

REZONING REPORT

► **FILE #:** 11-B-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** KNOXVILLE DREAM CENTER

OWNER(S): Knoxville Dream Center Paul Harris

TAX ID NUMBER: 68 H B 006

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6521 KECK RD

► **LOCATION:** South side of Keck Rd, northeast of Lacy Rd

► **APPX. SIZE OF TRACT:** 0.92 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Keck Road, a local street with a pavement width which varies between 16 ft and 25 ft within a right-of-way which varies between 40 ft and 50 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Fork

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** RA (Low Density Residential)

► **EXISTING LAND USE:** Single Family Residential

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EXTENSION OF ZONE: Yes, this would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Rural residential - RA (Low Density Residential)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is characterized by residential and commercial uses. Residential uses are single family dwellings on a mix of lot sizes and townhomes concentrated in a development to the west of the subject parcel. Commercial uses are warehousing and large distribution centers along Callahan Drive.

STAFF RECOMMENDATION:

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ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

If approved, this item will be forwarded to Knox County Commission for action on 12/8/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.