

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 7-B-26-DP **Related File Number:** 7-SB-26-C
Application Filed: 5/21/2026 **Date of Revision:**
Applicant: CLOUDS REST DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side of Byington Beaver Ridge Rd, south of Garrison Dr
Other Parcel Info.:
Tax ID Number: 90 116 **Jurisdiction:** County
Size of Tract: 4.97 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Attached and detached residential subdivision **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2713 BYINGTON BEAVER RIDGE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential), <4 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Cottages at Karns Grove
No. of Lots Proposed: 20 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner
Staff Recomm. (Abbr.): Approve the Development Plan for up to 18 attached houses and 2 single family lots and a peripheral setback reduction, as shown on the development plan, subject to 3 conditions.
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. The height of the attached houses shall be 35 ft.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property is zoned PR (Planned Residential) with a density of up to 4 du/ac, subject to 1 condition. The density and condition have been met as stated above.
B. The PR zone allows single family homes and attached homes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).
C. The Planning Commission has the authority to reduce the peripheral setback when adjacent to residential or agricultural zones. The applicant requests a reduced peripheral setback on the north side adjacent to residential areas because the property is narrow.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Single family homes are considered the primary use in the SR place type and attached houses are considered secondary uses. The existing house along the frontage will remain, and the attached houses are 2 stories tall.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Single family homes with landscape buffering along the western and northern lot lines are consistent with Policy 2, to ensure that development is sensitive to the existing community character.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the Development Plan for up to 18 attached houses and 2 single family lots and a peripheral setback reduction, as shown on the development plan, subject to 3 conditions.

Date of Approval: 7/9/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: