

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-L-26-RZ

Related File Number:

Application Filed: 5/26/2026

Date of Revision:

Applicant: MICHAEL GIRARD

PROPERTY INFORMATION

General Location: Northwest side of Byington Beaver Ridge Rd, north of Oak Ridge Hwy

Other Parcel Info.:

Tax ID Number: 90 D A 00401

Jurisdiction: County

Size of Tract: 1.12 acres

Accessibility: Access is via Byington Beaver Ridge Road, a major collector with a pavement width of 20.5 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** up to 12 du/ac

Planning Sector: Northwest County **Plan Designation:** TCMU (Town Center Mixed-use)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is comprised of single family residential dwellings on medium and large sized rural lots, with office and commercial uses along Oak Ridge Highway. Karns Elementary School and Karns Preschool are directly east of the subject site.

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

Street: 0 BYINGTON BEAVER RIDGE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, this would not be an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Deny the PR (Planned Residential) zone with up to 12 du/ac because the subject property does not meet the intent of the zoning district and is not supported by changing conditions.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends along this section of Byington Beaver Ridge Road have not substantially changed since the early 2000s. Residential development has been concentrated to the north along Beaver Ridge Road, whereas commercial development has been focused to the east and south along Oak Ridge Highway.
2. A commercial node has been established at the intersection of Oak Ridge Highway and Byington Beaver Ridge Road to the south, featuring a mix of civic, office, retail, and service-oriented uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. The subject property does not meet the intent of the PR zone, as it is intended for large-acreage sites with environmental constraints to allow for dense, clustered development. The subject property is an approximately 1.12-acre lot that is relatively flat with minor slopes concentrated near the southwestern corner and does not appear to have significant environmental constraints.
2. The PR zone with up to 12 du/ac could yield up to 13 dwelling units. The existing CA zone permits multi-family developments of densities of up to 12 du/ac for properties on major collector streets within the Planned Growth Area, which is the case here. As such, the proposed rezoning would not increase the overall allowable residential density at this site.
3. The PR zone would allow for lot area flexibility for other residential uses, such as single-family dwellings, as it does not require a minimum lot size. The CA zone, however, requires a minimum lot area of 7,500 sq ft for single-family dwellings.
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 PR zone with up to 12 du/ac would disrupt a cohesive corridor of CA zoning along Byington Beaver Ridge Road.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine whether a proposed development is compatible with the surrounding community.
2. Retaining the CA zone would be appropriate here, as the CA zone permits a mixed-use residential development and allows for an array of commercial and nonresidential uses, whereas the PR zone restricts nonresidential uses for small-acreage sites.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD

PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property is designated TCMU (Town Center Mixed-Use) in the Knox County Comprehensive Plan. The TCMU place type is intended for large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods.

2. The PR zone is partially related to the TCMU place type. Partially related zones must meet additional review criteria, and the proposed rezoning meets the first criterion, as the allowable housing types in the PR zone align with secondary uses of the TCMU place type. However, partially related zones should be reviewed on a case-by-case basis, as they may be appropriate in some areas and not in others. As previously mentioned, the subject property is part of a cohesive block of CA zoning on the western and eastern sides of Byington Beaver Ridge Road.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact pattern of development and offering a wide range of housing types. The proposed rezoning aligns with the intent of the Planned Growth Area.

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

Details of Action: Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing conditions.

Summary of Action: Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing 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: Knox County Commission

Date of Legislative Action: 8/24/2026 **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:**