



PLAN AMENDMENT REPORT

► **FILE #:** 4-C-25-SP

AGENDA ITEM #: 11

AGENDA DATE: 4/10/2025

► **APPLICANT:** ALEX BOTEZAT
OWNER(S): Alex Botezat

TAX ID NUMBER: 93 C A 021

[View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 4423 BALL CAMP PIKE

► **LOCATION:** North side of Ball Camp Pike, west of Hazelwood Rd

► **APPX. SIZE OF TRACT:** 2.76 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

► **EXISTING LAND USE:** Rural Residential

EXTENSION OF PLAN DESIGNATION: No, it is not an extension.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential)

South: Single family residential, multifamily residential, agriculture/forestry/vacant land

East: Single family residential - LDR (Low Density Residential)

West: Single family residential - LDR (Low Density Residential)

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.

STAFF RECOMMENDATION:

- **Approve the MDR (Medium Density Residential) land use classification because it is supported by public infrastructure improvements.**

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 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) land use classification in the Northwest City Sector 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.

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.

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

1. While there have not been any notable private development trends in the immediate area, the City is experiencing 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Haven Elementary, Northwest Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-K-25-RZ
4-B-25-PA

AGENDA ITEM #: 11
AGENDA DATE: 4/10/2025

► **APPLICANT:** ALEX BOTEZAT
OWNER(S): Alex Botezat

TAX ID NUMBER: 93 C A 021 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 4423 BALL CAMP PIKE

► **LOCATION:** North side of Ball Camp Pike, west of Hazelwood Rd, north of Hinton Dr terminus

► **TRACT INFORMATION:** 2.76 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-3 (General Residential Neighborhood)

► **EXISTING LAND USE:** Rural Residential

EXTENSION OF PLAN DESIGNATION/ZONING: No, it is not an extension of either.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood)

ZONING South: Single family residential, multifamily residential, agriculture/forestry/vacant land - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood), O (Office)

East: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

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.

STAFF RECOMMENDATION:

- ▶ **Approve the MDR (Medium Density Residential) land use classification because it is supported by public infrastructure improvements.**

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

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.
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 is experiencing 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.

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.

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 the broader sidewalk network of 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.

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. 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:

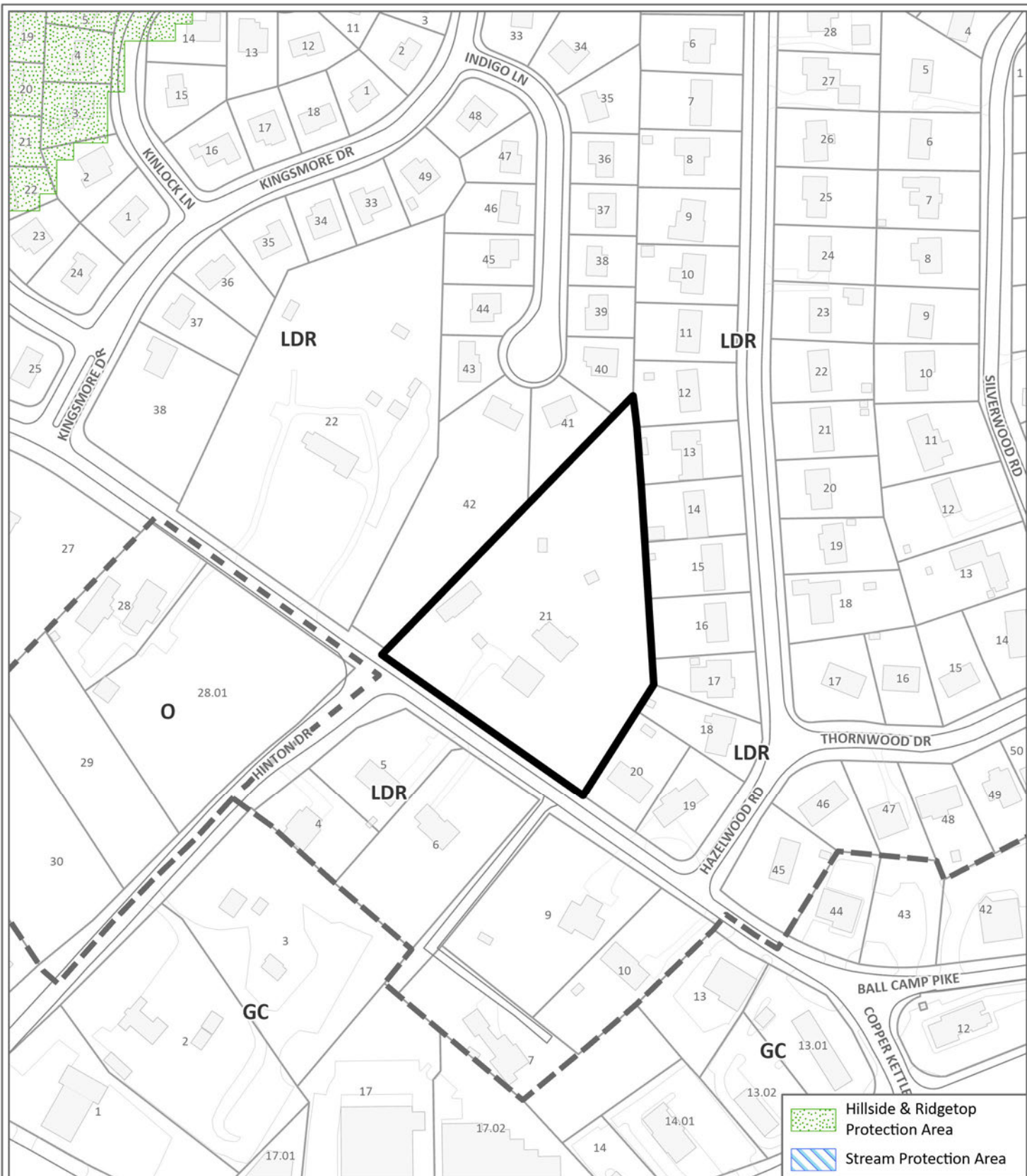
1. The subject property is in an urbanized area with ample utility infrastructure and public facilities to support more residential development at this location. As mentioned previously, the property's location on a minor collector street in close proximity to an arterial with sidewalks and transit routes make this property an appropriate location for the RN-3 district.

ESTIMATED TRAFFIC IMPACT: Not applicable

ESTIMATED STUDENT YIELD: Not applicable

Schools affected by this proposal: West Haven Elementary, Northwest Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**4-C-25-SP
NORTHWEST CITY SECTOR PLAN MAP**



From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)

Original Print Date: 3/14/2025

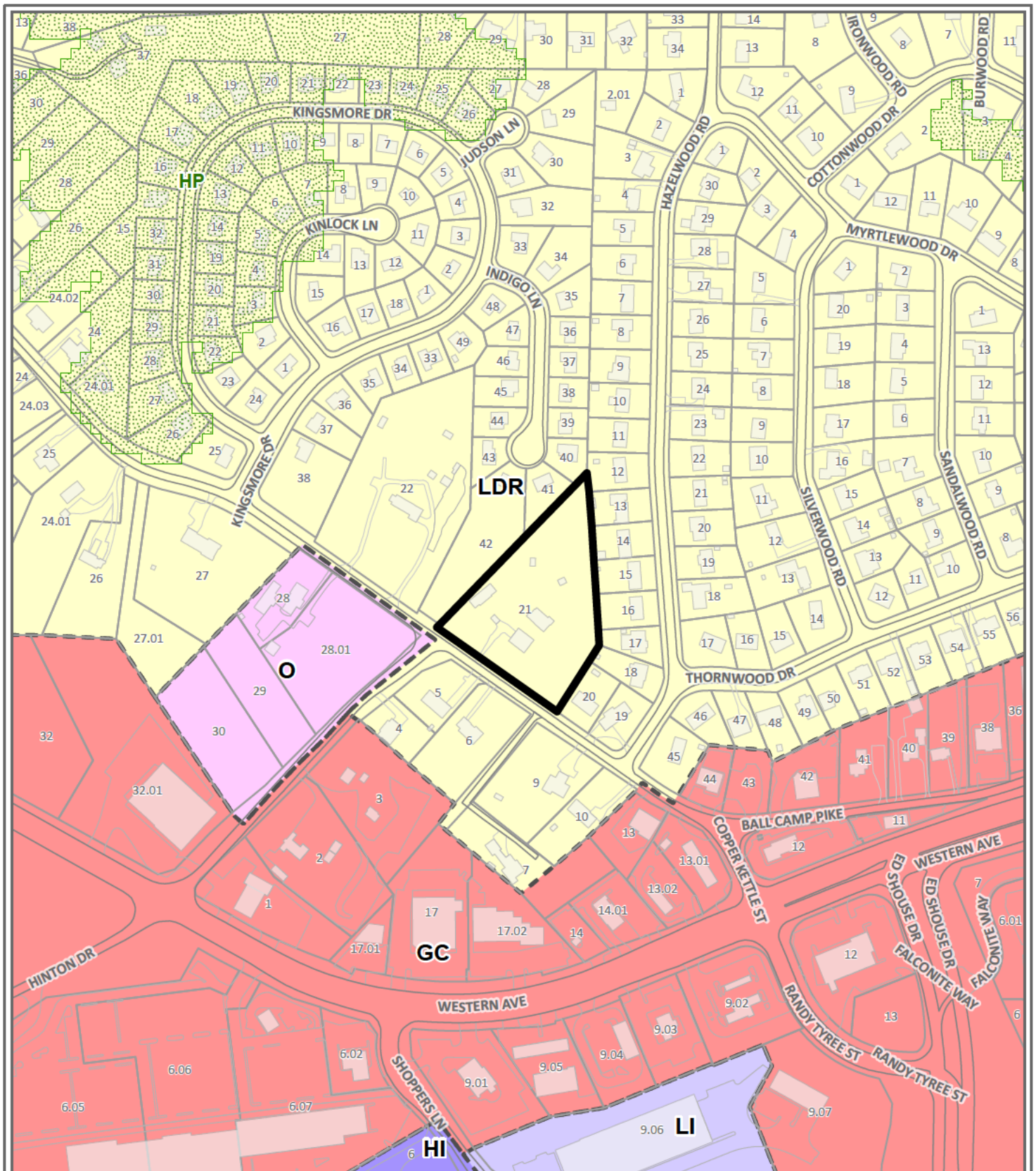
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Alex Botezat

Map No: 93

Jurisdiction: City





ONE YEAR PLAN MAP

4-B-25-PA

Petitioner: Alex Botezat



From: LDR (Low Density Residential)

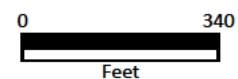
To: MDR (Medium Density Residential)

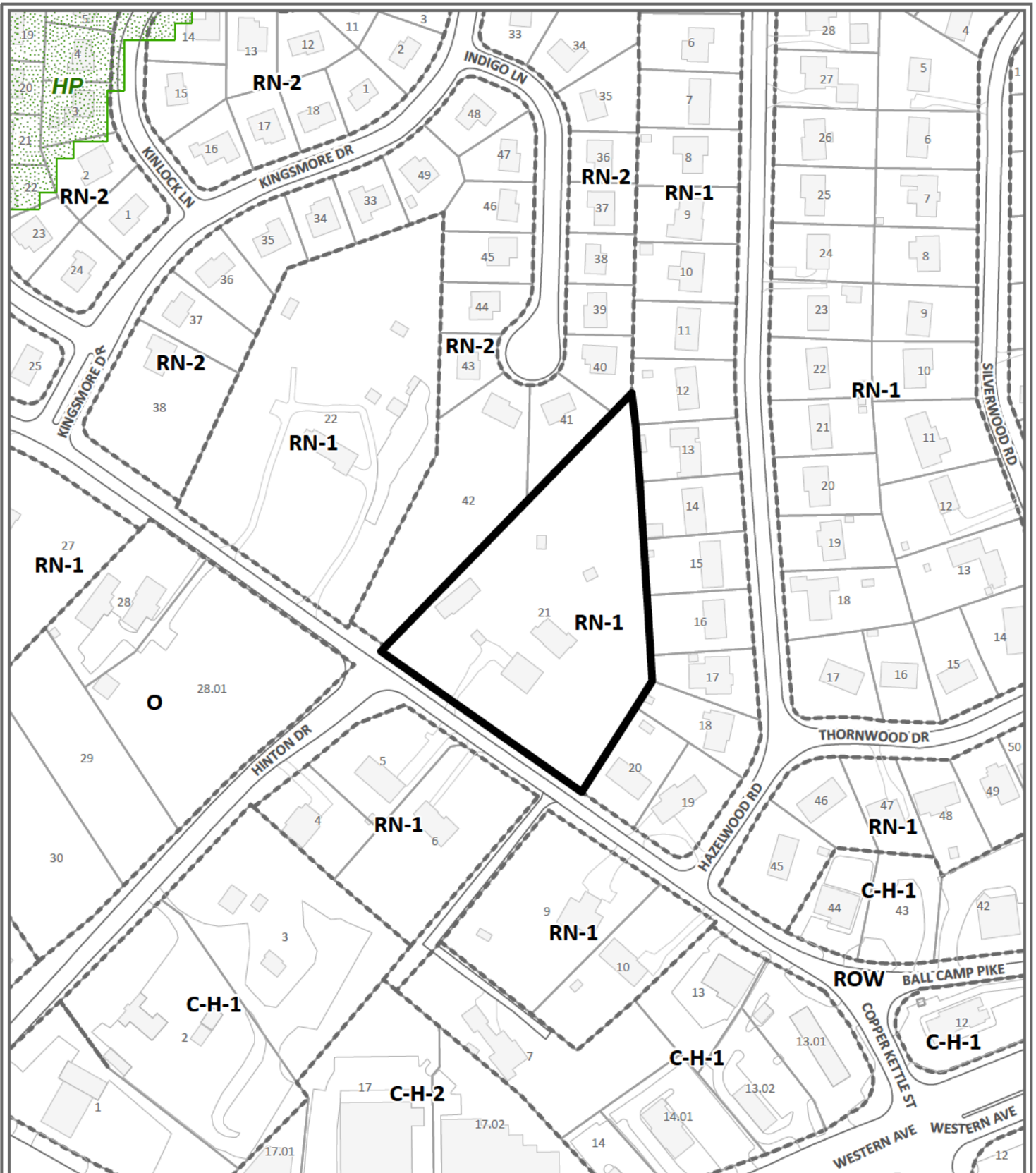
Original Print Date: 2/27/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 93

Jurisdiction: City





REZONING

4-K-25-RZ

Petitioner: Alex Botezat

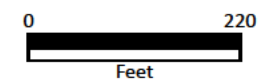


From: RN-1 (Single-Family Residential Neighborhood)

To: RN-3 (General Residential Neighborhood)

Map No: 93

Jurisdiction: City

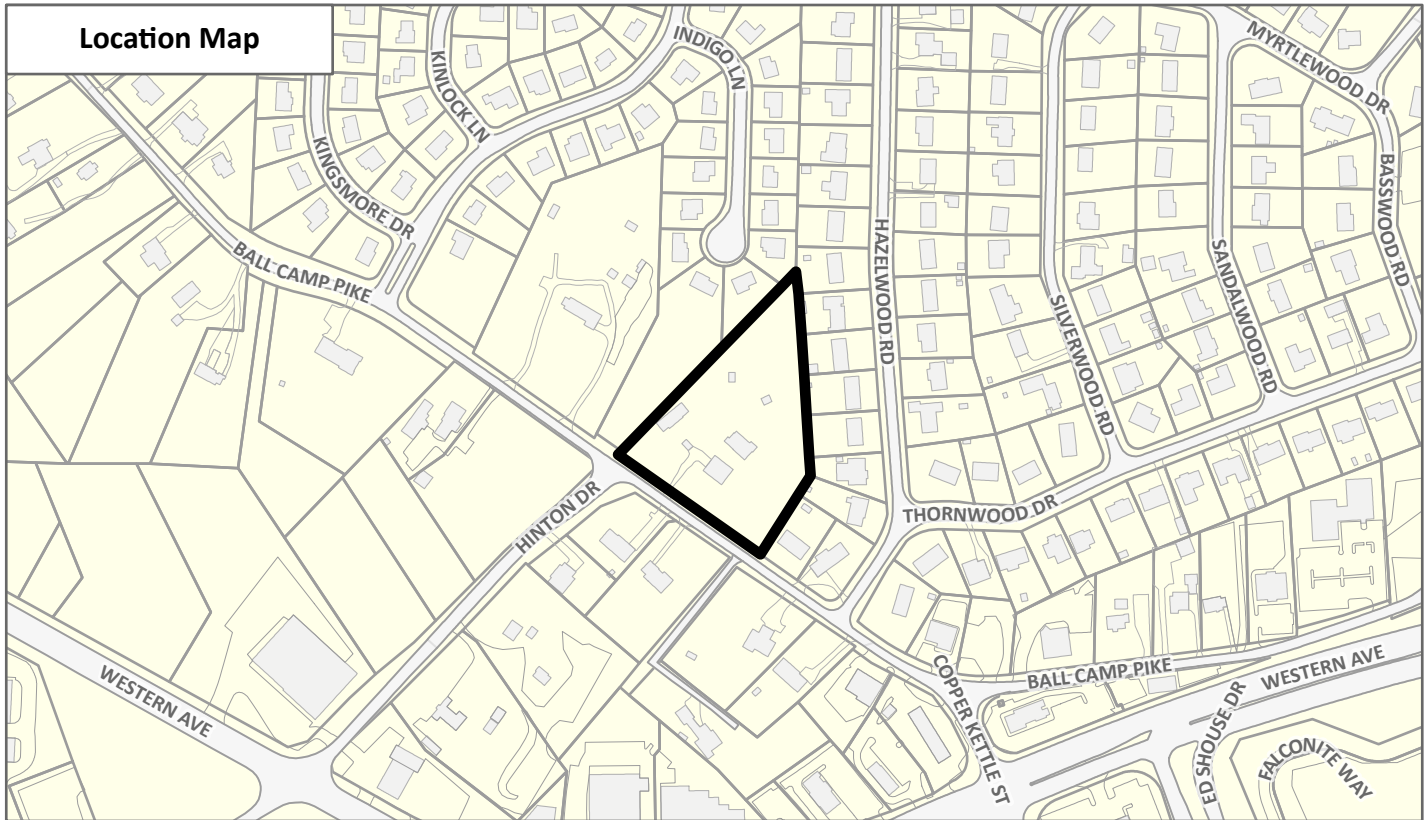


Original Print Date: 2/27/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

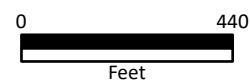


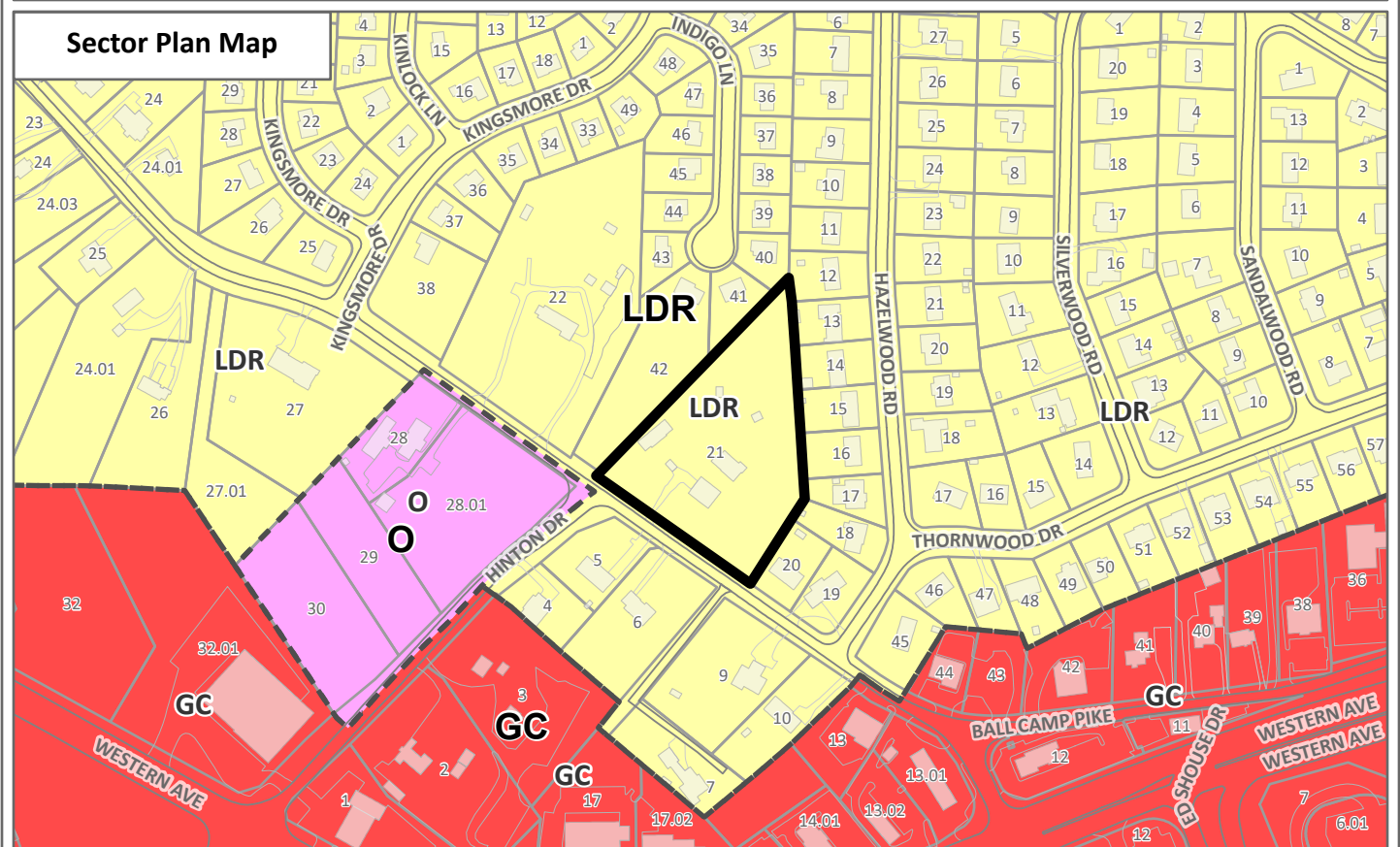
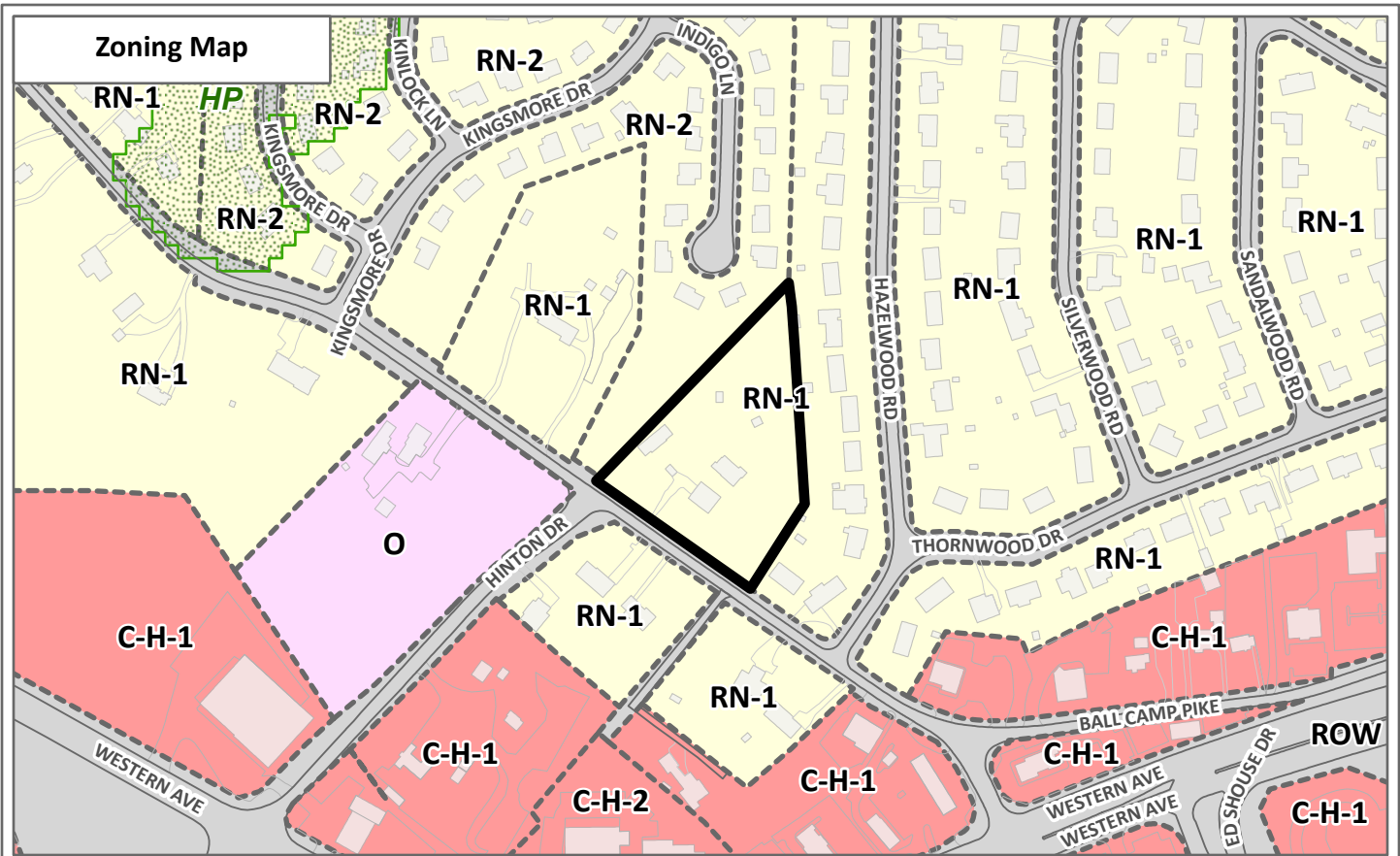
CONTEXTUAL MAPS 1

4-B-25-PA / 4-K-25-RZ



Case boundary



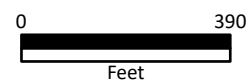


CONTEXTUAL MAPS 2

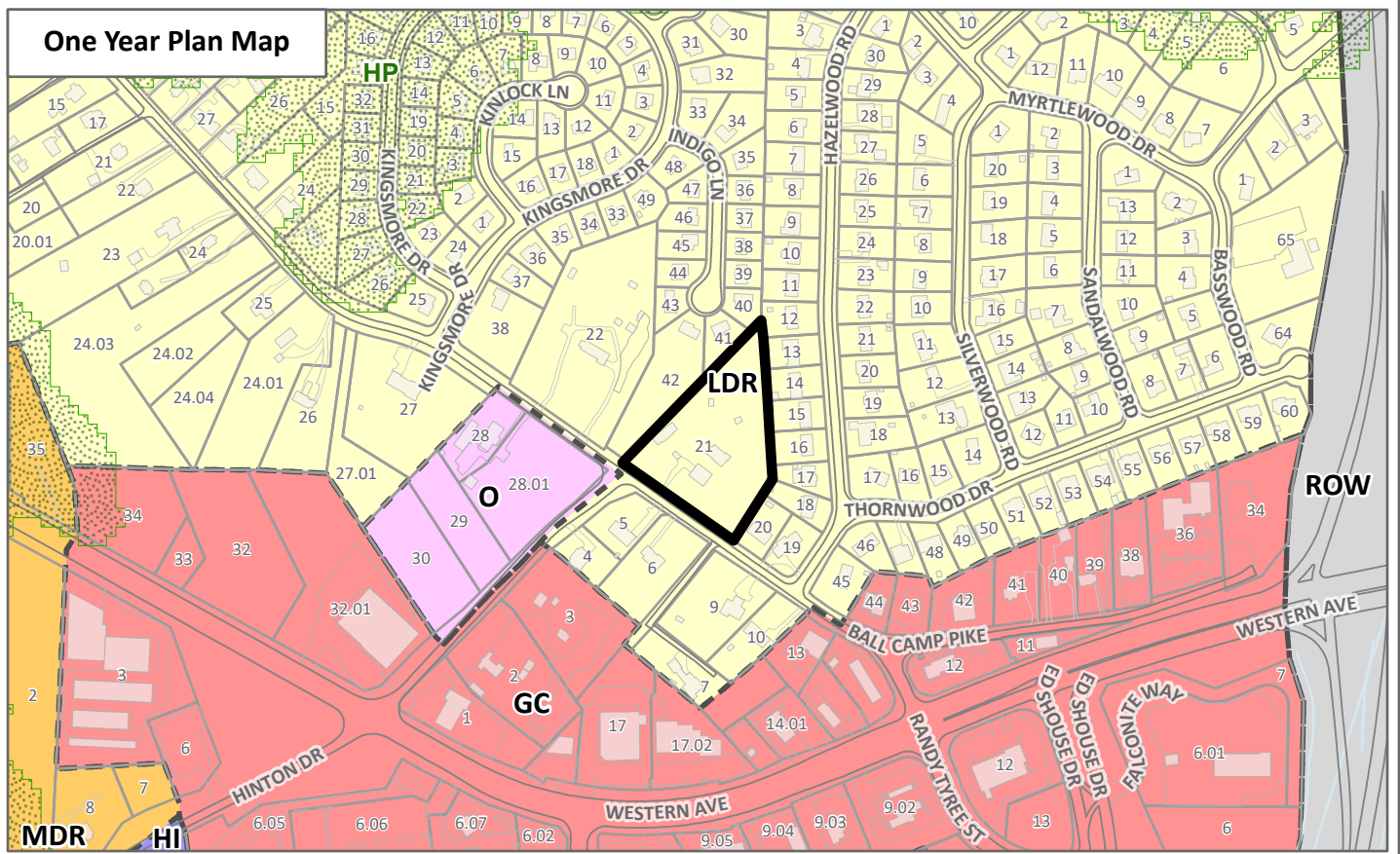
4-B-25-PA / 4-K-25-RZ



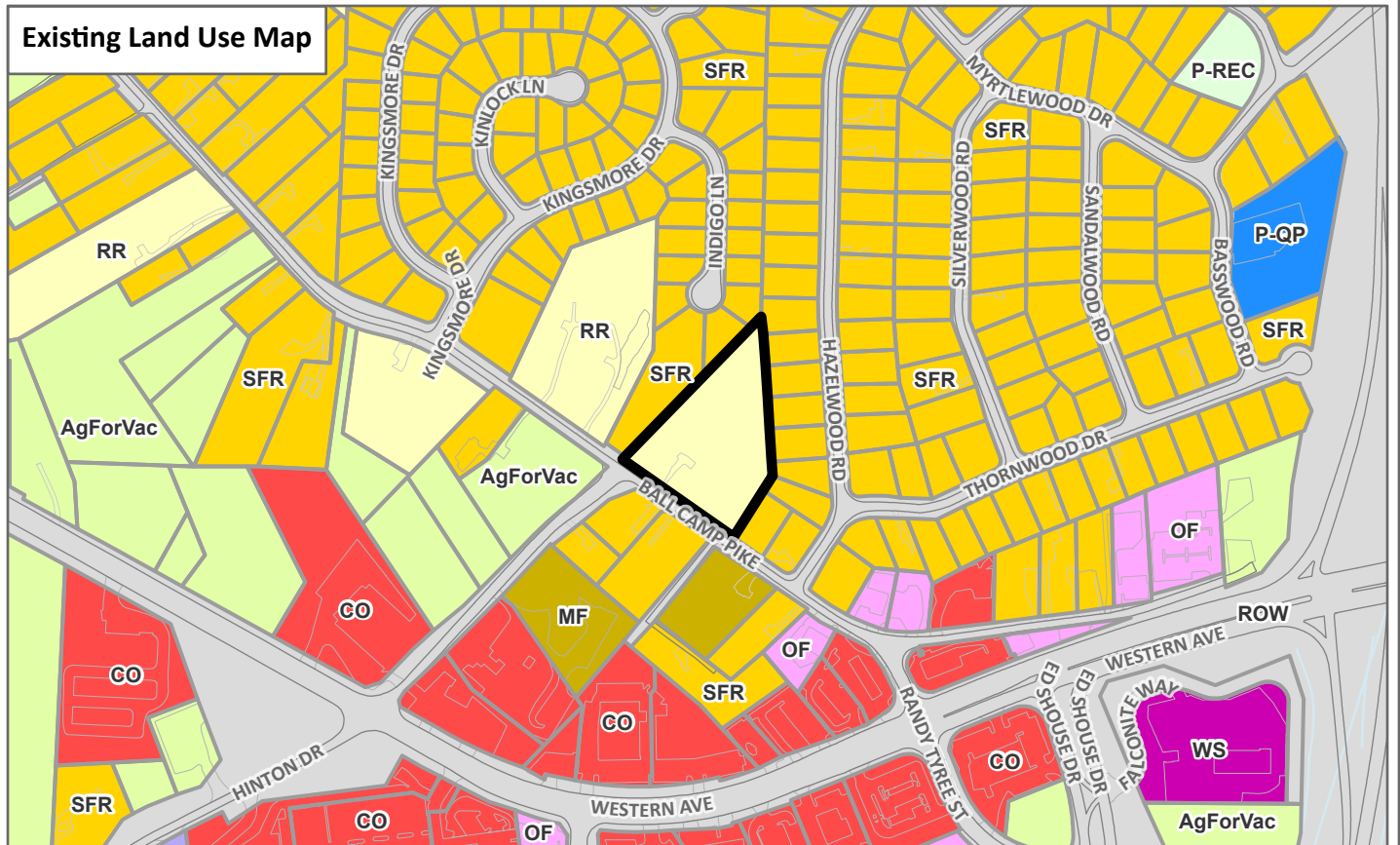
Case boundary



One Year Plan Map



Existing Land Use Map

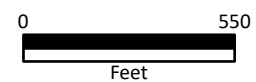


CONTEXTUAL MAPS 3

4-B-25-PA / 4-K-25-RZ



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Alex Botezat has submitted an application for an amendment to the Northwest City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from LDR (Low Density Residential) to MDR (Medium Density Residential), which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 10, 2025 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan with its accompanying staff report and map, file #4-C-25-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☒ PA
☒ Rezoning

ALEX BOTEZAT

Applicant Name

Affiliation

2-24-25

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

David Harbin

Name

Batson Himes Norvell + POC

Company

4334 Papermill Rd

Address

Knoxville

City

Tn

State

37909

ZIP

865-588-6472

Phone

Email

CURRENT PROPERTY INFO

4317 Ball Camp Pike
Knoxville, TN 37921

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4423 Ball Camp Pike

Property Address

093CA021

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

NO

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change RN-3
Proposed Zoning☒ Plan Amendment Change MPR
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Print Name / Affiliation

Date

815-588-16472
Phone Number

Email

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

03/28/2025

Date to be Posted

04/11/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

David Harbin
Applicant Signature

DAVID HARBIN
Applicant Name

2.24.25

Date

4-K-25-RZ_4-B-25-PA_4-C-25-SP

FILE NUMBER