

- j. An Ordinance 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. (Planning Commission Approved 14-0 Consent) (File No. 4-L-25-RZ) (Council District 3)



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: May 27, 2025
DEPARTMENT: Knoxville-Knox County Planning
DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY An Ordinance 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. (Planning Commission Approved 14-0 Consent) (File No. 4-L-25-RZ) (Council District 3)

COUNCIL DISTRICT(S) AFFECTED 3rd

BACKGROUND The applicant requested to change to base zoning of property located at 0 and 6714 Keck Road from C-H-2 (Highway Commercial) District to C-G-1 (General Commercial) District.

RECOMMENDATION The Planning Commission recommended approval of changing the base zone to the C-G-1 (General Commercial) district because it is consistent with the sector plan, by a vote of 14-0 Consent.

ESTIMATED PROJECT SCHEDULE This item was considered and recommended for approval by the Planning Commission on April 10, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is August 8, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW

Planning Commission Meeting 4/10/2025 Published ad on 3/6/2025 & 3/21/2025
Knoxville City Council 5/13/2025 Published ad on 4/15/2025

Approved on first reading at the 5/13/2025 regular meeting by vote of 8-0.

FISCAL INFORMATION N/A

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

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.

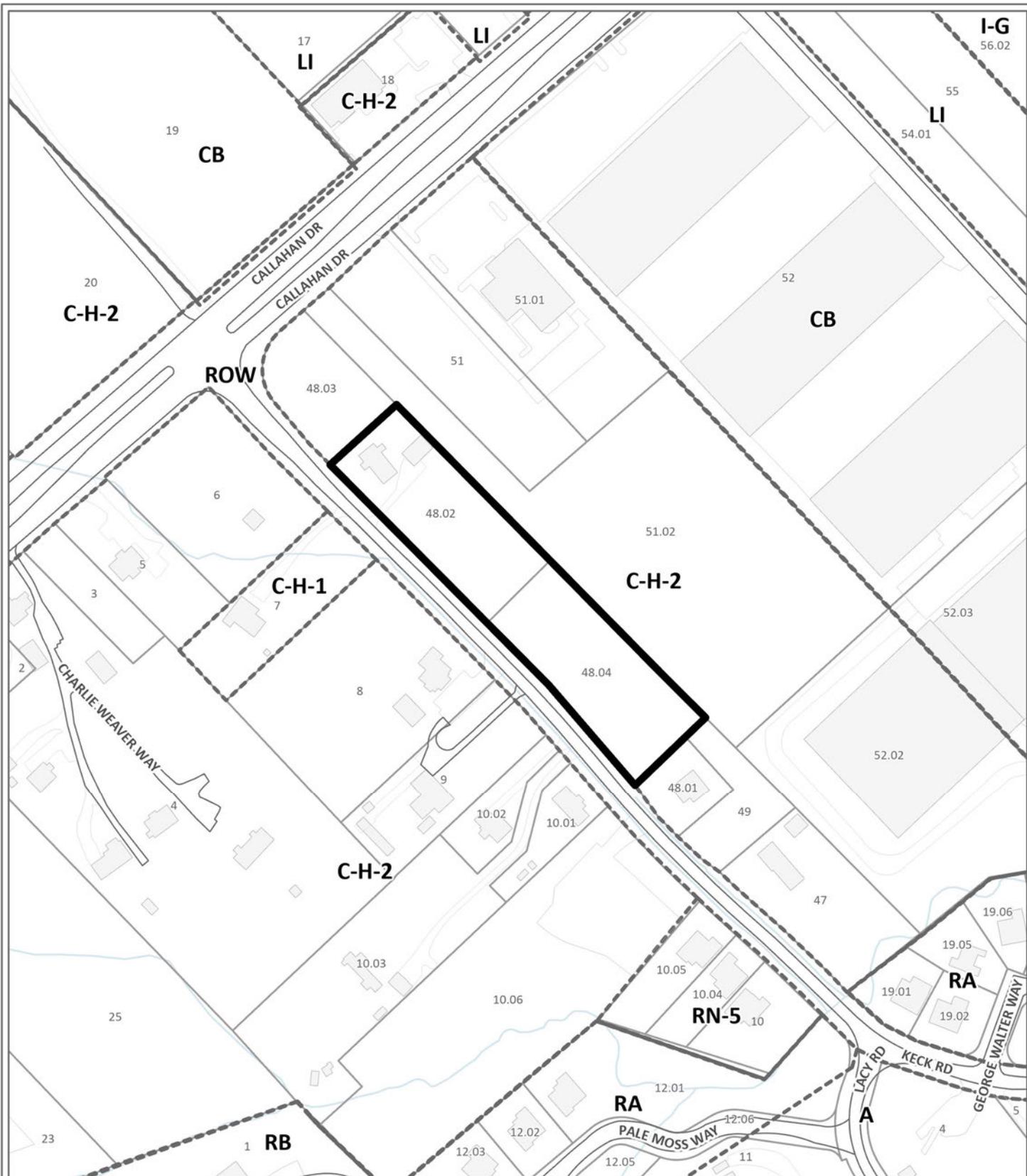
ESTIMATED TRAFFIC IMPACT: Not required.

