

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-D-26-RZ                      **Related File Number:**  
**Application Filed:** 4/27/2026              **Date of Revision:**  
**Applicant:** BEIT VENTURES LLC

## PROPERTY INFORMATION

**General Location:** South side of Three Points Rd, northwest side of Rutledge Pike, northeast of Roberts Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 42 016                      **Jurisdiction:** County  
**Size of Tract:** 3.44 acres  
**Accessibility:** Access is via Three Points Road, an unstriped local street with 16 ft of pavement width within a right-of-way width that varies from 40-42 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Water, Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 2 du/ac  
**Planning Sector:** Northeast County              **Plan Designation:** RC (Rural Conservation), SP (Stream Protection), HP (Hillsi  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is in an area that features single family houses on large lots and agricultural uses interspersed with undeveloped, forested tracts. There are some commercial uses 0.3 miles to the southwest near the intersection of Rutledge Pike and Roberts Road, and East Knox County Elementary lies 0.4 miles to the northeast.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8922 THREE POINTS RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential), F (Floodway),  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)



Plan, which is intended to conserve forested areas, ridges, wetlands, and other natural features by clustering development and minimizing land disturbance. In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected.

2. The PR zone is partially related to the RC place type. Partially related zones are required to meet additional review criteria. The proposed rezoning meets the first criterion, as the allowable uses in the PR zone with up to 2 du/ac are consistent with the RC place type's recommended land use mix.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which is intended to promote a more compact pattern of development and a wide range of housing choices. The proposed rezoning supports the intent of the Planned Growth Area.

**Action:** Approved **Meeting Date:** 6/11/2026

**Details of Action:** Approve the PR (Planned Residential) zone with up to 2 du/ac because it is partially related to the RC Placetype and meets the intent of the PR zone. The F (Floodway) designation would be retained.

**Summary of Action:** Approve the PR (Planned Residential) zone with up to 2 du/ac because it is partially related to the RC Placetype and meets the intent of the PR zone. The F (Floodway) designation would be retained.

**Date of Approval:** 6/11/2026 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 7/20/2026

**Date of Legislative Action, Second Reading:**

**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:**