

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-E-25-RZ **Related File Number:**
Application Filed: 4/24/2025 **Date of Revision:**
Applicant: KNOXVILLE REAL ESTATE MANAGEMENT LLC

PROPERTY INFORMATION

General Location: South side of Keck Rd, northeast of Lacy Rd
Other Parcel Info.:
Tax ID Number: 68 04504 **Jurisdiction:** City
Size of Tract: 1.38 acres
Accessibility: Access is via Keck Road, an unstriped local street with 15-ft of pavement width within a right-of-way width that varies from 30 ft to 38 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection Area)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is in an area primarily featuring single family houses, small multifamily developments, and undeveloped, forested tracts to the southeast of commercial, office, and wholesale uses along Callahan Drive. Single family subdivisions and commercial uses lie to the east and south along Clinton Highway and Merchant Drive. I-75 runs 0.33 miles to the northeast of the property.

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

Street: 0 KECK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 2007 the property was rezoned from A (Agricultural) to A-1 (General Agricultural) as a result of annexation (11-P-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection Area)

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: Jessie Hillman

Staff Recomm. (Abbr.): Deny the RN-1 (Single-Family Residential Neighborhood) district because there have been no changing conditions in the area to support more residential intensity. The HP (Hillside Protection Overlay) would be retained.

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. The subject property is across Keck Road from approximately 38 acres that were rezoned from the AG (Agricultural) district to the I-G (General Industrial) district in 2021 (4-M-21-RZ). In 2022, there were two modest rezonings from the A (Agricultural) zone to the RA (Low Density Residential) zone on Lacy Road in the County jurisdiction to the west, and there have been other minor rezonings in the area over the past six years.
2. Despite these regulatory changes, there have been no substantial changes to the physical landscape along Keck Road that warrant a rezoning from the AG to the RN-1 (Single-Family Residential Neighborhood) district. The narrow width and limited sight distance conditions on Keck Road in addition to the potential for a large industrial development across the road do not support more intensive residential development at this location.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-1 district is intended to accommodate traditional low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots with generous setbacks. Two-family dwellings may be permitted with Special Use approval by the Planning Commission.
2. The subject property abuts residential development to the west that aligns with the intent of the RN-1 district. However, the subject property is also part of a large and cohesive AG-zoned area to the west and south. The AG zone that has a minimum lot size of 5 acres, which can help reduce development and subdivision potential in a way that is more compatible with the limited traffic capacity of Keck Road.

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. Keck Road is approximately 15 feet wide, with no shoulders and wooded conditions that limit sight distance around bends. The subject property is located at a curve in Keck Road that may be vulnerable to traffic conflicts. These road conditions do not support an extension of more intensive residential zoning. City Engineering could require roadway expansion to a 20-ft width along the frontage of this rezoning boundary as a condition for permitting residential development, but that would not address the substandard road conditions on the remainder of Keck Road.
2. The property's close proximity to a large undeveloped industrial area also causes concern because intensive uses that are incompatible with a residential environment could be permitted across the street. The AG zone limits the potential for future land use conflicts between these properties.

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-1 district is supported by the subject property's Northwest City Sector Plan and One Year Plan land use classification of LDR (Low Density Residential). However, the LDR classification also supports the property's current AG zone.

2. Rezoning this property could be in conflict with the General Plan's Development Policy 9.4, to avoid locating residences or other noise-sensitive land uses in locations that will be subject to excessive noise. The subject property's proximity to a large tract of industrial zoning could create a nuisance for future residents here.

3. RN-1 zoning could also conflict with Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. Five new homes could be permitted by right, according to the RN-1 minimum lot size standards, and that increase in traffic at this bend in a narrow road could impact traffic safety.

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. This property does not currently have access to sanitary sewer service, and it is not in the parental responsibility zone for any schools. These aspects, in combination with the current road conditions do not support more residential intensity here.

Action: Approved **Meeting Date:** 6/12/2025

Details of Action: Approve RN-1 (Single-Family Residential Neighborhood). The HP (Hillside Protection Overlay) would be retained.

Summary of Action: Approve RN-1 (Single-Family Residential Neighborhood). The HP (Hillside Protection Overlay) would be retained.

Date of Approval: 6/12/2025 **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: 7/8/2025 **Date of Legislative Action, Second Reading:** 7/22/2025

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:**