

ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. O-107-2019, KNOWN AND CITED AS “THE CITY OF KNOXVILLE ZONING CODE,” TO CHANGE THE BASE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 0 AND 6714 KECK ROAD FROM C-H-2 (HIGHWAY COMMERCIAL) DISTRICT TO C-G-1 (GENERAL COMMERCIAL) DISTRICT, NORTHCREEK RENOVATION AND CONSTRUCTION, LLC, APPLICANT. (FILE NO. 4-L-25-RZ).

ORDINANCE NO: _____
Knoxville-Knox County
REQUESTED BY: Planning Commission
PREPARED BY: Law

APPROVED ON 1ST
READING: _____
APPROVED ON 2ND
READING: _____
APPROVED AS AN EMERGENCY
MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, Northcreek Renovation and Construction, LLC filed Application No. 4-L-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 0 and 6714 Keck Road, Parcel ID 68 04802, 04804, base rezoned from C-H-2 (Highway Commercial) District to C-G-1 (General Commercial) District; and

WHEREAS, at its April 10, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved; and

WHEREAS, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on March 6, 2025 and March 21, 2025 and public notice for the City Council meeting on May 13, 2025 was published in the *Knoxville News Sentinel* on April 15, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:

SECTION 1: The City of Knoxville Zoning Code, being Ordinance No. O-107-2019, be and the same is hereby amended, so as to change the base zoning classification of property described

as being located at 0 and 6714 Keck Road, Parcel ID 68 04802, 04804, Third District, Northwest City Sector, from C-H-2 (Highway Commercial) District to C-G-1 (General Commercial) District, Northcreek Renovation and Construction, LLC, Applicant, File No. 4-L-25-RZ.

SECTION 2: The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Planning Commission Rezoning Report including all appendices; a portion of the Zoning Map on which the above described property is shaded; an excerpt from the Minutes of the Planning Commission meeting of April 10, 2025; the Development Request for Rezoning; and Public Notice.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

City Recorder

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