CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 4-L-25-RZ **Related File Number:**

Application Filed: 2/24/2025 **Date of Revision:**

Applicant: NORTHCREEK RENOVATION AND CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: Northeast side of Keck Rd, southeast of Callahan Dr

Other Parcel Info.:

Tax ID Number: 68 04802, 04804 **Jurisdiction:** City

Size of Tract: 1.98 acres

Accessibility: Access is via Keck Road, an unstriped local road with a pavement width that varies from 16 ft to 20 ft within a 51-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest City **Plan Designation:** Mixed Use - Special District NWC-1

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The subject property lies directly off the Callahan Drive corridor, which features a mix of commercial, office, wholesale, and single family and multifamily residential uses. The Callahan Drive and I-75 interchange is 0.6 miles to the northeast, and the Clinton Highway commercial corridor is 1 mile to the south. The forested slopes of Beaver Ridge lie to the northwest.

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

Street: 6714 KECK RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial)

Former Zoning:

Requested Zoning: C-G-1 (General Commercial)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 2002 the property was part of a rezoning from RA (Low Density Residential) to LI (Light Industrial) (1-Q-02-RZ). In 2003 the property was rezoned to C-4 (Highway and Arterial Commercial) as part of a rezoning resulting from annexation into the City (12-F-03-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: Mixed Use - Special District NWC-1

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan.

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. This area has experienced several new residential developments in recent years. Examples of this include the 5-lot Creekfield subdivision and the 62-unit Cherry Brook condominium development west of Keck Road, and the 8-lot Walters Landing subdivision on the east side of the street. This growth warrants rezoning to a district that is compatible with other commercial districts and allows development of a wide range of residential forms, such as the C-G-1 district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The requested C-G-1 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors in a pedestrian-oriented environment. The current C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character, including those requiring permanent outdoor service or storage areas.
2. While the property is located near Callahan Drive, Keck Road is a local road which is not suitable for intense heavy commercial uses that are allowed by the current C-H-2 district. The area is transitioning into residential uses and does not meet the intent of the C-H-2 district.
3. If residential developments are pursued, the C-G-1 district allows more housing types than the C-H-2 district, as it allows single family and two family dwellings. The proposed rezoning would also bring the existing house on the northwestern parcel into conformance with the zoning ordinance.
4. 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 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. No significant adverse impacts are anticipated with this rezoning. A downzoning from the intense C-H-1 district would restrict several heavy commercial uses that are not compatible with the surrounding houses.

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 C-G-1 district is supported by the MU-SD NWC-1 (Mixed Use Special District, Callahan Drive) land use classification of the Northwest City Sector Plan and the One Year Plan.
2. The proposed downzoning is consistent with the General Plan’s Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing

neighborhoods and communities.

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. Although the property lacks sidewalk connections that are desirable for the pedestrian-oriented environment of the C-G-1 district, this is a developed area with adequate infrastructure capacity for the range of land uses permitted in the requested district.

Action: Approved **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan.

Date of Approval: 4/10/2025 **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: 5/13/2025 **Date of Legislative Action, Second Reading:** 5/27/2025

Ordinance Number: **Other Ordinance Number References:** O-45-2025

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**