

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-I-25-RZ **Related File Number:**
Application Filed: 7/28/2025 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: Southwest side of Ball Camp Pike, northwest of Kingsmore Dr
Other Parcel Info.:
Tax ID Number: 93 B B 024, 02401, 02402, 02403, 02404, 02405, 026 **Jurisdiction:** City
Size of Tract: 9.13 acres
Accessibility: Access via Ball Camp Pike, a major collector with a pavement width ranging from 17.5 ft-19.5 ft within a right-of-way which varies between 43 ft and 80 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of single family dwellings on small suburban lots, large forested lots, and a commercial node at the intersection of Hinton Drive and Western Avenue.

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

Street: 0 BALL CAMP PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: This would not be an extension, however there is RN-2 across Ball Camp Pike.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is compatible with the adopted plans and surrounding development. The HP (Hillside Protection Overlay) would be retained.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Since the late 1980s, rezonings in the surrounding area have largely been concentrated southeast of the subject property near Western Avenue, where there has been a gradual transition from low density residential zoning to RN-3 (General Residential Neighborhood), O (Office), and C-H-1 (Highway Commercial) zoning. Zoning northwest of the subject property along Ball Camp Pike has remained residential, consisting of properties zoned RN-1 (Single-Family Residential Neighborhood) and RN-2 (Single-Family Residential Neighborhood), with a large swath of OS (Open Space) zoning representing the Badgett Ballfields and Victor Ashe Park.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may also be allowed by special use approval. The RN-2 district is compatible with the surrounding residential zoning, which consists of properties zoned RN-1, RN-2, and RN-3.

2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RN-2 district permits the same uses as the existing RN-1 district.

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. The primary difference between the RN-1 and RN-2 districts are the dimensional standards, as the RN-2 district permits smaller lot sizes and setbacks than the RN-1 district. The RN-2 district is not anticipated to negatively impact the surrounding area, which features predominantly single-family dwellings on a range of lot sizes.

2. Ball Camp Pike is a heavily trafficked collector street that feeds into Western Avenue and I-640/I-75. The nearby intersection of Western Avenue is along a High Injury Network (HIN) where a disproportionate number of crashes have occurred.

3. The subject property is located at a section of Ball Camp Pike that may have limited visibility due to the curvature of the road from the east near the intersection of Kingsmore Drive. Any proposed new lot within the City of Knoxville is required to have adequate sight distance meeting or exceeding the minimum standards for stopping distance identified in the American Association of State Highway and Transportation Officials (AASHTO) Geometric Design. If the lots are later subdivided, sight distance verification would need to be obtained.

4. Two of the properties included in this rezoning, 0 and 4622 Ball Camp Pike, are landlocked and do not have direct access to Ball Camp Pike. Access must be resolved during the platting process.

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 subject property is designated LDR (Low Density Residential) under the City's One Year Plan and Northwest City Sector Plan, which permits the RN-2 zoning district.
2. The recommended rezoning supports the General Plan's Development Policy 4.5, to avoid creating small, isolated pockets of residential development and to maintain a strong residential quality and stability in residential areas. As previously mentioned, development along this section of Ball Camp Pike has maintained a predominantly residential character with dwellings on various lot sizes. The RN-2 district supports a low density residential environment and is compatible with the surrounding area.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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 0.70 miles southeast of Victor Ashe Park, which connects to the Pleasant Ridge Greenway Trail, Northwest Connector Greenway, and Northwest Middle School.
2. The subject property is within 0.34 miles of the service-oriented commercial node at Western Avenue between Randy Tyree Street and Hinton Drive.

Action: Approved **Meeting Date:** 9/11/2025

Details of Action:

Summary of Action: Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is compatible with the adopted plans and surrounding development. The HP (Hillside Protection Overlay) would be retained.

Date of Approval: 9/11/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/14/2025 **Date of Legislative Action, Second Reading:** 10/28/2025

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:**