppose the rezoning of the 32 acre Agriculturally "A" zoned property known as parcel 078-254, 0 Ball Road to the Planned Residential "PR" Zone for the purpose of a residential development for up to 4 units per acre.

The proposed rezoning is not in keeping with Advance Knox future land use for this parcel. Millions of dollars of taxpayer money were spent on Advance Knox with years of community input. Why is this not being followed given that it was approved in April of 2024?

The proposed rezoning is not in keeping with the area on Ball Ridge which is mostly zoned Agricultural and has single family homes on parcels well over 1 acre.

Currently the property is in a Greenbelt, totally forested with mature trees and is vacant land. Per the Knox County code on Agriculturally zoned property, Jopa Properties, LLC, the developer with the option on the 32 acre wooded tract, could build 1 unit per acre without rezoning the property.

I live about 1100' due east of the proposed subdivision. I have lived here 18 months and thought by looking at the Advance Knox Future Land Use Map that I would be safe here from the continued residential overdevelopment that is going on in Knox County.

I really hope the heavily wooded ridge area of my new home may remain as it is and the beauty of Ball Ridge not be destroyed by rezoning and more residential development. ***Rezoning this parcel is not in keeping with existing zoning in the area on Ball Ridge nor is it in conformity with the future land use for the area on Ball Ridge as proposed by the Advance Knox Future Land Use Map and the regulations for the new zoning designations, Rural Conservation RC and Hilltop Protection HP.***

***Per the current Property Assessor for Knox County, Tennessee is losing over 15,000 acres of agriculturally zoned land an hour. I think this is a tragedy. It is in your power to limit this great loss to our immediate area.***

***Per the 2024 Development Activity Report, in the last 10 years the Planning Commission and County Commission have approved rezonings on Agriculturally zoned land for 5245 acres to build homes. This is a massive amount of land.***

Year	# acres rezoned for residential
24	887
23	708
22	498
21	641
20	689
19	332
18	490
17	295
16	436
15	269
<b>total</b>	<b>5245</b>

The owner of the proposed rezoning, Mary Jeanette Johnson Padgett, put the land in a Greenbelt after acquiring the land in 1960. This per the documents available on the KGIS.org website. The Tennessee Greenbelt Law was established in the early 1970s to deter urban development of agricultural and forested land. The current owner has never resided on the property so they do not drive Ball Road or enjoy the beauty that exists on Ball Ridge today. The property owners live in Big Sandy, Tennessee which is west of Nashville.

The current zoning, Agricultural, allows single family homes at one home per acre, just not the much higher density development of 4 homes per acre requested or even 3 homes per acre as Whitney Warner is recommending. The developer, Jopa Properties LLC could go ahead and purchase the land and build one home per acre as a permissive use, make money and the property owners take their very significant profit given that the land was acquired in 1960.

***Per the rezoning application, Jopa Properties did not engage the surrounding property owners to discuss the proposed rezoning. The application also indicates that Atlee Hammaker, with Jopa Properties, LLC would not contact any neighbor prior to the Planning Commission Meeting. This shows no regard for the neighboring area of the impact of this proposed major residential development.***

***Jopa Properties wants to make more money from the rezoning than what would be allowed to be developed in the Agricultural zone and what would be allowed to be developed per the future land use Knox County has chosen for this parcel and this area.***

***The developer is trying to hurry and get the property rezoned before the Advance Knox Future Land Use Map, approved over a year ago, is fully codified and the future land use zoning designations are enforced.***

**The developer knows that the Rural Conservation Zone and Hilltop Protection Zone would prohibit what Jopa Properties is currently proposing as the RC zone stipulates that once the buildable area of the parcel is determined, less than half of this amount may be constructed upon really limiting what could be done on this property in the future.**

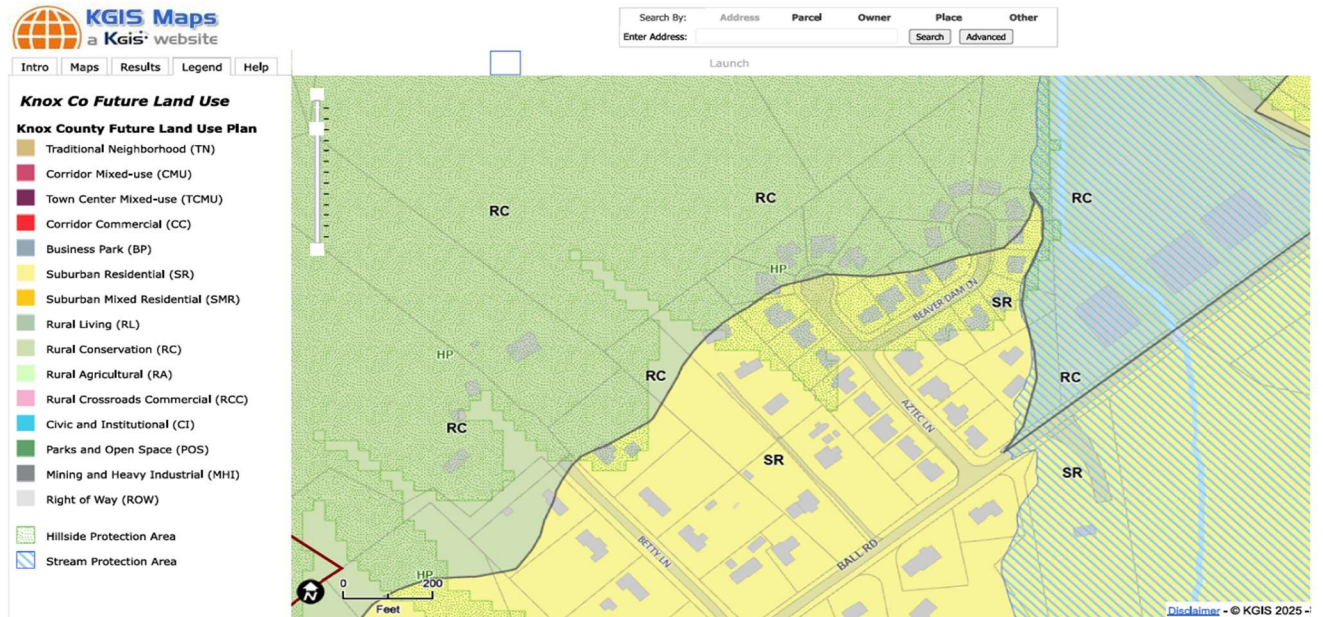
Per the documentation on the Knoxville/Knox County Planning website regarding the rezoning process, it states this:

Generally, rezonings are justifiable under one of the following:

- 1.) When the requested rezoning is consistent with long range land use plans adopted by the appropriate governing body. ***This request is not consistent with the long range land use plans as adopted by Knox County via Advance Knox. The long range land use plan has this parcel in the Rural Conservation Zone and Hilltop Protection Zone. The Rural Conservation Zone is intended to conserve forested areas, ridges, wetlands and other significant natural areas by clustering development and minimizing land disturbance. That according to the Rural Conservation information available on the Knox County Planning website. It also states that generally these areas conserve between 50-70 percent of a site as natural open space. The Hilltop Protection Zone is just that, protected, and should not be destroyed for residential development.***
- 2.) When there was an error or oversight in the original zoning of the property. ***There has not been any error or oversight in the original zoning of the property. The existing Agricultural zone is in fitting with the surrounding zoning and land uses. Plus the owner put the land in a Greenbelt signaling no error in the original zoning of the Agriculturally zoned property.***
- 3.) When changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned. ***There have not been any changes to the conditions in the vicinity of the property which prevent reasonable use of the property as currently zoned. There have been no changes in the adjacent zoning or immediate area for nearly 20 years.***

***The Padgett family and Jopa Properties, LLC can with the existing zoning enjoy reasonable use of the property. The existing zoning code for the Agricultural zone already allows homes as a permissive use as well as 14 other permissive uses. The Agricultural zone also allows another 22 uses on review that the owners could enjoy. There is nothing preventing reasonable use of the property as currently zoned.***

Even my current development of only 30 homes could no longer be built as it too would be in the Rural Conservation Zone and Hilltop Protection Zone. Only 7 of the 30 homes in my subdivision, Ball Ridge Subdivision, could have been constructed. See Exhibit below.



Even the 44 homes recommended by Whitney Warner if the rezoning is approved would put far too many additional vehicles on Ball Road and trying to enter Oak Ridge Highway. 44 more homes is 2-4 more drivers per home so potentially 176 more cars would travel Ball Road from this proposed development.