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

Petitioner: Northcreek Renovation and Construction, LLC



From: C-H-2 (Highway Commercial)

To: C-G-1 (General Commercial)

Map No: 68

Jurisdiction: City

Original Print Date: 3/14/2025

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

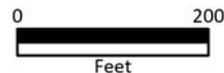
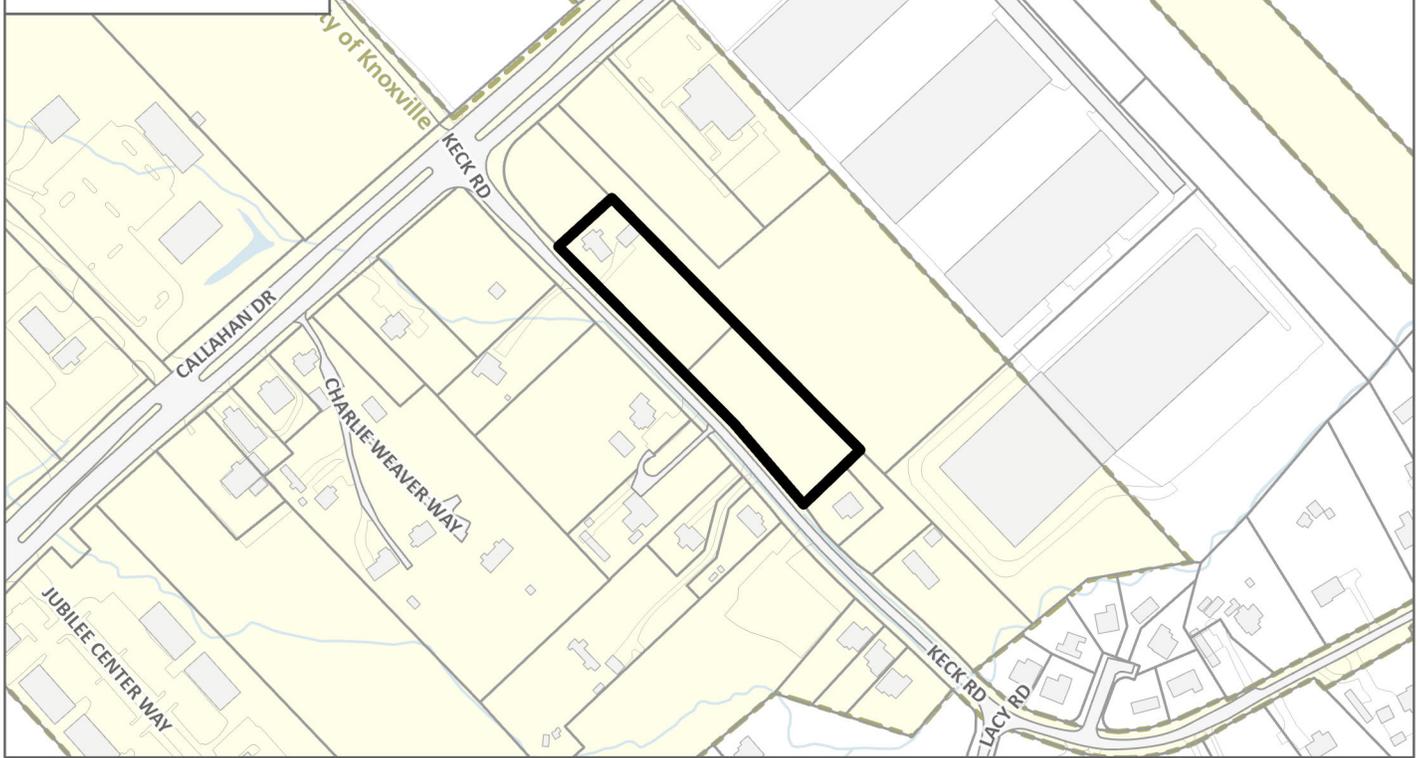


Exhibit A. Contextual Images

Location Map



Aerial Map

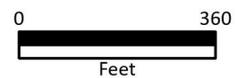


CONTEXTUAL MAPS 1

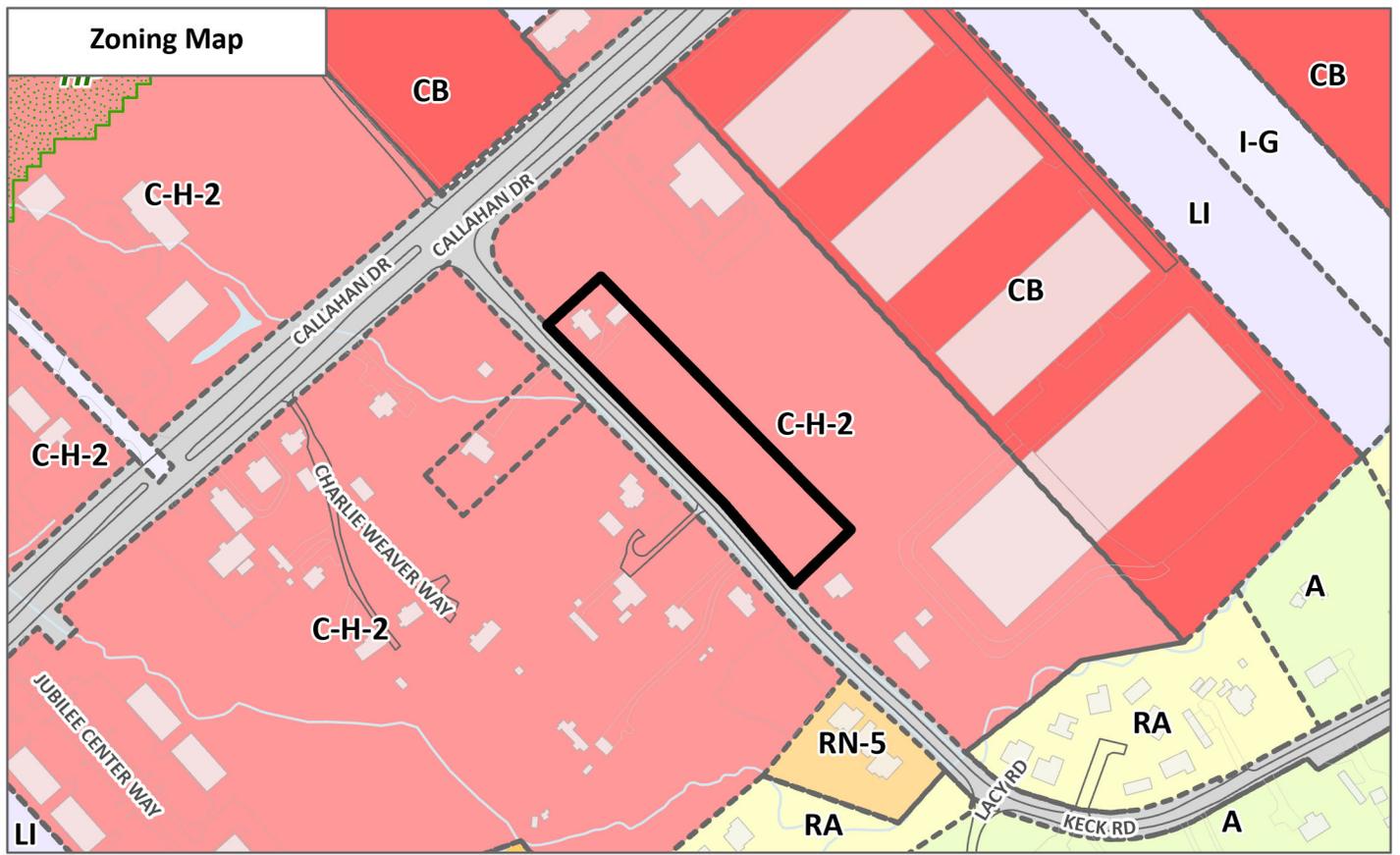
4-L-25-RZ



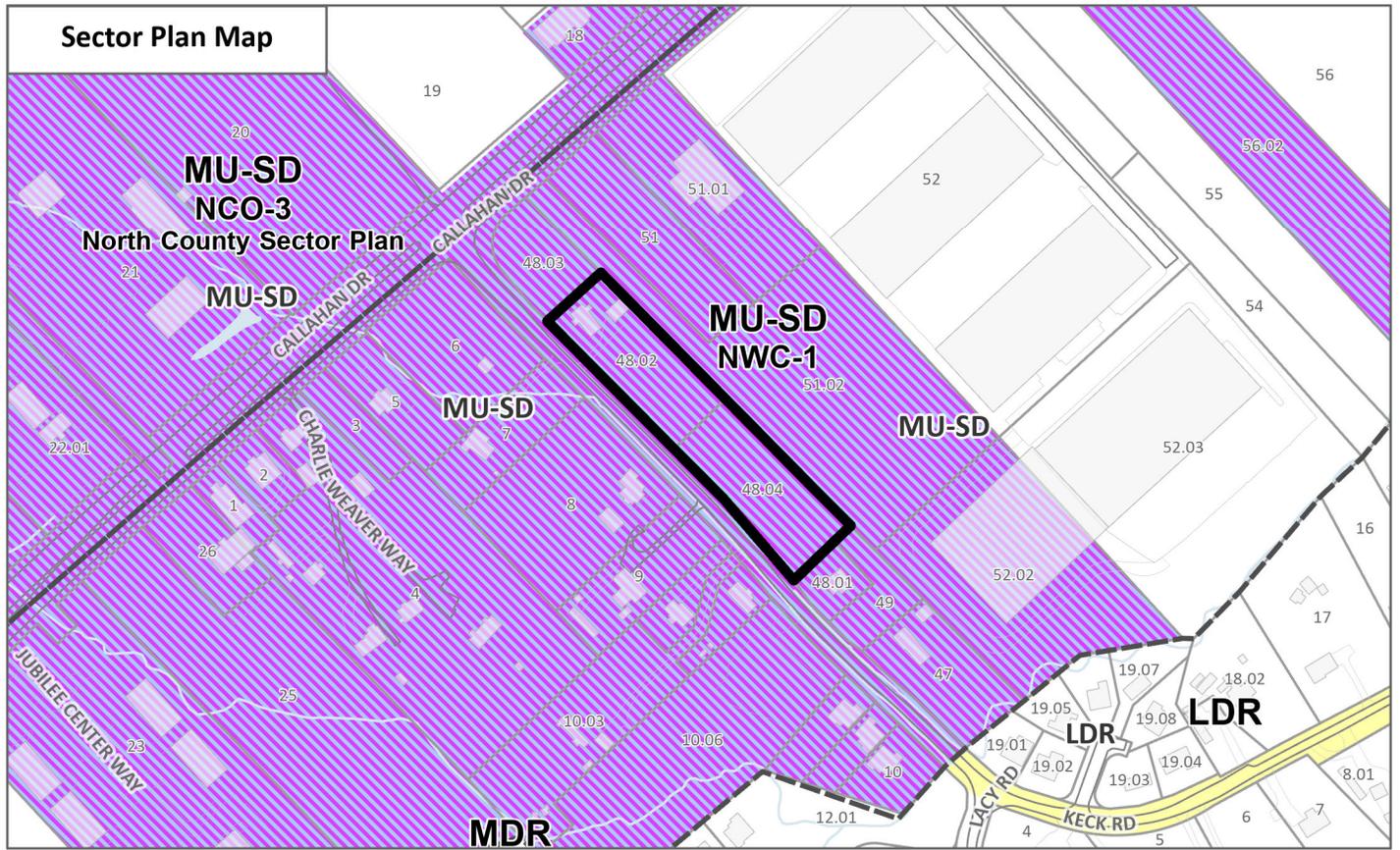
Case boundary



Zoning Map



Sector Plan Map

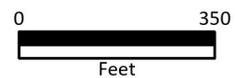


CONTEXTUAL MAPS 2

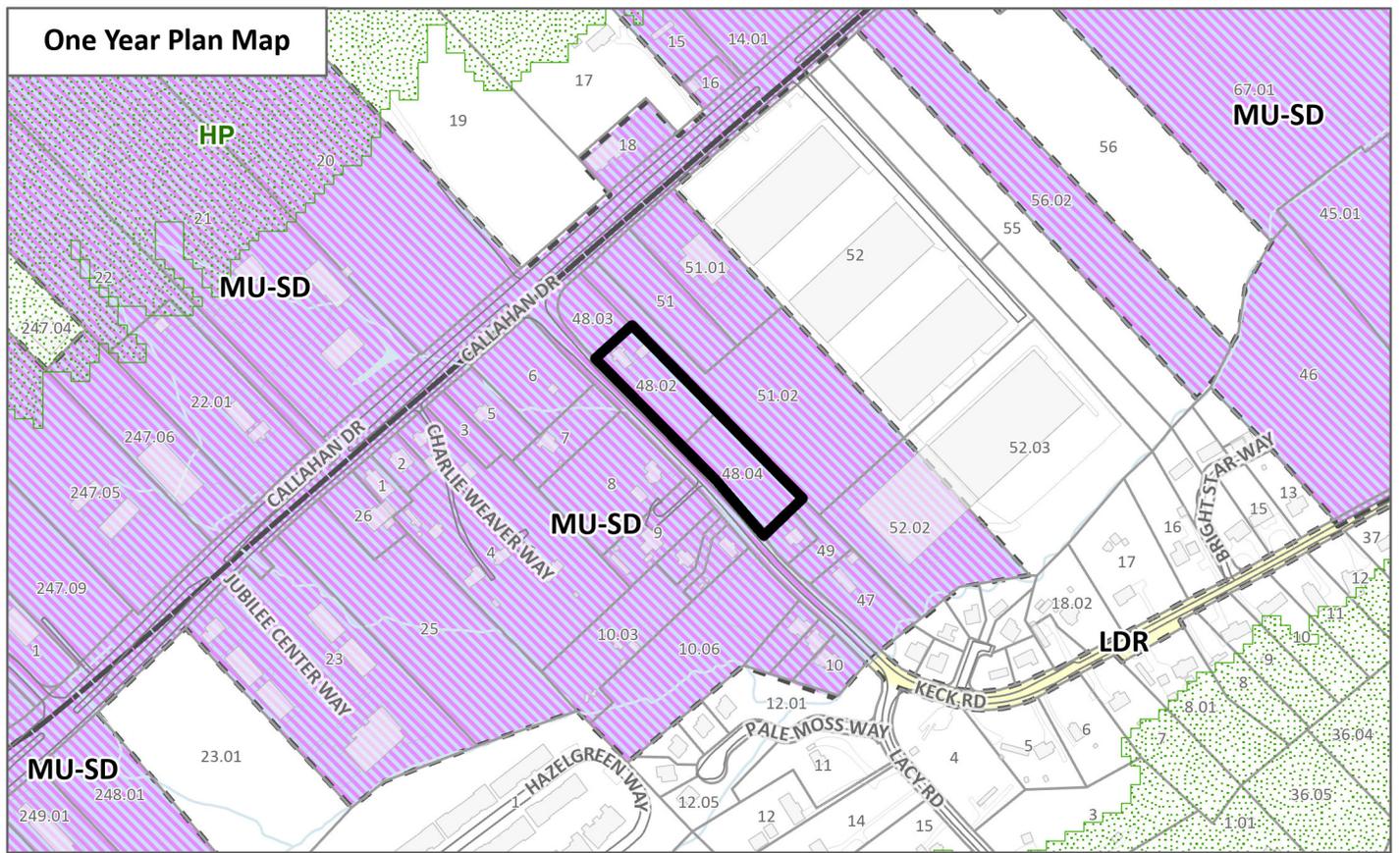
4-L-25-RZ



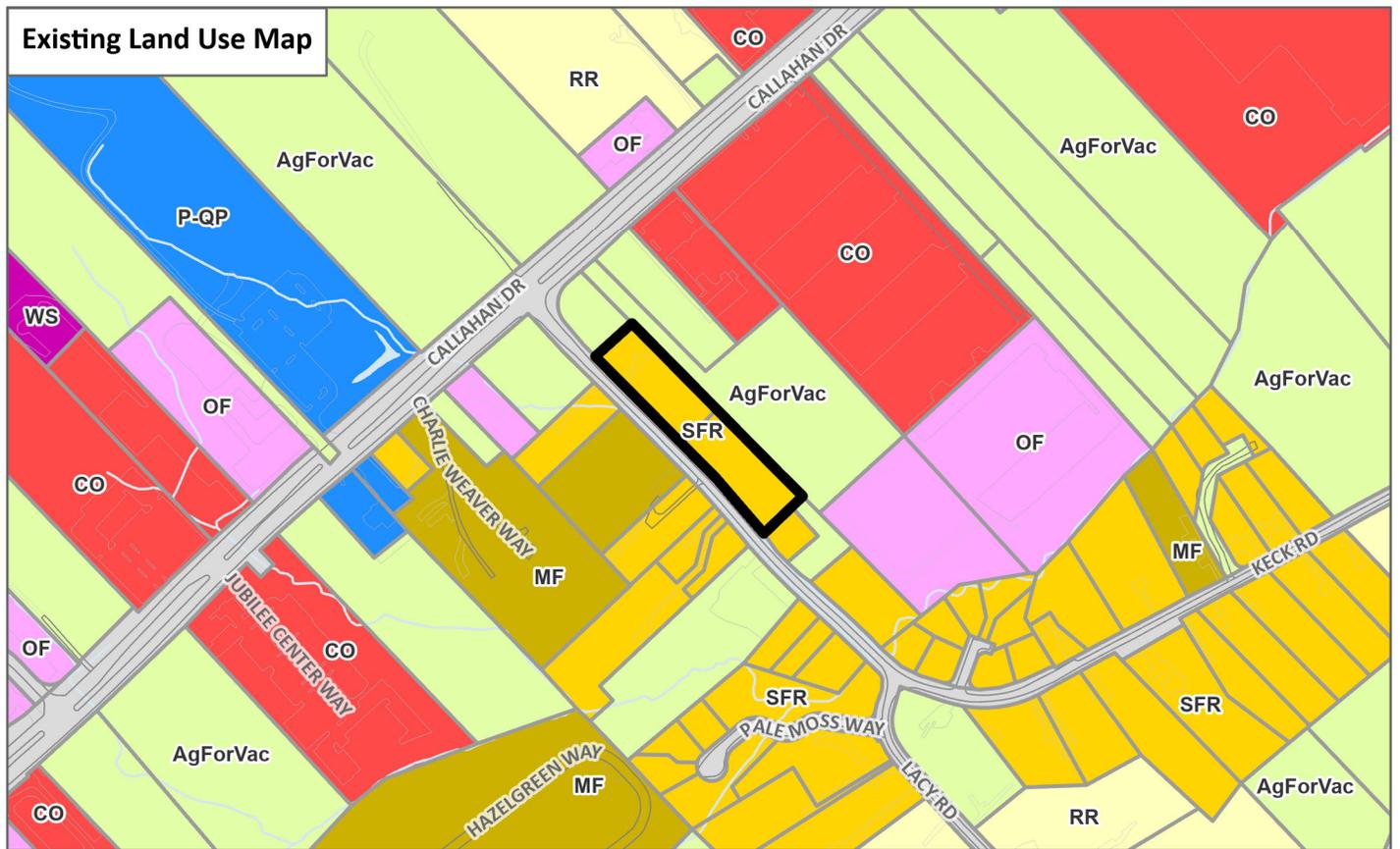
Case boundary



One Year Plan Map



Existing Land Use Map

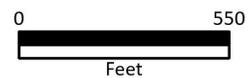


CONTEXTUAL MAPS 3

4-L-25-RZ



Case boundary



