# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 9-H-24-RZ Related File Number:

Application Filed: 7/22/2024 Date of Revision: 8/27/2024

Applicant: HOMESTEAD LAND HOLDINGS, LLC

### PROPERTY INFORMATION

General Location: East side of Keck Rd, southeast of Callahan Dr

Other Parcel Info.:

Tax ID Number: 68 044 (PART OF) Jurisdiction: County

Size of Tract: 8.4 acres

Accessibility: Access is via Keck Rd, a local road with a pavement width of 15 ft within a 37-ft 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: CC (Corridor Commercial), HP (Hillside Ridgetop Protection

Growth Policy Plan: Urban Growth Area (Outside 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: 6300 KECK RD

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: LI (Light Industrial)

Former Zoning:

Requested Zoning: CA (General Business)

**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) and it was rezoned

from CB to LI in 2021 (4-J-21-RZ).

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the CA (General Commercial) zone because it is consistent with surrounding development

and would eliminate the inconsistency with the Comprehensive Plan, subject to one condition.

Staff Recomm. (Full):

1. Improving Keck Road as recommended by the Knox County Engineering and Public Works
Department or providing additional access through any adjacent properties that are owned by the

same owner of the subject property, subject to Engineering approval.

This partial rezoning request is to rezone the portion of the property that has the CC (Corridor Commercial) place type (approximately 8.4 acres of the 13.65-acre parcel). The portion with the BP

(Business Park) place type would retain the LI (Light Industrial) zone.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

- 1. The broader area has experienced a few new commercial developments along Callahan Drive over the past 15 years. The current industrial zoning of the subject parcel and other adjacent properties is not reflective of the existing land use of this area, which is primarily characterized by heavy commercial uses. Approval of the CA zone would be consistent with the commercial development along Callahan Drive and Willbanks Road.
- 2. The property was part of concept plan for a 9-lot commercial/industrial subdivision that proposed access off of Callahan Drive via construction of a new road (5-SF-22-C). However, the subdivision was never platted, and it is unknown whether the road will be built.

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

- 1. The CA zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products.
- 2. The area is primarily characterized by heavy commercial uses involving trucking traffic along Callahan Drive and I-75 that abut undeveloped vacant or forested lands. The property is consistent with the intent of the zone.
- 3. 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. No significant adverse impacts would be anticipated with the requested rezoning. It is a less intensive zone than LI, which makes it more compatible with the nearby commercial uses.
- 2. Keck Road is a narrow road that is insufficient for additional traffic that could result from any commercial or higher density residential uses of this property. However, improving accessibility is a condition of the approval of this request that would be looked at during the permitting phase.

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 proposed rezoning is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan.
- 2. The existing LI zone is not related to the Knox County Comprehensive Plan's CC (Corridor Commercial) place type, whereas the recommended CA zone is a directly related zone. The proposed

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amendment will eliminate the inconsistency and align the zoning with the place type.

3. The condition of improving the access road or providing alternative access is consistent with the Comprehensive Plan's Implementation Policy 9 that recommends coordinating infrastructure

improvements with development.

Action: Withdrawn Meeting Date: 11/14/2024

Details of Action: Withdrawn

Summary of Action: Withdrawn

Date of Approval: 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: Knox County Commission

Date of Legislative Action: 12/9/2024 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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