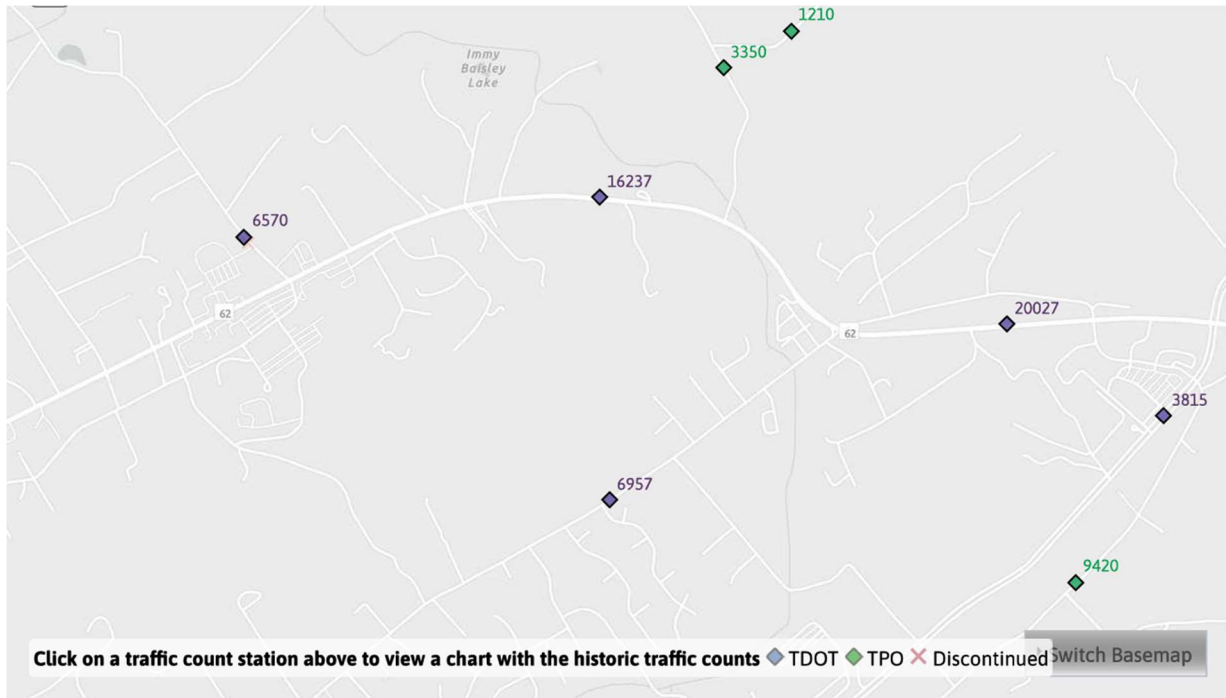
The traffic counts are not fully known for 2024 as Ball Road was closed to through traffic for about 6 months. Even during the closure, I had difficulty pulling out from my subdivision safely due to speeding eastbound traffic or sometimes traffic stopped way beyond my subdivision trying to get to Oak Ridge Highway during rush hours. Traffic is especially bad when school is in session taking 3-4 traffic light rotations to move traffic in the area on Oak Ridge Highway.

Ball road was traveled by nearly 8000 cars per day in 2023. This before other prior permitted homes were built and occupied (e.g., Eppie Cove further down Ball Road) putting additional traffic on this narrow country road.

<b>Primary Street</b>	<b>BALL RD.</b>	
<b>Year</b>	<b># daily drivers</b>	
2018	7411	
2019	7752	
2020	7147	
2021	7173	
2022	7632	
2023	7912	
2024	6957	road closed to through traffic for ~ 6 months-- therefore NOT representative of daily drivers
		source: <a href="https://knoxtpo.org/maps/traffic/">https://knoxtpo.org/maps/traffic/</a>

The proposed development would increase the traffic on already heavily traveled Oak Ridge Highway. In 2024, the area of Oak Ridge Highway near the proposed rezoning had over 20,000 vehicles per day and this has only increased in 2025. With so many subdivisions already approved and yet to be built and occupied, this traffic will only get much worse. This does not consider the heavy construction truck traffic crossing a narrow bridge on Ball Road with a 4-ton weight limit. These trucks rut roads, crack windshields and don't pay for any of that damage they cause. The map below was taken from the [knoxtpo.org](https://knoxtpo.org) website referred to on [kgis.org](https://kgis.org) next to the traffic overlay map.

