

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 11-A-24-PA                      Related File Number: 9-E-24-RZ  
Application Filed: 9/25/2024                      Date of Revision:  
Applicant: HOMESTEAD LAND HOLDINGS LLC

## PROPERTY INFORMATION

General Location: Northwest terminus of Primus Rd, west side of I-75, east of Keck Rd  
Other Parcel Info.:  
Tax ID Number: 68 04401                      Jurisdiction: City  
Size of Tract: 8.84 acres  
Accessibility: Access is via Primus Road, a local road with an approximate pavement width of 20 ft within the I-75 right-of-way

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:                      Density:  
Planning Sector: Northwest City                      Plan Designation: GC (General Commercial), MU-SD (Mixed Use Special Distr  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This area south of the I-75 interchange with Callahan Drive is primarily characterized by heavy commercial uses with some residential developments and undeveloped lands.

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

Street: 6302 KECK RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)  
Former Zoning:  
Requested Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
Previous Requests:  
Extension of Zone: Yes, this is an extension of the partial MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification on the parcel. It is not an extension of the zoning.  
History of Zoning: In 1996, the property was part of a larger area rezoning from A to CB (2-C-96-RZ). In 1997, the property was assigned the C-6 district after its annexation to the City (4-R-97-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside

Protection Overlay)

Requested Plan Category: MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay)

**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 MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it would be an extension of this classification, and it is consistent with the surrounding development.

Staff Recomm. (Full): The HP (Hillside Protection) Overlay would be retained.

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the property has a sliver of MU-SD, NWC-1 classification along the northern boundary and the requested plan amendment would be an extension of this classification.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. Recent developments in the broader area primarily include commercial developments along Callahan Drive and Central Avenue Pike. The subject parcel, accessed via a local street, has remained undeveloped with its commercial land use and zoning designations. Approval of the Callahan Drive Mixed Use Special District would allow residential development on this parcel, which would be compatible with surrounding developments. The property has easy access to commercial services along nearby classified streets and several amenities in Inskip Neighborhood, which would support any residential development here.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known adopted public policy changes pertaining to the subject property and its land use designation.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to this area or the MU-SD, NWC-1 land use that apply to this request. However, a widespread need for additional types of housing has been recognized by the City's Housing Strategy Update (2024). The RN-5 district has more flexibility for a broader range of housing types compared to the C-H-1 district, which would be allowed under the recommended classification.

Action: Withdrawn Meeting Date: 11/14/2024

Details of Action: Withdrawn

Summary of Action: Withdrawn

Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: 11/14/2024 Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/10/2024

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 1/7/2025

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**