

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 5-M-04-RZ      **Related File Number:** 5-E-04-SP  
**Application Filed:** 4/12/2004      **Date of Revision:**  
**Applicant:** JEFF GENCAY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Keck Rd., southeast of Callahan Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 H B 014      **Jurisdiction:** County  
**Size of Tract:**  
**Accessibility:** Access is via Keck Rd., a local street with 16' to 17' pavement widths within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Duplexes      **Density:**  
**Sector Plan:** Northwest City      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site adjoins single family housing along Keck Rd., with commercial uses to the north along Callahan Rd. Zoning in the area is A RA, LI, CB and C-6.

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

**Street:** 6420 Keck Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RB (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned RA in 2001 (6-L-01-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

