

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-E-24-RZ                      **Related File Number:** 11-A-24-PA  
**Application Filed:** 7/18/2024              **Date of Revision:** 9/5/2024  
**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:** 9.1 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 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:** C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**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 (Mixed Use Special District)

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 RN-5 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and it would allow more flexibility for a broader range of housing types.

Staff Recomm. (Full):

The HP (Hillside Protection) Overlay would be retained.

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. While there have been several commercial developments in the broader area over the last fifteen years, the property has remained undeveloped since it was assigned a commercial zoning district in 1996. Approval of the RN-5 district would allow development that is consistent with other residential developments in the area.

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

1. The RN-5 district intends to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multifamily dwellings.
2. The current C-H-1 district allows townhouses and multifamily developments, though the C-H zoning districts require a minimum lot area of 10,000 sq ft and a minimum lot width of 60 ft. The proposed RN-5 district would allow more flexibility for some residential uses, including townhouses, which could lead to a broader range of housing types.
3. Rezoning 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. The proposed amendment is not expected to have any significant adverse impact on the surrounding area as it is a less intensive district than C-H-1.
2. Approximately 2.6 acres of this 9.1-acre property is within the HP Overlay area. Any development would be subject to the disturbance budget shown on the slope analysis.
3. There is a cemetery on the northeast corner of the property. Property owners shall meet the obligations stated in TCA 46-8-103, which includes providing a 10 ft buffer surrounding the perimeter of a graveyard.

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

1. The RN-5 district is consistent with the recommended MU-SD NWC-1 (Callahan Drive Mixed Use Special District) classification of the Northwest City Sector Plan and One Year Plan.
2. The proposed amendment is consistent with the General Plan's Development Policy 9.3, which calls 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. This is an urbanized area with adequate utility infrastructure. The property has easy vehicular access to commercial services along nearby classified streets.

**Action:** Withdrawn **Meeting Date:** 11/14/2024  
**Details of Action:** Withdrawn  
**Summary of Action:** Withdrawn  
**Date of Approval:** **Date of Denial:** **Postponements:** 9/12/2024,  
10/3/2024  
**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:** 11/12/2024 **Date of Legislative Action, Second Reading:** 11/26/2024  
**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:**