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

Item No.

File No.

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

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	File Number(s)
Date Filed	Meeting Date (if applicable) 04/10/2025	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	State	ZIP
7117 Weaver Rd	Powell	TN	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 0, 6714	0680448-04 068 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

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning **C-G1**
 Plan Amendment Change

Proposed Plan Designation(s) _____

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 R. McKamey*
 Print Name / Affiliation: **James McKamey**
 Date: **2-19-25**

Phone Number: **865-740-3081**
 Email: _____
 Date Paid: **2/24/2025, SG**

Property Owner Signature: *James R. McKamey*
 Please Print: **James McKamey**
 Date Paid: **2-19-25**



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
<p style="text-align: center;">PUBLIC NOTICE</p> <p>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. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.</p> <p style="text-align: center;">ORDINANCE AMENDMENTS</p> <p><u>8-E-23-OA – R. BENTLEY MARLOW</u> – Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape. Planning Commission Action: Approve requested Ordinance Amendments</p> <p style="text-align: center;">REZONINGS/PLAN AMENDMENTS</p> <p><u>4-F-25-RZ - GARRETT JERNIGAN</u>- 1608, 1612, 1616 EIGHTH AVE. Proposed rezoning. Planning Commission Action: Approve I-MU (Industrial Mixed Use)</p> <p><u>4-G-25-RZ - BRANDON BOLDING</u>- 6907 CENTRAL AVENUE PIKE. Proposed rezoning. Planning Commission Action: Approve C-G-1 (General Commercial) and F (Floodplain Overlay)</p> <p><u>4-L-25-RZ - NORTHCREEK RENOVATION AND CONSTRUCTION, LLC</u>- 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)</p> <p><u>4-Q-25-RZ - KATHRYN GREER</u> - 305 RANDOLPH ST; 600 E MAGNOLIA AVE; 611 E DEPOT AVE. Proposed rezoning. Planning Commission Action: Approve DK-W (Downtown Knoxville-Warehouse Subdistrict)</p> <p><u>4-S-25-RZ - J SCOTT BUSBY, AIA</u>- 1908 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve I-MU (Industrial Mixed Use)</p> <p><u>4-E-25-SP, 4-E-25-PA AND 4-T-25-RZ - MIKE BALLINGER</u>- 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</p>

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