

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-K-25-RZ

Related File Number: 4-B-25-PA

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

Other Parcel Info.:

Tax ID Number: 93 C A 021

Jurisdiction: City

Size of Tract: 2.76 acres

Accessibility:

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:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

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 RN-3 (General Residential Neighborhood) district because it is compatible with surrounding infrastructure and amenities.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Public improvements to pedestrian infrastructure along Western Avenue in 2016, and an active capital improvement project to further address pedestrian and cyclist safety on roads surrounding the subject property support the requested rezoning from the RN-1 (Single-Family Residential Neighborhood) to the RN-3 (General Residential Neighborhood) district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-3 zoning district is intended to accommodate medium density residential development characterized by single family homes and duplexes. Townhouse dwellings may be permitted through Special Use approval by the Planning Commission to facilitate a more urban development form.
2. The subject property has access on Ball Camp Pike, a minor collector street, at a location that is a short distance from the commercial corridor of Western Avenue, a major arterial street, to the south. There is a sidewalk directly across from the subject property on Hinton Drive, which leads to a bus stop and a broader sidewalk network on Western Avenue as well. These conditions align with the intent of RN-3 zoning to enable more intensive single family and duplex development, with the potential for townhouses as well.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. With the subject property's separation from the established single-family neighborhoods of West Haven Village and Northwest Hills and its direct access to a classified street, there are no negative impacts anticipated to occur with more residential intensity here.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The RN-3 district is compatible with the Northwest City Sector Plan and the One Year Plan as amended to the MDR land use classification per staff recommendation.
2. The RN-3 district at this location is consistent with the General Plan's Development Policy 8.1 to develop infill housing on redevelopment parcels that is compatible with neighboring residences in scale, design and site layout. The residential uses permitted by right in the RN-3 district are the same as those permitted by right or as a Special Use in the RN-1 district, and the maximum building height is the same. If townhouse development were to be pursued, it would be subject to Planning Commission Special Use review to evaluate compatibility with surrounding development.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The subject property is in an urbanized area with ample utility infrastructure and public facilities to

support more residential development at this location. As mentioned previously, the property's location on a minor collector street in close proximity to an arterial, along with sidewalks and transit routes, make this property an appropriate location for the RN-3 district.

Action: Approved **Meeting Date:** 5/8/2025

Details of Action:

Summary of Action: Approve the RN-3 (General Residential Neighborhood) district because it is compatible with surrounding infrastructure and amenities.

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:	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
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: