

- ai. An Ordinance to change the base zoning classification of property located at 4423 Ball Camp Pike from RN-1 (Single-Family Residential Neighborhood) district to RN-3 (General Residential Neighborhood) district, Alex Botezat, Applicant. (Planning Commission Approved 14-0) (File No. 4-K-25-RZ) (Council District 3)



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: June 10, 2025

DEPARTMENT: Knoxville-Knox County Planning

DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY An Ordinance to change the base zoning classification of property located at 4423 Ball Camp Pike from RN-1 (Single-Family Residential Neighborhood) district to RN-3 (General Residential Neighborhood) district, Alex Botezat, Applicant. (Planning Commission Approved 14-0) (File No. 4-K-25-RZ) (Council District 3)

COUNCIL DISTRICT(S) AFFECTED 3rd

BACKGROUND The applicant requested to change the base zoning of property located at 4423 Ball Camp Pike from RN-1 (Single-Family Residential Neighborhood) district to RN-3 (General Residential Neighborhood) district.

RECOMMENDATION

The Planning Commission recommended approval of changing the base zone to the RN-3 (General Residential Neighborhood) district because it is compatible with surrounding infrastructure and amenities, by a vote of 14-0.

ESTIMATED PROJECT SCHEDULE This item was considered and recommended for approval by the Planning Commission on May 8, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is September 5, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW

Planning Commission Meeting	5/8/2025	Published ad on 4/4/2025
Knoxville City Council	6/10/2025	Published ad on 5/16/2025

FISCAL INFORMATION N/A

ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. O-107-2019, KNOWN AND CITED AS “THE CITY OF KNOXVILLE ZONING CODE,” TO CHANGE THE BASE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 4423 BALL CAMP PIKE FROM RN-1 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT TO RN-3 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT, ALEX BOTEZAT, APPLICANT. (FILE NO. 4-K-25-RZ).

ORDINANCE NO: _____
Knoxville-Knox County
REQUESTED BY: Planning Commission
PREPARED BY: Law

APPROVED ON 1ST
READING: _____
APPROVED ON 2ND
READING: _____
APPROVED AS AN EMERGENCY
MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, Alex Botezat filed Application No. 4-K-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 4423 Ball Camp Pike, Parcel ID 93 CA 021, base rezoned from RN-1 (Single-Family Residential Neighborhood) District to RN-3 (General Residential Neighborhood) District; and

WHEREAS, at its May 8, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved; and

WHEREAS, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on April 4, 2025, and public notice for the City Council meeting on June 10, 2025 was published in the *Knoxville News Sentinel* on May 16, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:

SECTION 1: The City of Knoxville Zoning Code, being Ordinance No. O-107-2019, be and the same is hereby amended, so as to change the base zoning classification of property described

as being located at 4423 Ball Camp Pike, Parcel ID 93 CA 021, Third District, Northwest City Sector, from RN-1 (Single-Family Residential Neighborhood) District to RN-3 (General Residential Neighborhood) District, Alex Botezat, Applicant, File No. 4-K-25-RZ.

SECTION 2: The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: the Knoxville-Knox County Planning Commission Plan Amendment/Rezoning Report including all appendices; a portion of the Zoning Map on which the above described property is shaded; an excerpt from the Minutes of the Planning Commission meeting of May 8, 2025; the Development Request for Rezoning; and Public Notice.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

City Recorder

K:\COUNCIL\ORD\MPC\REZONE\2025\Alex Botezat (File No. 4-K-25-RZ).docx



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-K-25-RZ

AGENDA ITEM #: 9

4-B-25-PA

AGENDA DATE: 5/8/2025

POSTPONEMENT(S): 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, ZONING North: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood)

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. 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 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.

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 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:

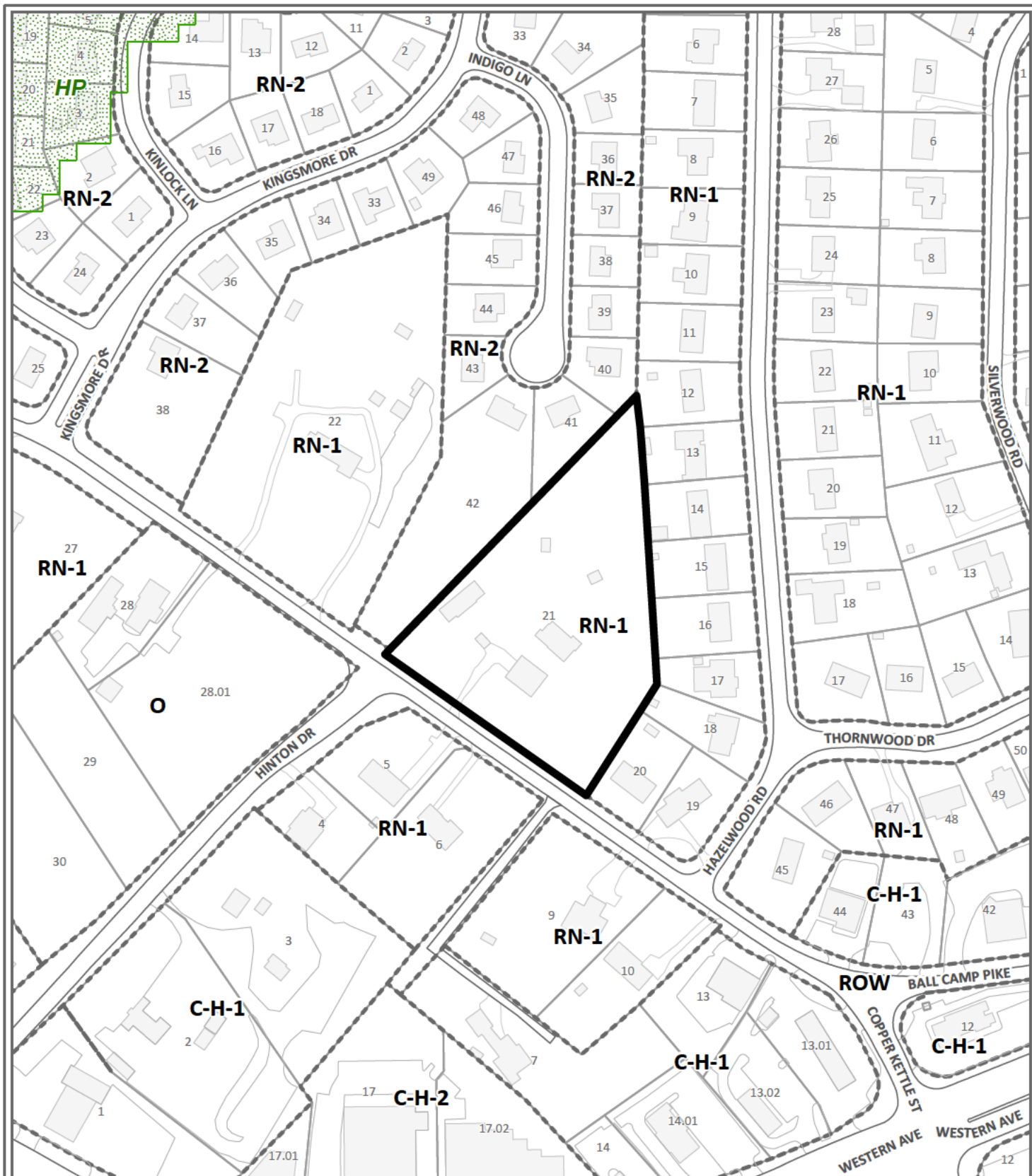
1. The subject property is in an urbanized area with ample utility infrastructure and public facilities to support more residential development at this location. As mentioned previously, the property's location on a minor collector street in close proximity to an arterial, along with sidewalks and transit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

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 6/10/2025 and 6/24/2025. 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.



REZONING

4-K-25-RZ

Petitioner: Alex Botezat



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

To: RN-3 (General Residential Neighborhood)

Original Print Date: 2/27/2025

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

Map No: 93

Jurisdiction: City

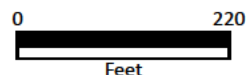
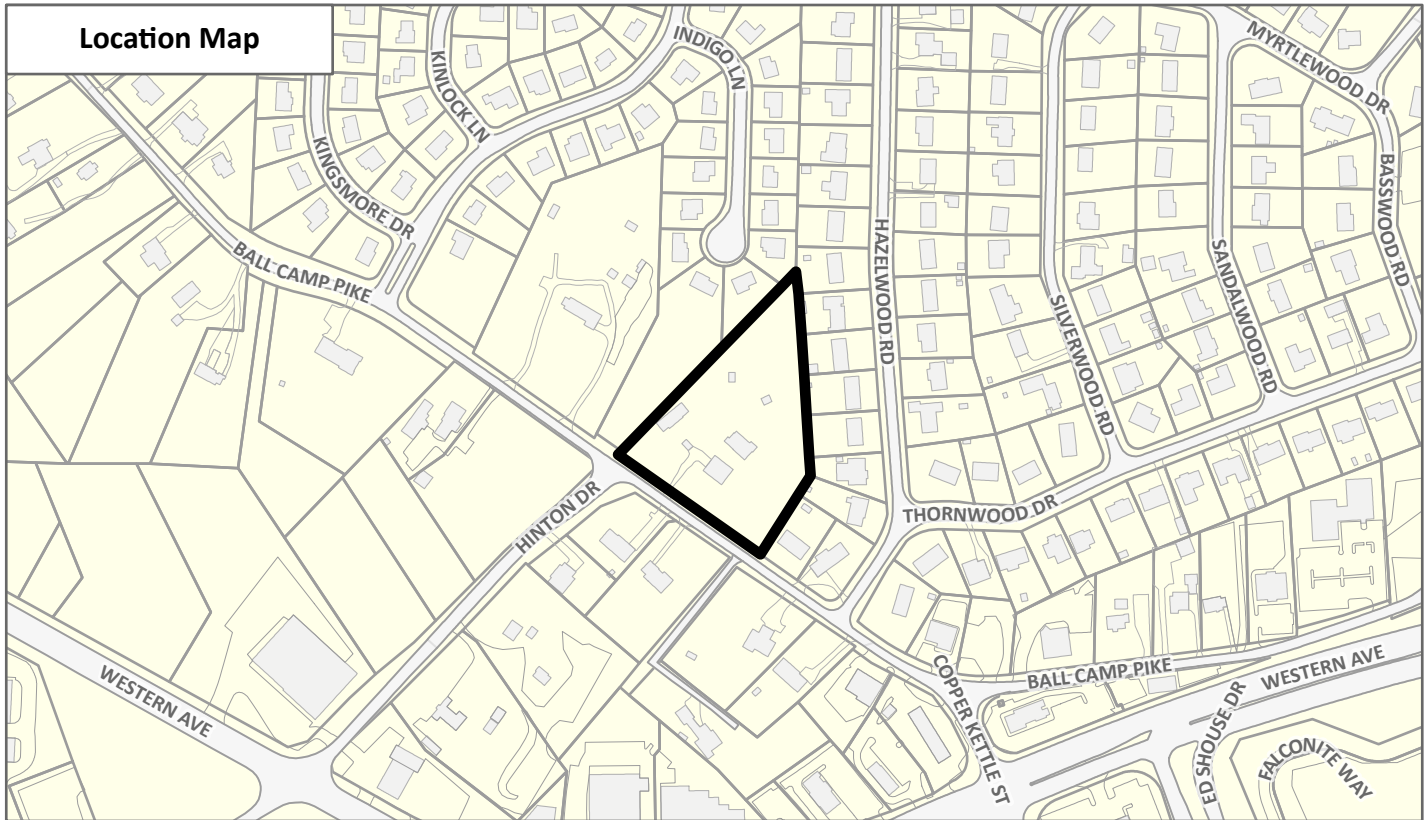


