

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-B-26-RZ **Related File Number:**
Application Filed: 2/24/2026 **Date of Revision:**
Applicant: DAVID TOMLJANOVICH

PROPERTY INFORMATION

General Location: North side of Keck Rd, west side of Bright Star Way
Other Parcel Info.:
Tax ID Number: 68 H B 016 **Jurisdiction:** County
Size of Tract: 0.94 acres
Accessibility: Access is via Keck Road, a local street with a pavement width which varies between 13.5 ft and 16 ft within a right-of-way which varies between 36.5 ft and 40 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential (two separate dwellings on one parcel)
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area consists of a mix of single-family dwellings on a various lot sizes and large undeveloped tracts of land. Commercial and office uses are concentrated north of the subject property along Callahan Drive.

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

Street: 6500 KECK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: Yes, this would be an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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 RA (Low Density Residential) zoning district because it is consistent with the adopted plans and surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1990s, there have been five rezonings on Keck Road from the A (Agricultural) zone to the RA (Low Density Residential) zone within 0.20 miles of the subject property.
2. Two small single-family subdivisions have been constructed west of the subject property under the RA zone since 2019.
3. The gradual trend in low density residential development along this section of Keck Road supports consideration of the rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the character of the surrounding area, which consists of single-family dwellings with various lot sizes.
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 RA zone allows residential and limited civic uses consistent with the surrounding development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The RA zone is considered a low-density residential zone and is not anticipated to negatively impact the surrounding area, which is mainly residential.
2. The RA zone requires a minimum lot area of 10,000 sq ft. Based on minimum lot area alone, the subject property could yield up to 4 lots, which could result in a minor increase in residential traffic on Keck Road, a local city street with substandard pavement widths in some areas. The City of Knoxville's Engineering Department may require road improvements to Keck Road for new development. The need for road improvements would be determined during the permitting process.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The proposed rezoning complies with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The RA

zone at this location aligns with the intent of the Urban Growth Boundary.

Action: Approved **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zoning district because it is consistent with the adopted plans and surrounding development.

Date of Approval: 5/14/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/15/2026 **Date of Legislative Action, Second Reading:**

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:**