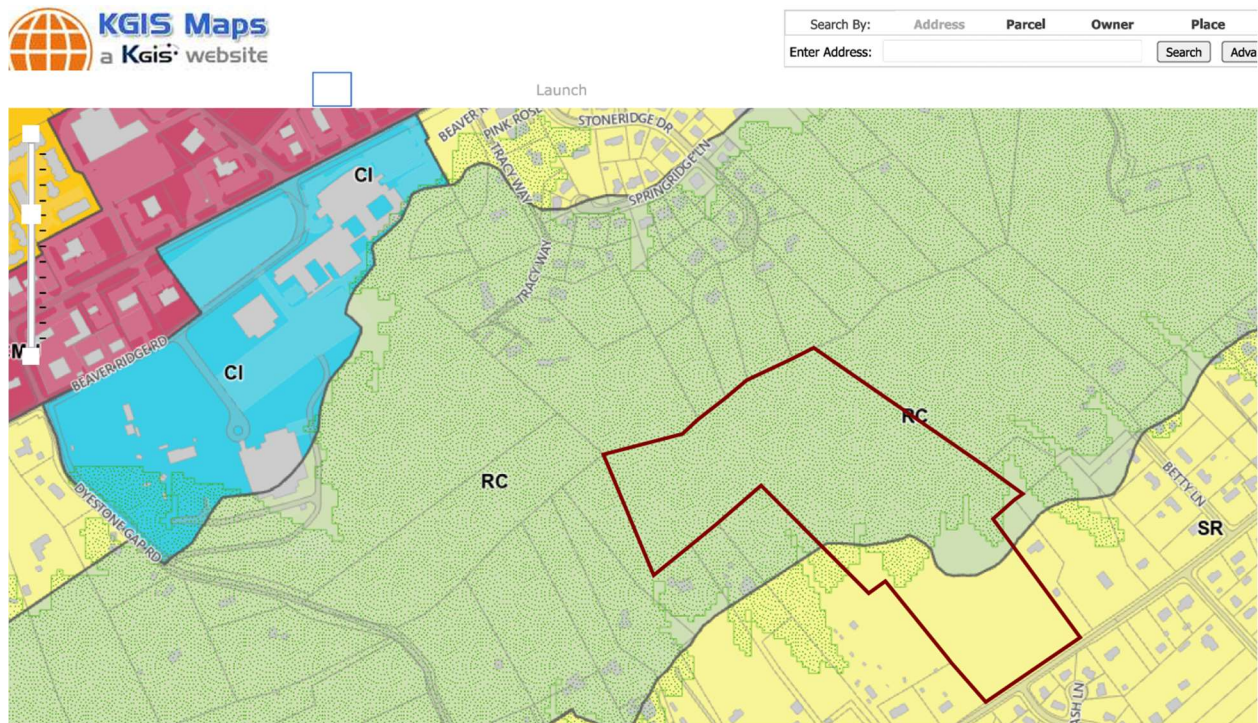
See exhibit below.





You can see from the future land use map created from KGIS.org below that the subject parcel is clearly in the Rural Conservation and Hilltop Protection Zone.

