

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 4-C-25-SP
Application Filed: 2/24/2025
Applicant: ALEX BOTEZAT

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, west of Hazelwood Rd

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.

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 GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

2. The property’s walkable access along Hinton Drive to a bus stop on Western Avenue, and the service-oriented commercial amenities there, promote medium density residential development at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current LDR classification is consistent with existing residential development, the MDR designation can be considered here because the property has direct access to the minor collector street.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

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.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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

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

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: