

# REZONING REPORT

► **FILE #:** 4-L-25-RZ

**AGENDA ITEM #:** 12

**AGENDA DATE:** 4/10/2025

► **APPLICANT:** NORTHCREEK RENOVATION AND CONSTRUCTION, LLC

OWNER(S): James McKamey Northcreek Renovation

TAX ID NUMBER: 68 04802, 04804

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6714 KECK RD (0 KECK RD)

► **LOCATION:** Northeast side of Keck Rd, southeast of Callahan Dr

► **APPX. SIZE OF TRACT:** 1.98 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Keck Road, an unstriped local road with a pavement width that varies from 16 ft to 20 ft within a 51-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Knob Fork Creek

► **PRESENT ZONING:** C-H-2 (Highway Commercial)

► **ZONING REQUESTED:** C-G-1 (General Commercial)

► **EXISTING LAND USE:** Single Family Residential

►  
EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: In 2002 the property was part of a rezoning from RA (Low Density Residential) to LI (Light Industrial) (1-Q-02-RZ). In 2003 the property was rezoned to C-4 (Highway and Arterial Commercial) as part of a rezoning resulting from annexation into the City (12-F-03-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - C-H-2 (Highway Commercial)

South: Single family residential, agriculture/forestry/vacant land - C-H-2 (Highway Commercial)

East: Agriculture/forestry/vacant land - C-H-2 (Highway Commercial)

West: Single family residential, multifamily residential, agriculture/forestry/vacant land - C-H-2 (Highway Commercial), C-H-1 (Highway Commercial)

NEIGHBORHOOD CONTEXT: The subject property lies directly off the Callahan Drive corridor, which features a mix of commercial, office, wholesale, and single family and multifamily residential uses. The Callahan Drive and I-75 interchange is 0.6 miles to the northeast, and the Clinton Highway commercial corridor is 1 mile to the south. The forested slopes of Beaver Ridge lie to the northwest.

## STAFF RECOMMENDATION:

- **Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan.**

## 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. This area has experienced several new residential developments in recent years. Examples of this include the 5-lot Creekfield subdivision and the 62-unit Cherry Brook condominium development west of Keck Road, and the 8-lot Walters Landing subdivision on the east side of the street. This growth warrants rezoning to a district that is compatible with other commercial districts and allows development of a wide range of residential forms, such as the C-G-1 district.

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

1. The requested C-G-1 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors in a pedestrian-oriented environment. The current C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character, including those requiring permanent outdoor service or storage areas.
2. While the property is located near Callahan Drive, Keck Road is a local road which is not suitable for intense heavy commercial uses that are allowed by the current C-H-2 district. The area is transitioning into residential uses and does not meet the intent of the C-H-2 district.
3. If residential developments are pursued, the C-G-1 district allows more housing types than the C-H-2 district, as it allows single family and two family dwellings. The proposed rezoning would also bring the existing house on the northwestern parcel into conformance with the zoning ordinance.
4. 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. No significant adverse impacts are anticipated with this rezoning. A downzoning from the intense C-H-1 district would restrict several heavy commercial uses that are not compatible with the surrounding houses.

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 C-G-1 district is supported by the MU-SD NWC-1 (Mixed Use Special District, Callahan Drive) land use classification of the Northwest City Sector Plan and the One Year Plan.
2. The proposed downzoning is consistent with the General Plan's Development Policy 9.3, 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. Although the property lacks sidewalk connections that are desirable for the pedestrian-oriented environment of the C-G-1 district, this is a developed area with adequate infrastructure capacity for the range of land uses permitted in the requested district.

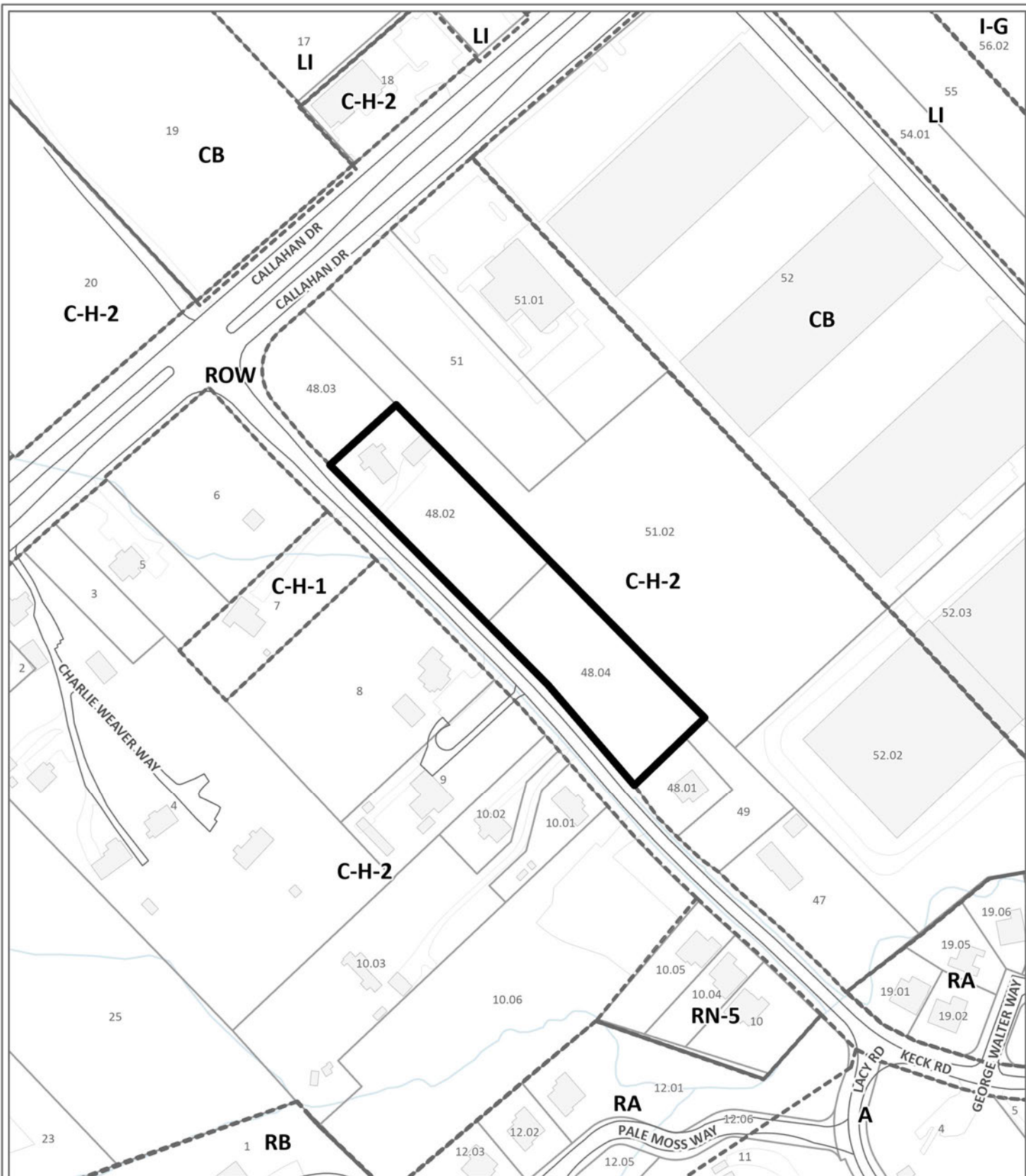
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# REZONING

4-L-25-RZ



**From:** C-H-2 (Highway Commercial)

**To:** C-G-1 (General Commercial)

**Petitioner:** Northcreek Renovation and Construction, LLC

**Map No:** 68

**Jurisdiction:** City



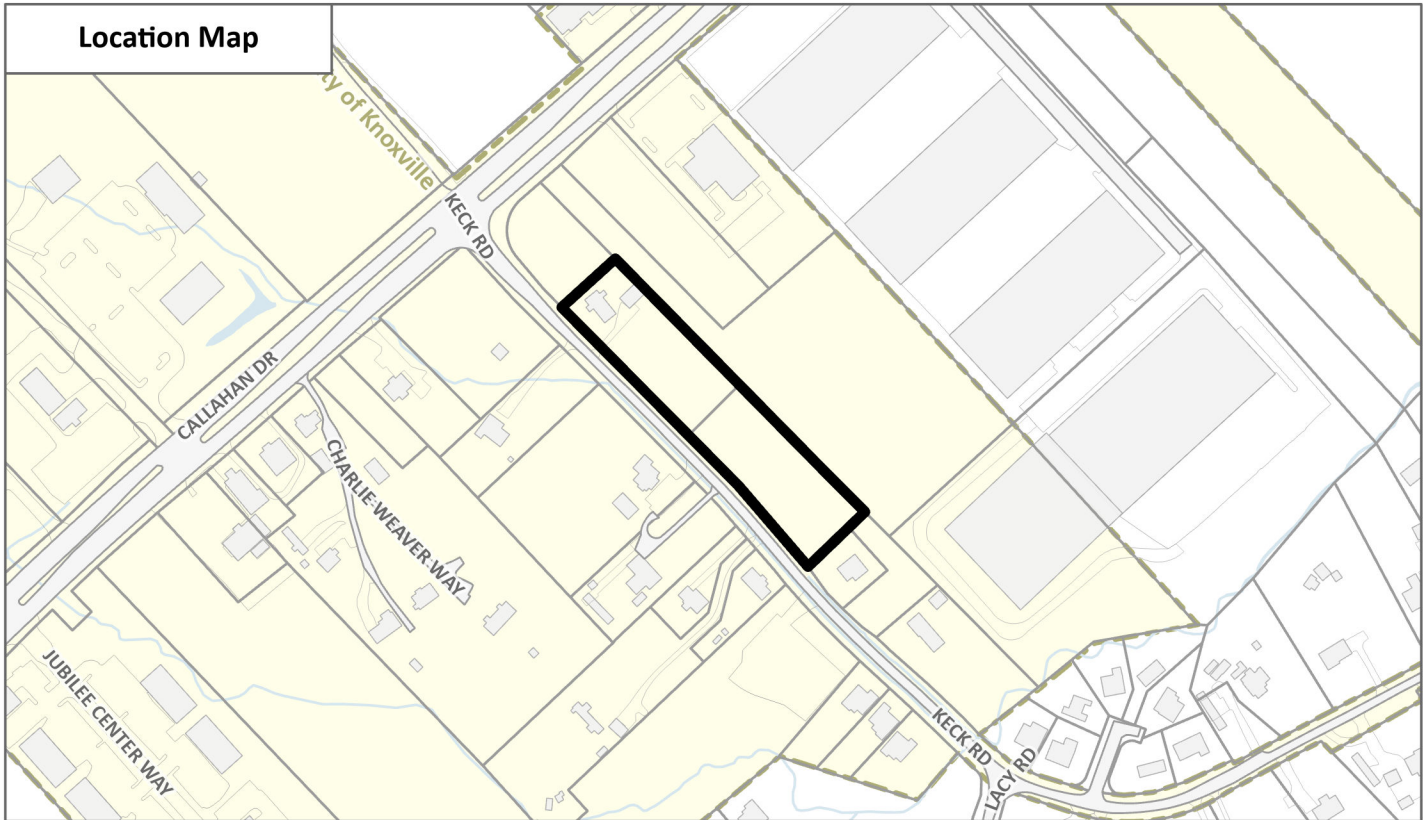
**Original Print Date:** 3/14/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



## Exhibit A. Contextual Images

Location Map



Aerial Map

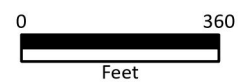


CONTEXTUAL MAPS 1

4-L-25-RZ

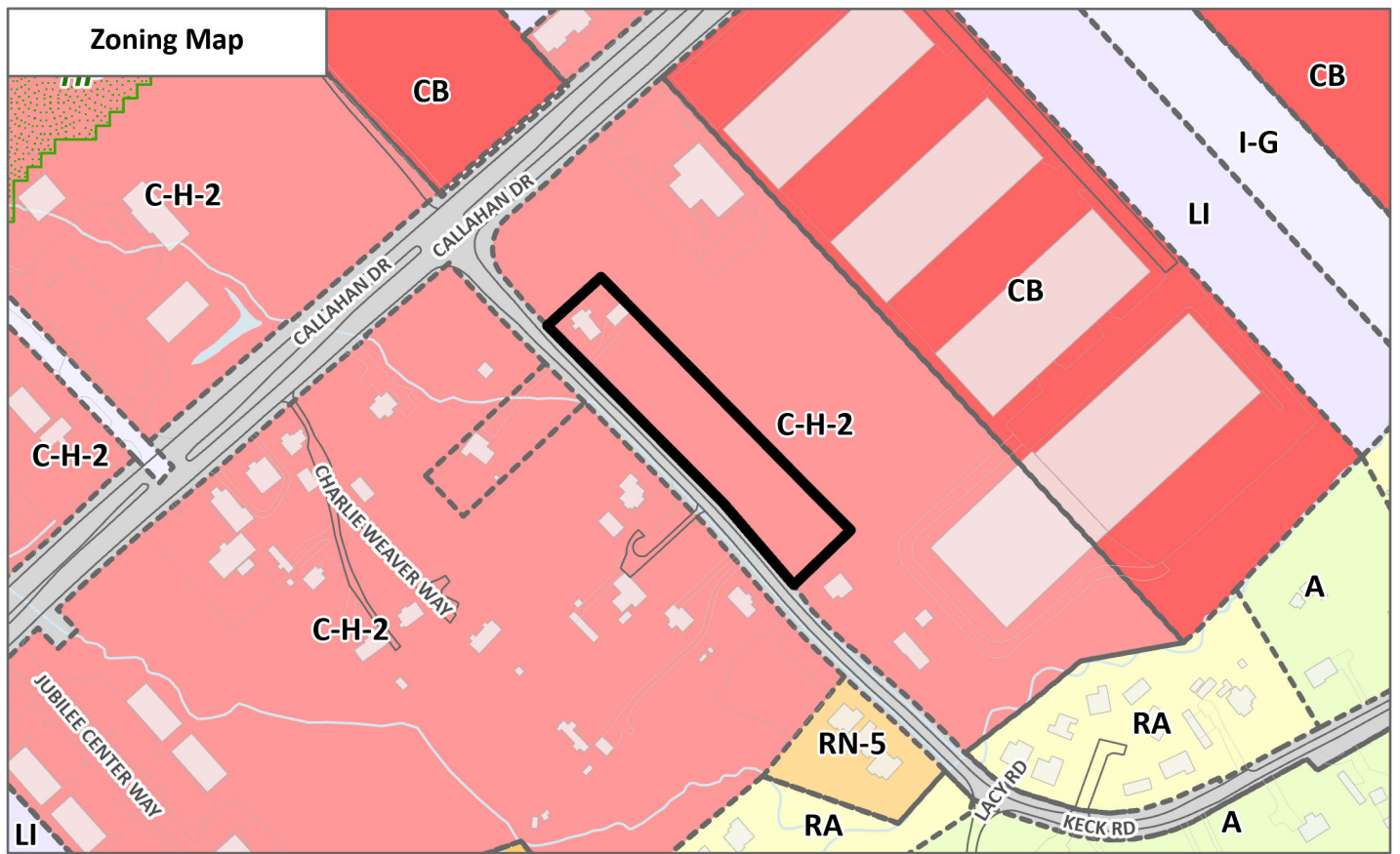


Case boundary

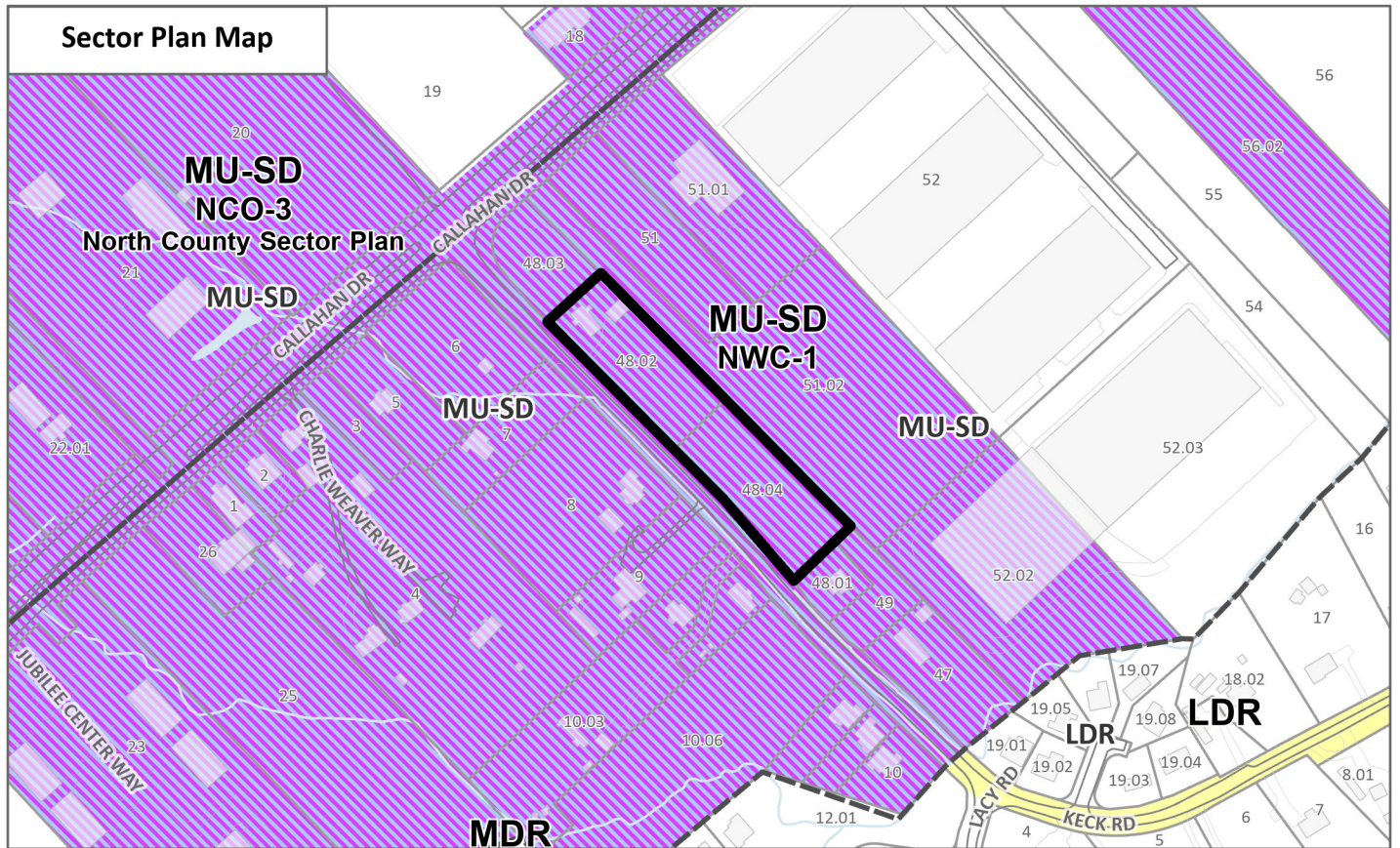




**Zoning Map**



**Sector Plan Map**

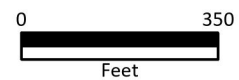


**CONTEXTUAL MAPS 2**

**4-L-25-RZ**

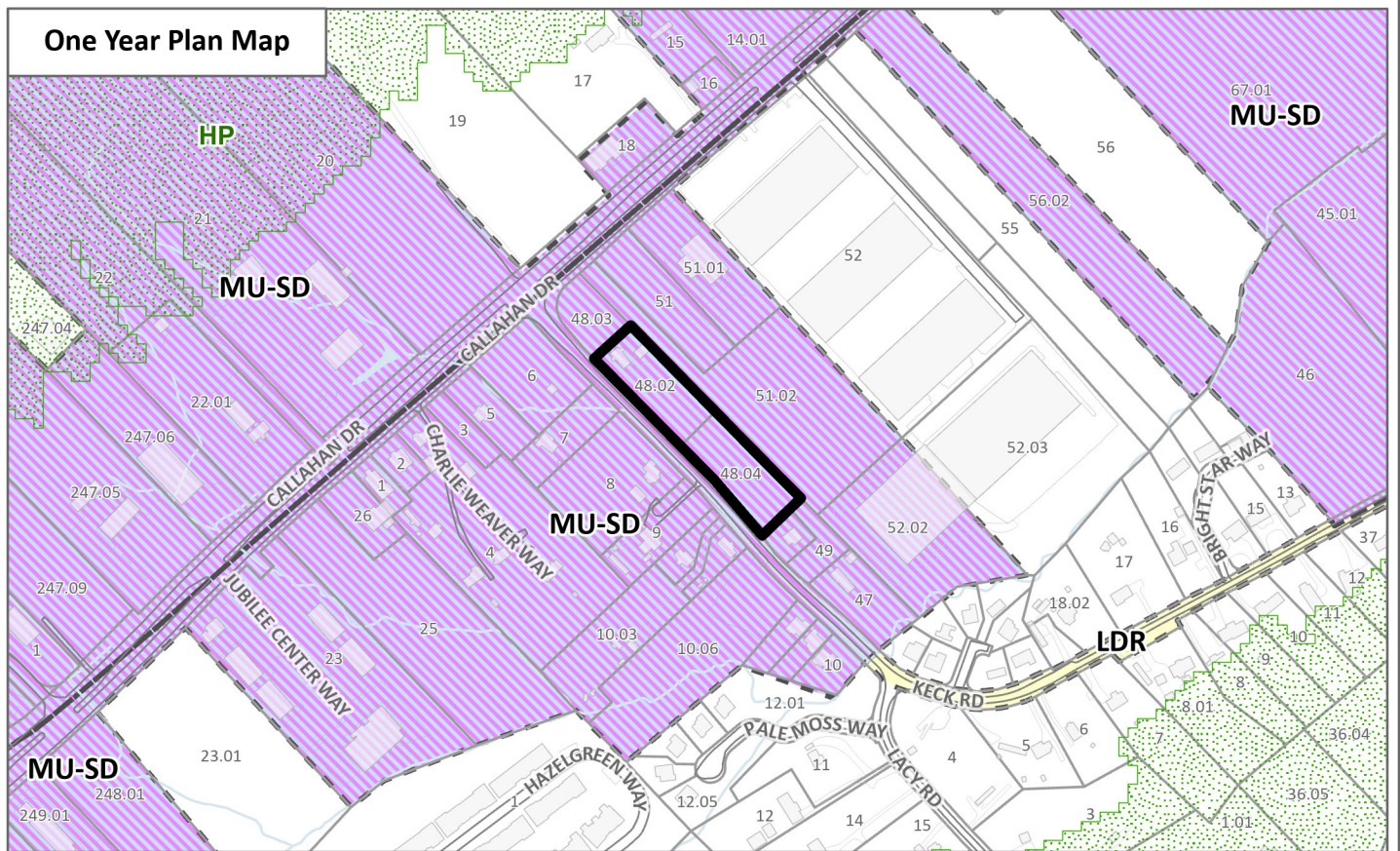


Case boundary

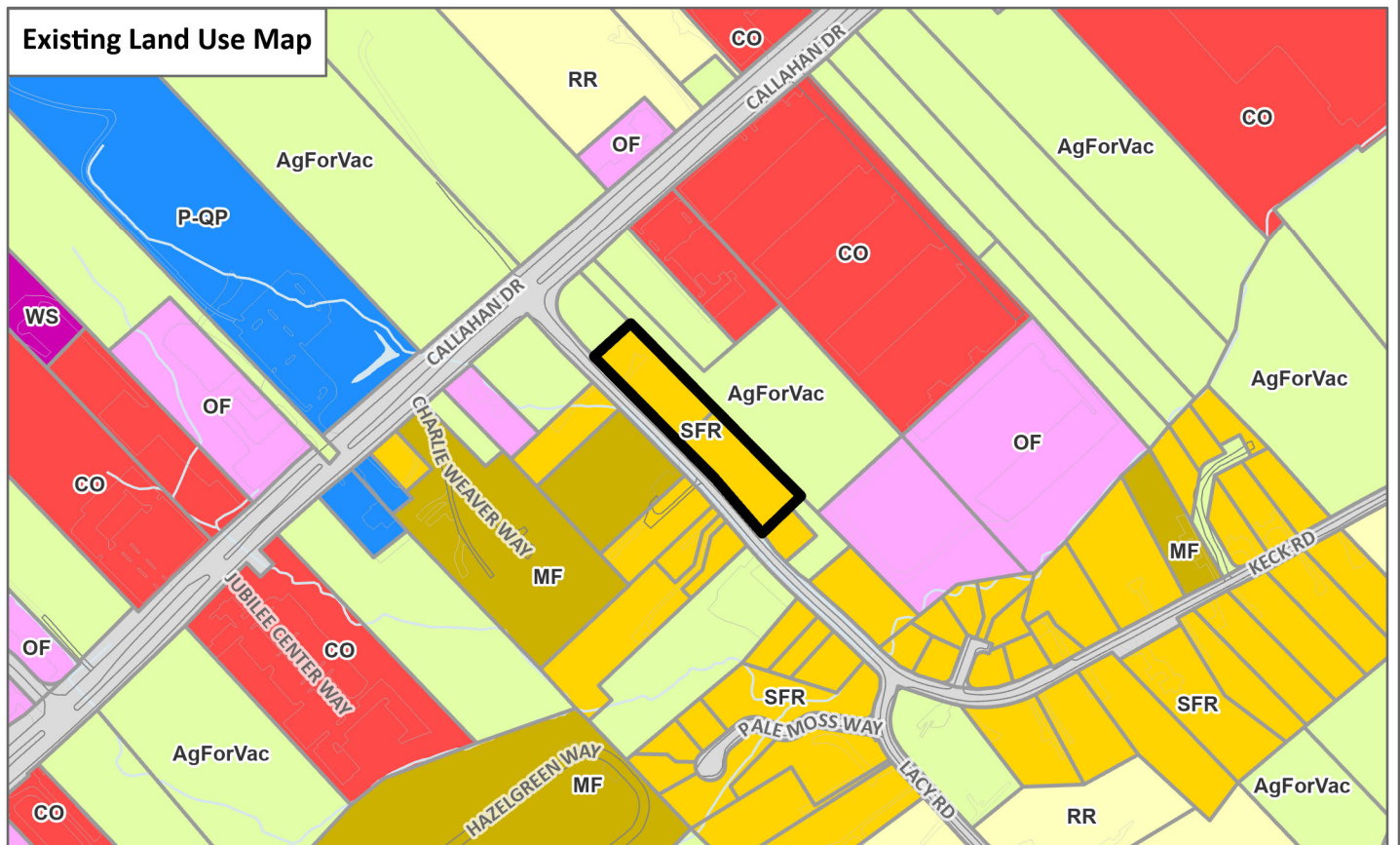




**One Year Plan Map**



**Existing Land Use Map**

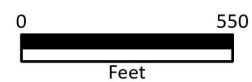


**CONTEXTUAL MAPS 3**

**4-L-25-RZ**



Case boundary



## April 10, 2025

1:30 P.M. | Main Assembly Room  
City County Building

The Planning Commission met in regular session on April 10, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 9. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer		✓	
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**



**12. NORTHCREEK RENOVATION AND  
CONSTRUCTION, LLC**

**4-L-25-RZ**

0, 6714 Keck Road / Parcel ID 068 04802, 04804, Council District  
3. Rezoning from C-H-2 (Highway Commercial) to C-G-1 (General  
Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-G-1 (General Commercial) district  
because it is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

1) Download and fill out this form at your convenience.  
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
Or email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ PA  
☐ Rezoning

Northcreek Renovation and Construction LLC

Applicant Name  
2-19-25

Affiliation

04/10/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

4-L-25-RZ

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect  
James McKamey Northcreek Renovation & Construction

Name Company TN ZIP  
7117 Weaver Rd Powell 37849

Address City State ZIP  
865-740-3081 [REDACTED]

Phone Email

## CURRENT PROPERTY INFO

Northcreek Renovation 7117 Weaver Rd 865-740-3081

Property Owner Name (if different) Property Owner Address Property Owner Phone  
6714 Keck Rd 0680448-04  
0, 6714 068 04804, 068 04802

Property Address Parcel ID  
yes HDPUD no

Sewer Provider Water Provider Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

View Form

JULY 2024



**DEVELOPMENT REQUEST**

- ☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s) \_\_\_\_\_

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   ☐ Combine Parcels   ☐ Divide Parcel   Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number \_\_\_\_\_

**ZONING REQUEST****C-G1**☒ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review   ☒ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders   ☐ Variance Request  
☐ Amendment Request (*Comprehensive Plan*)

**ADDITIONAL REQUIREMENTS**

- ☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

**\$1,000.00**

Fee 3

**AUTHORIZATION**

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND  
2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options  
holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

James McKamey

2-19-25

Print Name / Affiliation

Date

865-740-3081

Phone Number

Email

**2/24/2025, SG**

James McKamey

2-19-25

Property Owner Signature

Please Print

Date Paid



# Public Notice and Community Engagement

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

~~2-19-25~~

3/28/2025

Date to be Posted

~~open~~

4/11/2025

Date to be Removed

**Have you engaged the  
surrounding property owners  
to discuss your request?**

☒ Yes ☐ No

☐ No, but I plan to prior to the  
Planning Commission meeting

Applicant Signature

James McKamey

Applicant Name

2-19-25

Date

4-L-25-RZ

FILE NUMBER



## THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

### ORDER DETAILS

**Order Number:**  
LOKR0277651

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**Total payment:**  
173.96

**Payment Type:**  
Account Billed

**User ID:**  
L0013876

**External User ID:**  
676064

### ACCOUNT INFORMATION

Knoxville-Knox County Planning  
400 W Main ST # 403 DALLAS DEARMOND  
Knoxville, TN 37902-2427  
865-215-3810  
dallas.dearmond@knoxplanning.org  
Knoxville-Knox County Planning  
Contract ID: GOVT

### TRANSACTION REPORT

**Date**  
April 11, 2025 11:21:51 AM EDT  
**Amount:**  
173.96

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR02776510

April 15, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR02776510

#### PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on May 13, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit [KnoxPlanning.org/agenda](https://knoxplanning.org/agenda). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

#### ORDINANCE AMENDMENTS

**8-E-23-OA – R. BENTLEY MARLOW** – Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape. Planning Commission Action: Approve requested Ordinance Amendments

#### REZONINGS/PLAN AMENDMENTS

**4-F-25-RZ - GARRETT JERNIGAN**- 1608, 1612, 1616 EIGHTH AVE. Proposed rezoning. Planning Commission Action: Approve I-MU (Industrial Mixed Use)

**4-G-25-RZ - BRANDON BOLDING**- 6907 CENTRAL AVENUE PIKE. Proposed rezoning. Planning Commission Action: Approve C-G-1 (General Commercial) and F (Floodplain Overlay)

**4-L-25-RZ - NORTHCREEK RENOVATION AND CONSTRUCTION, LLC**- 0, 6714 KECK RD. Property located southeast of Callahan Dr., northeast side of Keck Rd. Proposed rezoning. Planning Commission Action: Approve C-G-1 (General Commercial)

**4-Q-25-RZ - KATHRYN GREER** - 305 RANDOLPH ST; 600 E MAGNOLIA AVE; 611 E DEPOT AVE. Proposed rezoning. Planning Commission Action: Approve DK-W (Downtown Knoxville-Warehouse Subdistrict)

**4-S-25-RZ - J SCOTT BUSBY, AIA**- 1908 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve I-MU (Industrial Mixed Use)

**4-E-25-SP, 4-E-25-PA AND 4-T-25-RZ - MIKE BALLINGER**- 4602 MILLERTOWN PIKE. Proposed Sector Plan and One Year Plan amendments, proposed rezoning. Planning Commission Action: Approve Sector Plan and One Year Plan Amendments to MDR (Medium Density Residential) and rezoning to RN-4 (General Residential Neighborhood)  
April 15 2025  
LOKR0277651

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