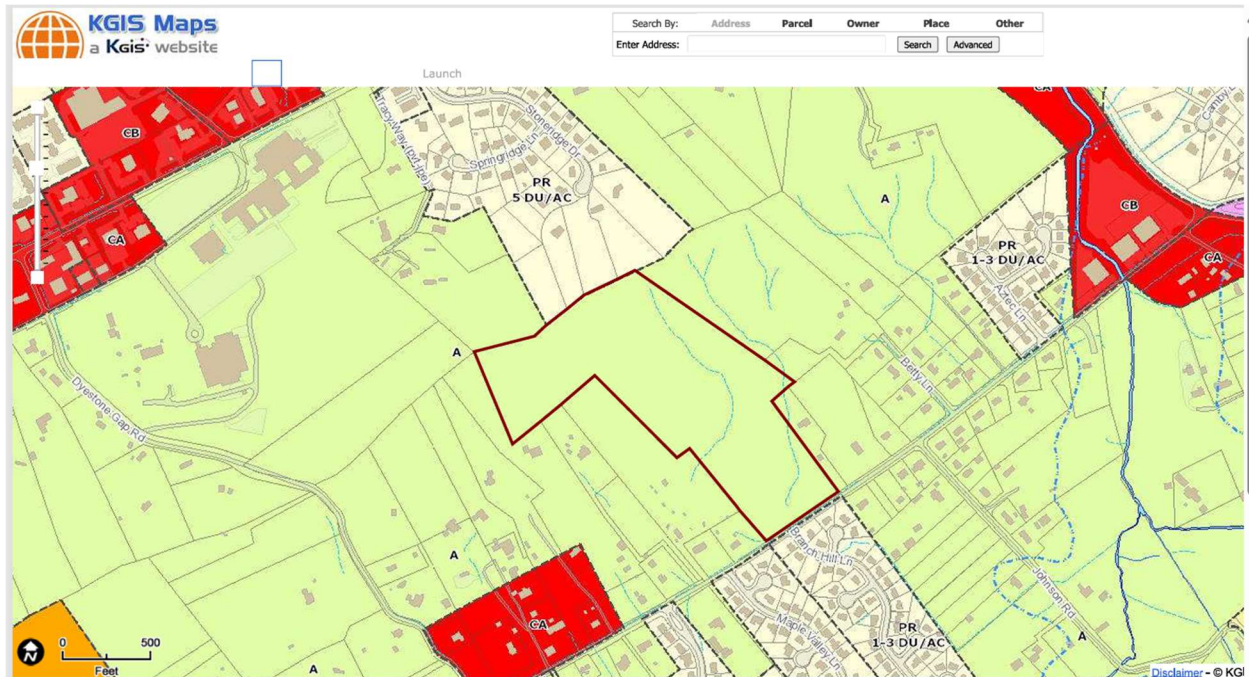
See exhibit below.



The proposed rezoning would create more noise, light pollution, deadly traffic and further damage to Ball Road from the construction trucks needed to develop the 32-acre Greenbelt parcel. The removal of 21- 32 acres of trees can never be replaced since the proposed lot setbacks are too small to allow for the planting of a tree that would grow to 40' to 80' like what exists now. 20' setbacks are not enough for tall trees, only shrubs or tiny ornamental trees.

The majority of the area around this proposed rezoning is zoned Agricultural A and has single family homes on large parcels. 14 of the adjacent 18 parcels are well over one acre and most have single family homes and residential uses. The area should remain this way.

Exhibit — Majority of area zoned Agricultural A with single family homes. See all areas in green below

