

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT



**File Number:** 4-B-25-PA **Related File Number:** 4-K-25-RZ  
**Application Filed:** 2/24/2025 **Date of Revision:**  
**Applicant:** ALEX BOTEZAT

#### PROPERTY INFORMATION

**General Location:** North side of Ball Camp Pike, west of Hazelwood Rd, north of Hinton Dr terminus  
**Other Parcel Info.:**  
**Tax ID Number:** 93 C A 021 **Jurisdiction:** City  
**Size of Tract:** 2.76 acres  
**Accessibility:** Access is via Ball Camp Pike, a major collector street with a pavement width that varies from 18-24 ft within a right-of-way width that varies from 41-110 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** Northwest City **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The subject property is at the southern edge of a single-family neighborhood and there are a few duplexes to the south. The I-640/I-75 interchange at Western Avenue lies approximately 0.33 miles to the east, which is surrounded by commercial, wholesale, and office uses. Victor Ashe Park and some baseball fields lie 0.5 miles northwest of the subject property.

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 4423 BALL CAMP PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-3 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension of either.  
**History of Zoning:** None noted.

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)  
Requested Plan Category: MDR (Medium Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:  
No. of Lots Proposed: No. of Lots Approved: 0  
Variances Requested:  
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the MDR (Medium Density Residential) land use classification because it is supported by public infrastructure improvements.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. The current LDR (Low Density Residential) land use classification in the One Year Plan is consistent with existing residential development. However, the requested MDR (Medium Density Residential) designation can be considered here due to the subject property's direct access to Ball Camp Pike, a minor collector street.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The subject property is located on Ball Camp Pike, one block north of a section of Western Avenue that received significant pedestrian improvements with new sidewalks and crosswalks in 2016. This area is also a target location for current City capital improvements to install more crosswalks, stop line markings and bike share lane markings to further improve multimodal safety. More information on the scope of this roadway project can be found in Exhibit C.

2. The subject property's walkable access along Hinton Drive to a bus stop on Western Avenue, and service-oriented commercial amenities there, can also accommodate more intensive residential development at this location.

3. While there have not been any notable private development trends in the immediate area, the City at large is experiencing a significant population increase and ongoing demand for a variety of housing types. This supports consideration of the MDR designation where there is walkable proximity to transit and commercial amenities.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no significant policy change specific to the MDR classification in this area. However, the City did provide a Housing Strategy Update in 2024 that describes a number of strategies to meet housing needs and lower the cost of development for dwellings like duplexes and townhouses.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new data sets or studies that necessitate a plan amendment at this location.

Action: Approved Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it is supported by public infrastructure improvements.

Date of Approval: 5/8/2025 Date of Denial: Postponements: 4/10/2025

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 6/10/2025

**Date of Legislative Action, Second Reading:** 6/24/2025

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**