Exhibit A. Contextual Images

Location Map



Aerial Map

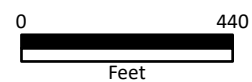


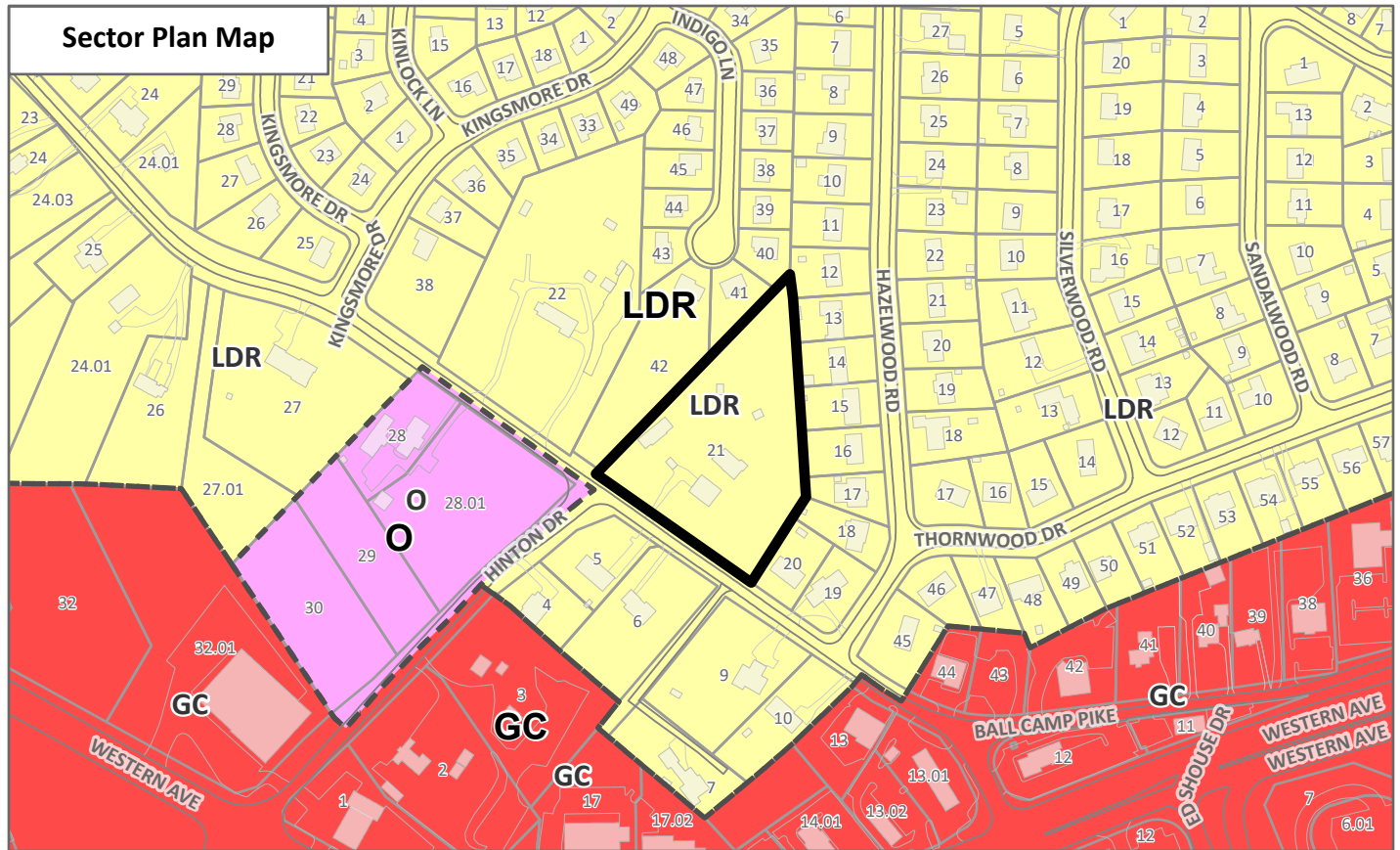
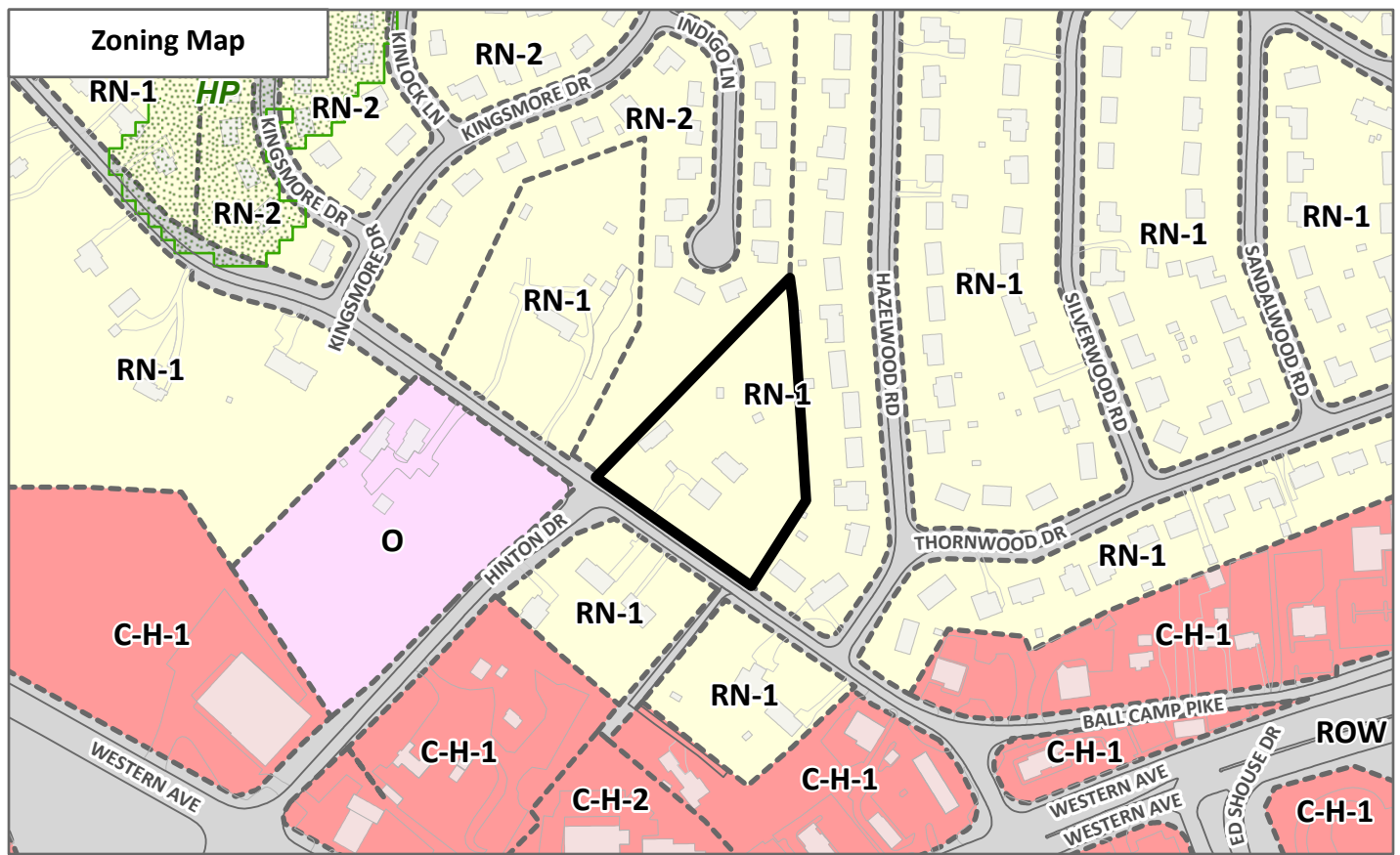
CONTEXTUAL MAPS 1

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



Case boundary





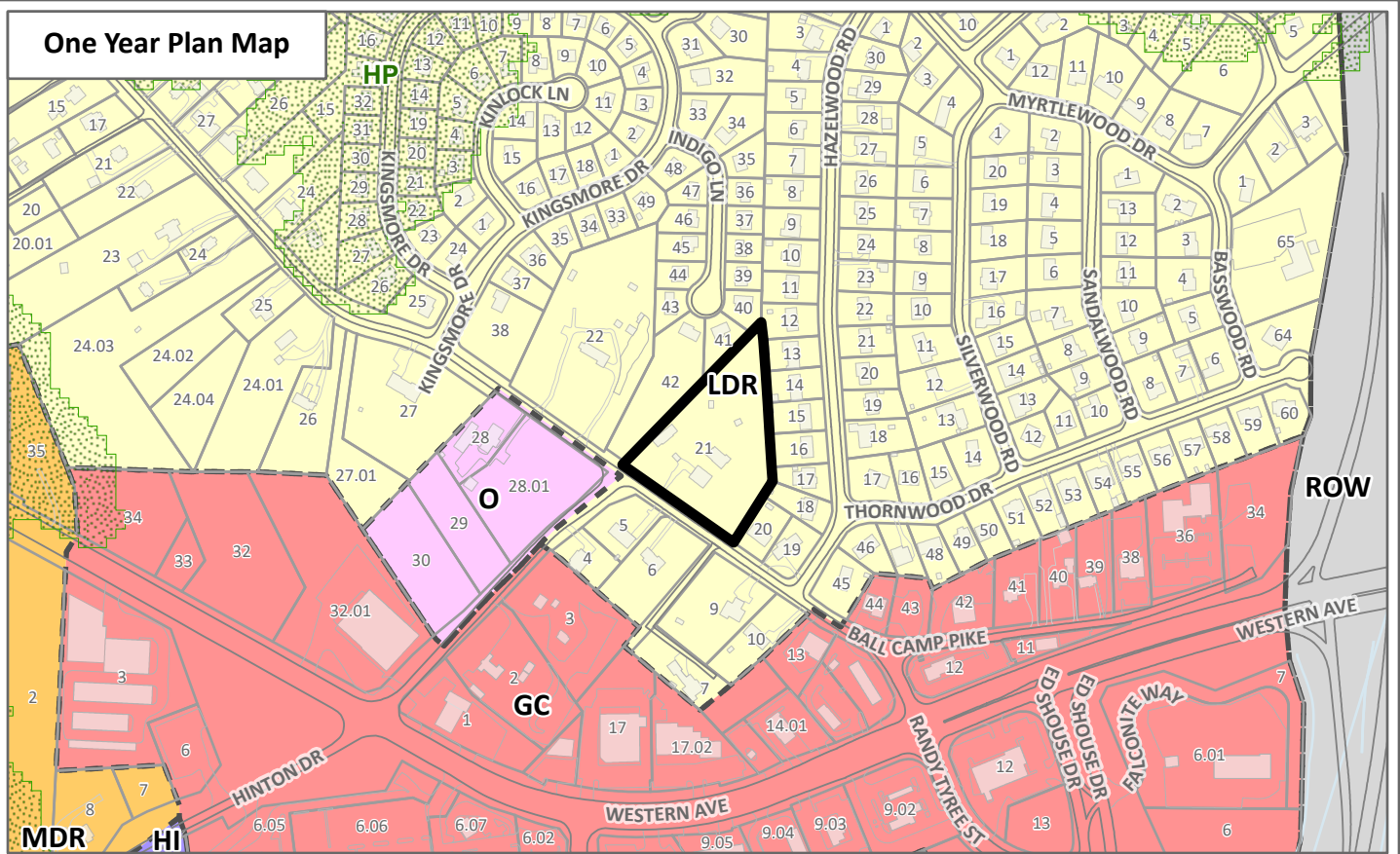
CONTEXTUAL MAPS 2

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

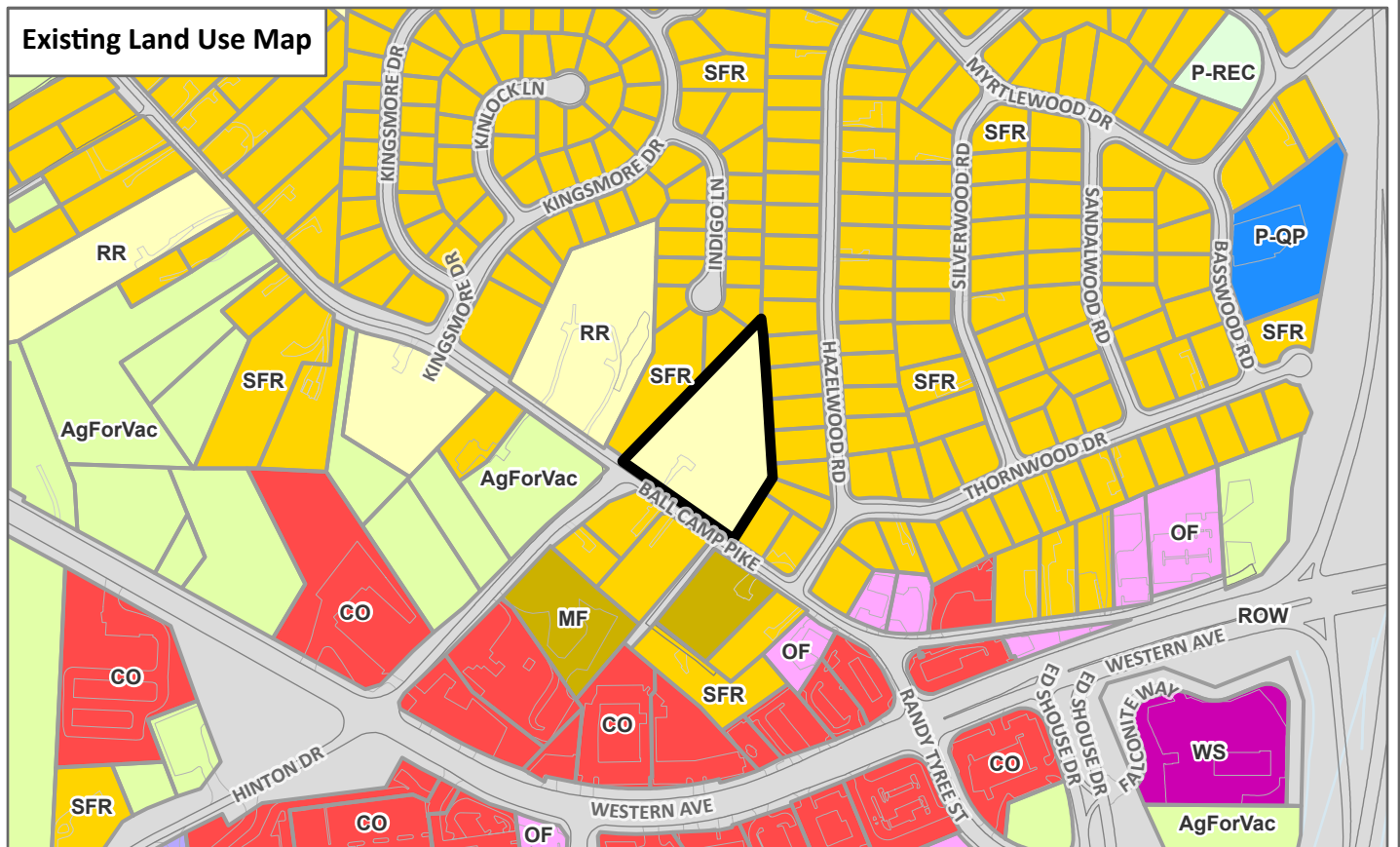
Case boundary

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Feet

One Year Plan Map



Existing Land Use Map

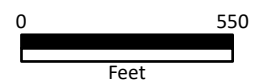


CONTEXTUAL MAPS 3

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



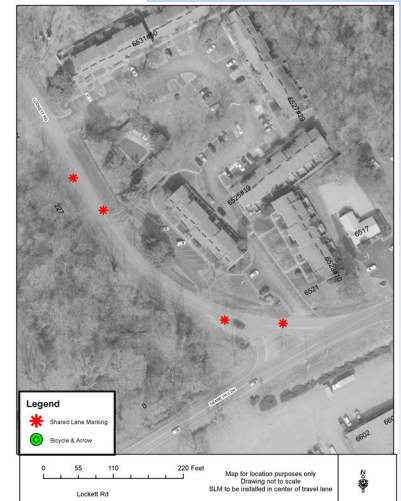
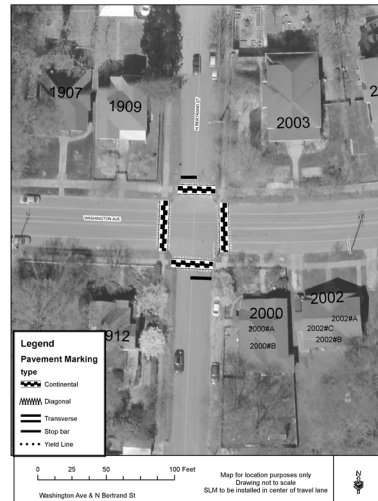
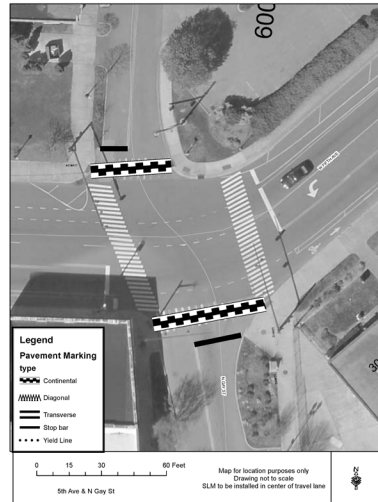
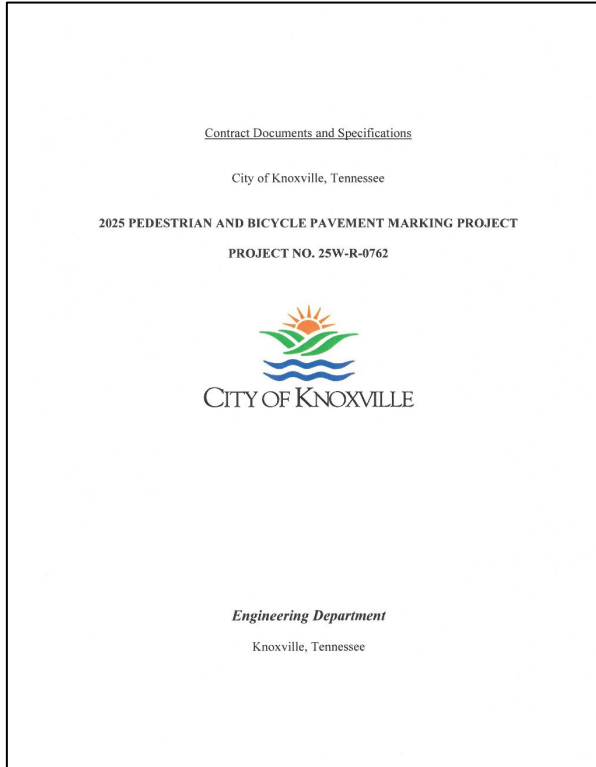
Case boundary





2025 Pedestrian & Bicycle Pavement Marking Project

Project Description: This project will install 7,700 total feet of crosswalk markings, 3,650 feet of stop line markings, and 80 shared lane markings at 83 locations throughout the City.



Four of 83 Locations throughout the City

Schedule:

Bid Opening: February 5, 2025

Notice to Proceed: TBD

Contract Completion Date: TBD

Current Construction Contract Price: \$195,052

Engineering Department April 2025 Status: This construction contract will be considered at the March 18, 2025, City Council Meeting. The construction contract is being circulated for all appropriate signatures.

Project Designer: City of Knoxville

Construction Contractor: Superior Pavement Marking, Inc.

City of Knoxville Construction Contact: Jon Livengood (865) 215-6100



CITY OF KNOXVILLE

Indya Kincannon, Mayor

Thomas V. Clabo, P.E.
Engineering Director

May 8, 2025

Planning Commission meeting

Public Comments

21 Comments for 4-K-25-RZ and 4-B-25-PA and 4-C-25-SP

Melissa (37921), April 3, 2025 at 10:23 AM

We need more housing in Knoxville and I am not opposed to any initiative that seeks to provide such. I do ask for your serious consideration of improved traffic control on Ball Camp Pike, particularly the area in front of the parcel in question. I live in the neighborhood just north west (NorthWest Hills/Kingsmore Dr) and it is already very difficult to exit our neighborhood safely as cars race around the blind curve immediately to the right of our neighborhood exit. I anticipate this safety hazard to increase as more residents are added to the area. Thank you.

Amy (37921), April 3, 2025 at 3:23 PM

Ball Camp Pike already has more traffic (especially in the morning) than it can handle. By changing the zoning, the city is opening the current residents up to more traffic, and more potential for accidents. There is no plan by the city to address the traffic situation, which should include sidewalks, stop signs, and/or traffic lights. Unless and until the city puts a plan in place and implements that plan, I cannot support adding more residential homes on this property.

Neil (37921), April 4, 2025 at 8:15 AM

Thank you for the notice of the proposed zoning change. My family lives effectively next door to this property at [redacted] Ball Camp Pike.

We are certainly interested in the future development of this property as RN-3 Medium Density. We are interested in the number and type of structures that will ultimately be built given the dimensional standards and the relatively small parcel size. The maximum number allowable for 2.7 acres is a concern. Additional concerns center around the exact nature of the proposed development, increased noise and increased traffic on weekday mornings, where traffic on Ball Camp often backs up to our house or beyond at the Western Avenue intersection.

We are hopeful that the development, if approved, increases the value and curb appeal of that segment of Ball Camp Pike.

Rob (37921), April 4, 2025 at 4:31 PM

I am writing to formally oppose the proposed rezoning of the property located directly behind my home to Medium Density Residential (MDR). This change would significantly impact the character, privacy, and livability of our neighborhood. The increased traffic, noise, and potential strain on infrastructure are concerns shared by many nearby residents. Most importantly, the proposed density does not align with the existing single-family residential feel of our community and would directly affect the privacy and peaceful enjoyment of our homes especially for those of us whose backyards border this property.

I respectfully urge the planning commission to preserve the current zoning and maintain the integrity of our neighborhood.

Gail (37921), April 6, 2025 at 12:37 PM

While the comments that are stated to make it sound feasible and allowable for the subject property at 4423 Ball Camp Pike to create more housing, nothing is mentioned to indicate it would not be feasible. It is noted that Western Avenue has sidewalks and pedestrian crosswalks; however, Ball Camp Pike does not! It noted that the property has a walkable access to Hinton Drive that does have sidewalks to access Western Ave; however, there is NO WALKABLE access on Ball Camp Pike to get to Hinton, say nothing about trying to cross over to the sidewalk.

Our concern is not a matter of a few additional units that will generate a small amount of increased traffic. The problem is that Ball Camp Pike already has traffic problems without generating any more. Northwest Hills already battles the cars coming around the blind curve at an unsafe rate of speed to try to exit our subdivision, which has one way in and out. It was mentioned that there are baseball fields up Ball Camp Pike, but nothing was noted that Victor Ashe Park hosts high school Track and Field events several weekends during the sport season. This brings a massive influx of traffic on Ball Camp Pike, and we will not be able to get out of our subdivision.

[View Attachment](#)

R (37921), April 7, 2025 at 1:18 AM

Concerns:

[View Attachment](#)

Lauren (37921), April 8, 2025 at 6:56 PM

I formally oppose this rezoning. I am right next to the proposed property. I bought my house because of the quiet and calm neighborhood. This will change that drastically. Ball Camp cannot take the traffic already present on a daily basis. The main road into West Haven has increased in traffic over the last few years. I am regularly awoken at night by cars revving engines and racing on both of those roads. I'm constantly on alert just walking through the neighborhood because of the cars racing through. This will put a parking lot in my backyard. There is no need for this. The lot is large enough to build multiple single family homes that would fit the neighborhood as-is.

Windie (37921), April 9, 2025 at 1:51 PM

While I am a proponent of the city's efforts to increase housing options for individuals, I have concerns about and oppose the proposed rezoning of the cited property on Ball Camp Pike. Without adjustments in the current traffic management infrastructure, adding multi-family housing units into this small area will further aggravate existing traffic issues and is likely to contribute to an increase in accidents in the area. I recommend that any rezoning of this area include specific plans for mitigating these risks. Please see attached document regarding issues and details related to this case.

[View Attachment](#)

JOHN (37921), April 9, 2025 at 9:08 PM

I live in the neighborhood that is very, very, near this property (Northwest Hills Subdivision) and 100% oppose any rezoning of it. EVERY PIECE OF PROPERTY AROUND THIS PROPERTY IS A SINGLE FAMILY HOME... THIS SHOULD BE ONE TOO!!! Additionally, I am fairly certain that the current owners have been (since purchasing the property) KNOWINGLY violating current zoning rules by running a business from the property which is

NOT zoned to run a business out of. As a result, it is my opinion and strong suspicion that the owners have zero respect for zoning laws and such (or abiding by them) and will equally abuse any further loosening of restrictions on the property (rezoning) that they may be successful in achieving. I understand that the proposed rezoning could ULTIMATELY result, in time, with building 39 Town Houses on the property. The number is irrelevant as any more than one home on the property is too much. As far as I am concerned, the property is in my neighborhood and (as such) should have only one single family HOME on it. Also, (as others have noted) the traffic is already unbearable on Ball road (especially in the morning) and the road just can NOT handle more traffic. Long story short, I vote no, No, NO, to this proposed rezoning!!

Adrianne (37921), April 10, 2025 at 4:22 AM

Please consider the amount of increased traffic on Ball Camp that this potential subdivision will bring. It is already extremely difficult to exit our neighborhood, and at peak times takes awhile to get through the light at Copper Kettle and Western. Getting on the freeway at Western is already difficult and at times the on-ramp to i40 is backed up for 30 minutes or more. Additionally, this will bring noise to our neighborhood with the clearing of trees. It can possibly decrease our property value and increase crime. While Western Avenue is already somewhat sketchy at times, we enjoy a relatively safe and stable community in our subdivision. Lastly, trees have been cleared all over the surrounding areas. With increased people moving in and the resulting increased traffic, these trees are much needed to filter our air as well as the noise and light pollution in our area. Vote NO and please do not rubber stamp this re-zoning. Infrastructure is not in place to support an increase this large in homes, and current homeowners will be alienated by this re-zoning.

Rick (37921), April 10, 2025 at 10:31 AM

Planning Commision, I have lived in Northtwest Hills Sub just down the road from 4423 Ball Camp for a couple decades. During this time I have seen the traffic increase dramatically due to Ball Camp being used as a thorough fare as well as new residence in the area. Morning and afternoon commute has created a backup down Ball Camp to the point the residence, like myself of Northwest Hills have an extremely difficult time entering and leaving our subdivision. At times, we are at the mercy of someone being kind enough to let us exit our subdivision in the morning which sometimes can be up to 10 minutes. Ball Camp is just a two lane road as you already know that handles too much traffic as it is. By allowing the new owners of 4423 Ball Camp to build townhomes or other multi-family dwellings would only exasperate an already bad situation. More families to the road would be adding more traffic particularly to the morning commute. In addition, the current owners have been operating a business out of this location since they purchased it. which already is disregarding zoning. I strongly oppose the granting of this zoning request.

Barbara (37921), May 2, 2025 at 1:56 PM

I am opposed to the rezoning of 4423 Ball Camp Pike. In addition to the many comments posted here, I have additional concerns. Multiple studies have shown the negative effects of construction noise on the well being of surrounding communities, leading to a reduced quality of life:

- reduced productivity
- increased stress and irritability
- fatigue
- cardiovascular issues
- mental health problems
- sleep disruption
- communication difficulties
- reduced property values

These issues are common among the regular population. Lets not forget those with Autism, PTSD, ADD, anxiety disorders, and the many people who work essential jobs during night shifts -such as nurses and doctors who have high levels of responsibility and need to be able to get adequate sleep during the daytime. The increased noise pollution from construction will have an acute effect, while the clearing of trees will have a long term effect on noise pollution in our area. Trees provide noise insulation, concrete and buildings do the opposite and increase noise pollution by echoing the sounds of traffic. Additionally, concrete increases

flooding issues and this area is at the base of a hill, potentially causing flooding near the heavily traveled area of Ball Camp and Copper Kettle Street. A report from the American Lung Society ranks Knoxville as the 25th worst city in the country for annual air pollution. Our trees are desperately needed to combat this issue, as well.

Charlotte (37921), May 2, 2025 at 3:27 PM

This proposal is inconsistent with the areas character, not supported by current infrastructure, and not in the best interest of existing residents.

I live adjacent to this property and have deep concerns about the impacts on safety, infrastructure, and neighborhood character.

1. Ball Camp Pike is not pedestrian-safe.

While the application references walkable access to Western Avenue improvements, Ball Camp Pike itself has no sidewalks, no shoulders, and narrow lanes ranging from just 18 to 24 feet wide. This road is already challenging for pedestrians, cyclists, and even drivers. Introducing higher-density housing will place more vehicles and people on an unsafe road and increase the risk of accidents.

2. Infrastructure cannot support this density.

There are no guarantees that additional infrastructure such as stormwater management, traffic controls, or pedestrian facilities will be provided prior to development. Stormwater runoff is a growing concern in the Third Creek Watershed, and additional impervious surface could worsen flooding or erosion. Likewise, nearby schools like West Haven Elementary are already under pressure.

3. Quality of life will suffer.

This would reduce privacy for adjacent homeowners and create safety issues on a residential street that was never designed for high traffic or dense development.

For all of these reasons, I respectfully urge the Planning Commission and City Council to deny the rezoning and plan amendment requests.

Gail (37921), May 5, 2025 at 6:10 PM

How was it determined that this development would not have any negative impact on traffic?! If a rezoning to RN-3 is approved, it allows the possibility of 39 units that will add a large increase of traffic on a road that is already experiencing a large traffic volume. The two subdivisions along Ball Camp Pike already have trouble exiting into traffic and experience a long line of cars waiting for the signal at Western Avenue. I have tried to get something done for pedestrian access on Ball Camp Pike already. I asked for a sidewalk installed from Northwest Hills Subdivision on the oncoming traffic side so disabled individuals and residents would be able to walk safely along the street to be able to cross over to Hinton's sidewalk. I received this response from Traffic Engineering: There would need to be significant construction included as part of this installation to be ADA compliant due to being a curbed street. Installation of a crosswalk here would require construction of curb ramps where each crosswalk met a curb to create an accessible crossing. Typically, a project of this magnitude would need to be connected to a sidewalk system with established pedestrian usage. So, according to traffic engineering, it is not a possibility to put these walkable sidewalks along Ball Camp Pike or a crosswalk over to the sidewalk leading to the stop for public transportation system. This should not be considered as an asset for this rezoning.

Charles (37921), May 6, 2025 at 10:15 AM

There are more than plenty of abandoned used car lots on clinton hwy that can be developed to address the housing shortage in Knoxville as opposed to developing multifamily units in a single family structure residential area with a narrow 2 lane road that is already dangerously congested multiple times on any given day. Do not do this to the west haven community please.

Aaron (37921), May 6, 2025 at 8:25 PM

The only reason that "infrastructure supports this" is that KUB HQ is half a mile south of this, there's a new electric substation on Western, and they upgraded the water/sewer lines under Ball Camp a couple years ago.

The road DOES NOT have the room for this kind of development. Contrary to the submission, there are no sidewalks on this end of Ball Camp and there is a blind curve right after the Northwest Hills subdivision. This proposed rezoning does not match any other property within a half mile radius, and ruins the charm of Knoxville neighborhoods that are attracting new residents. I would say that everyone agrees the property can be improved upon, and that everyone believes we need more housing in Knox county, but not like this. There is reasonable and similar density on Pecanwood way (across from West Haven elementary) that could have over a dozen units on this lot and still maintain the charm that is drawing people to Knoxville. Putting up this many units and renting will negatively affect every single other property around this proposed rezoning

[View Attachment](#)

Greg (37921), May 6, 2025 at 8:39 PM

Please see attached PDF file

[View Attachment](#)

Frederick (37921), May 6, 2025 at 9:21 PM

To allow 39 townhomes at this location would drastically change the character of the area. The city's adopted land use plan designates this area as Low Density Residential. Changing it to Medium Density Residential would directly contradict the city's vision for the area and could open the door for more high density projects where they don't belong. If the plan can be changed parcel by parcel, it undermines the whole point of long-term planning.

Christopher (37921), May 7, 2025 at 1:14 AM

Thank you for posting the meetings to YouTube.

No sidewalks currently exist on Ball Camp Pike. On April 10, 2025, Commissioner Midis asked about this. Staff answered that the sidewalk referenced is on Hinton Dr, which is across Ball Camp Pike from the proposed location, without any marked crosswalk. Cars on Ball Camp Pike often exceed 50 mph, making crossing extremely risky.

Hinton Dr extends 900 ft to an intersection with Western Ave that does not have a red light or protected crosswalk. The closest red light and fast food restaurants are at least another 600 ft away. The closest grocery, Walmart Market, is 1.5 miles (or a 35 minute walk) away.

The current infrastructure barely supports existing traffic, and is not conducive to this development.

Adrianne (37921), May 7, 2025 at 2:05 AM

The current property owner has not been properly displaying the petition to rezone. Signs are laying down, piled with other debris and hidden by tree limbs. The sign is not visible to drivers on Ball Camp Pike.

[View Attachment](#)

Neighborhood (37902), Submitted during the meeting

See attached

[View Attachment](#)

May 8, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

9. ALEX BOTEZAT

4423 Ball Camp Pike / Parcel ID 093CA021, Council District 3.

Item No.**File No.**

Speaking today:

Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN 37902

Greg Harris, 3201 Kingsmore Dr., Knoxville, TN 37921

John Turnbull, 3136 Kingsmore Dr., Knoxville, TN 37921

Christopher Boyd, 3243 Kingsmore Dr., Knoxville, TN 37921

Gail Frank, 4510 Kinlock Rd., Knoxville, TN 37921

Aaron Christner, 3210 Kingsmore Dr., Knoxville, TN 37921

Adrianne McNoughton, 3148 Kingsmore Dr., Knoxville, TN 37921

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**4-C-25-SP**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

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

2. MOTION (ANDERSON) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**4-B-25-PA**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

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

2. MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

C. REZONING**4-K-25-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Item No.**File No.**

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

2. **MOTION (MIDIS) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED



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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**

☒ Zoning Change RN-3
Proposed Zoning

Pending Plat File Number

☒ Plan Amendment Change MPR
Proposed Plan Designation(s)

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

DAVID Harbin

Print Name / Affiliation

2.24.25

Date

815-588-6472

Phone Number

Email

Property Owner Signature

ALEX BOTEZAT

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

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number:

LOKR0296231

Order Status:

Submitted

Classification:

Public Notices

Package:

General Package

Total payment:

190.20

Payment Type:

Account Billed

User ID:

L0013876

External User ID:

676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DALLAS DEARMOND
Knoxville, TN 37902-2427
865-215-3810
dallas.dearmond@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date

May 12, 2025 9:48:20 AM EDT

Amount:

190.20

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962310

May 16, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962310

PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on June 10, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit KnoxPlanning.org/agenda. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

REZONINGS/PLAN AMENDMENTS

4-C-25-SP/4-B-25-PA/4-K-25-RZ – ALEX BOTEZAT- 4423
Ball Camp Pike. Proposed Sector Plan and One Year Plan Amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and rezoning to RN-3 (General Residential Neighborhood).
4-D-25-SP/4-D-25-PA/4-R-25-RZ – AMY SHERRILL- 4301,
4311 Kingston Pike. Proposed Sector Plan and One Year Plan amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).
5-A-25-SP AND 5-C-25-RZ - BELVAN PROPERTIES LLC-
700 GERTRUDE AVE. Proposed Sector Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).
5-O-25-RZ - SAVANNAH REYES-DIXON- 1203 MURRAY
DR. Proposed rezoning. Planning Commission Recommendation: Approve RN-5 (General Residential Neighborhood).
5-S-25-RZ - BHAJAN SINGH- 1501 N CHERRY ST. Proposed rezoning. Planning Commission Recommendation: Approve C-H-1 (Highway Commercial).

ORDINANCE AMENDMENTS

5-A-25-OA - KNOXVILLE-KNOX COUNTY PLANNING-
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of a single-family dwelling to a two-family dwelling in the Principal Use Standards for a two-family dwelling. Planning Commission Recommendation: Approve amendments as requested.
May 16 2025
LOKR0296231

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