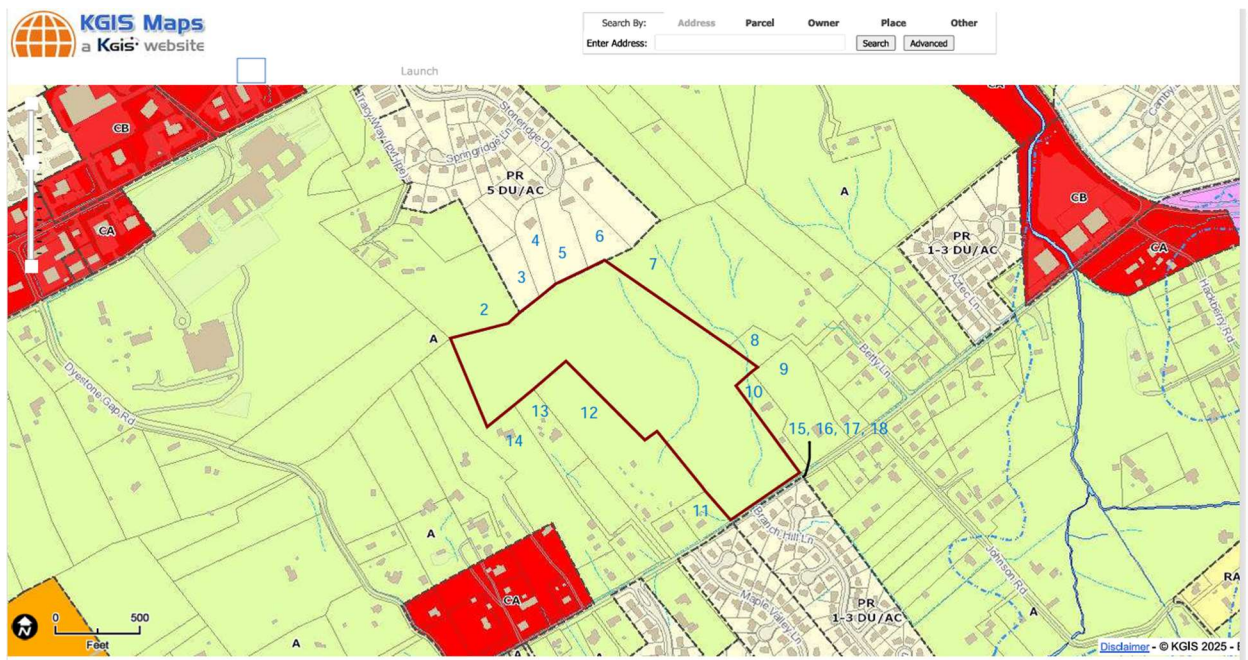




See exhibit -- List of adjacent owners' property information with corresponding zoning map showing large parcels zoned Agricultural all but 2 with single family homes.

Exhibit

Map #	Adjacent Property Owners	Parcel Number	Zoning	Current Land Use	Future Land Use per Advance Knox	Acres
2	DEAN SEAN MICHAEL & JENNIFER NASUKIEWIEZ	078 22604	A	single family home	RC, Hilltop	7.60
3	LAW BOBBY D	078LB008	PR	vacant land	RC, Hilltop	1.57
4	LAW PAIGE A & LAW BOBBY D	078LB007	PR	single family home	RC, Hilltop	1.65
5	BROGDON JOSEF & BROGDON KELLY	078LB006	PR	vacant land	RC, Hilltop	2.19
6	SPELT PHILIP F & SPELT CAROLYN R	078LB005	PR	single family home	RC, Hilltop	2.06
7	JAY AND WANDA STEPHENS TRUST	078 248	A	single family home	RC, Hilltop	13.42
8	OWENS CLIFFORD ALLEN & JAMES CLIFFORD	078 24802	A	vacant land	RC, Hilltop	1.39
9	MAYES PATRICIA	078 253	A	single family home	RC, Hilltop and SR	4.82
10	PAYNE BRYAN S & JENNY	078 25302	A	single family home	RC, Hilltop and SR	1.48
11	MARKEVYCH MARK	078 255	A	single family home	SR	1.10
12	SWISSHELM RONALD L & SHIRLEY S	078 256	A	Single family home	RC, Hilltop and SR	8.60
13	BOHANAN LARRY H & PATSY G	078 25702	A	single family home	RC, Hilltop and SR	2.59
14	PARKER LISA Y F & DUANE A	078 25804	A	single family home	RC, Hilltop and SR	9.41
15	PAULSEN BRETT & PAULSEN MEGAN	078MB036	PR	single family home	SR	0.33
16	WIKEL BELINDA M	078MB001	PR	single family home	SR	0.35
17	HOOTS TRENT D & KIMBERLY M	078MB003	PR	single family home	SR	8133 SQ FT
18	OBESTER NATHAN & OBESTER BRITTANY	078MB004	PR	single family home	SR	0.30



Per the 2024 Development Activity report Knox County has approved 37,365 homes in the last 10 years. Nearly 6000 of these were approved in 2024. The number estimated so far for 2025 per Aubrey Weiland, Senior Research Associate with Knoxville-Knox Count Planning, through May of 2025 is 2214 new home-- set to exceed last year's numbers.

Year	# Homes Permitted
25*	2214
24	5597
23	5197
22	4191
21	3810
20	3637
19	3994
18	2688
17	3188
16	3070
15	1993
<b>total</b>	<b>39579</b>

\*2025 numbers are through May 2025, provided by Aubrey Weiland

**Not all of these homes have been permitted or constructed yet offering people moving here from other states thousands of homes to choose from for years to come. We do not need more dense residential development on Ball Road.**

The rezoning of this parcel on Ball Ridge is not necessary. The rezoning would not be in keeping with existing Agricultural zoning and uses in the area nor the future land uses proposed by Knox County through Advance Knox making this parcel in the Rural Conservation Zone and in the Hilltop Protection Zone.

There is no plan to improve Ball Road to have shoulders or turning lanes. It is a narrow country road that is not equipped to handle more subdivisions and the resulting traffic of 2-4 drivers per home.

Please vote no on this proposed rezoning request to be compliant with existing zoning in the area and the Future Land Use as determined by the Advance Knox zoning plan. Again, this plan cost Knox County residents millions of taxpayer dollars and had community input for years. Let's follow the plan Knox County paid for and approved. Let's keep Ball Ridge beautiful and Ball Road safer from additional dangerous traffic.