

REZONING REPORT

▶ **FILE #:** 2-F-26-RZ

AGENDA ITEM #: 21

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** CLOUDS REST DEVELOPMENT, LLC

OWNER(S): BB Investment Properties, LLC

TAX ID NUMBER: 90 116

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2713 BYINGTON BEAVER RIDGE RD

▶ **LOCATION:** West side of Byington Beaver Ridge Rd, north of Byington Solway Rd

▶ **APPX. SIZE OF TRACT:** 4.97 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Beaver Ridge Road, a major collector with 19 ft of pavement width within a 37-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** PR(k) (Planned Residential, with conditions), up to 4 du/ac

▶ **REQUESTED ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** up to 4.3 du/ac

EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: In 2023 the property was rezoned from RA (Low Density Residential) to PR(k) (Planned Residential, with conditions) up to 4 du/ac (10-K-23-RZ). In 2024 a request to rezone the property from PR(k) up to 4 du/ac to PR up to 4.3 du/ac was approved by the Planning Commission but withdrawn at County Commission (9-M-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential - RA (Low Density Residential)

South: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), I (Industrial)

East: Single family residential - RA (Low Density Residential)

West: Office, industrial - I (Industrial)

NEIGHBORHOOD CONTEXT: The surrounding area features a mix of uses, including several large manufacturing businesses to the west and south and single family residential to the north and east, including a manufactured home park, duplexes, and single family residential homes. Karns Elementary, Middle, and High Schools are nearby.

STAFF RECOMMENDATION:

- ▶ **Deny the PR (Planned Residential) zone with up to 4.3 du/ac because there has been no new change in conditions to support increasing density at this site.**

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. In September 2024, a rezoning request to go from PR (Planned Residential) up to 4 du/ac with conditions to PR up to 4.3 du/ac was submitted (9-M-24-RZ). Staff recommended denial of this request because there had been no change in conditions since the previous rezoning request that had occurred in 2023 (10-K-23-RZ). The request was approved by Planning Commission but was withdrawn prior to the County Commission meeting.
2. The 2023 rezoning request was to go from RA (Low Density Residential) to PR up to 5 du/ac. Staff did not support the requested density of 5 du/ac due to concerns with the proximity to the industrially zoned properties to the south and west, and recommended a density of 4 du/ac with one condition to provide a landscape screen to the adjacent industrial property, which was approved by the County Commission in December 2023.
3. The I (Industrial) zoning to the south and west is an active industrial node with industrial, manufacturing, warehousing, and wholesale uses. Approximately 450 ft south of the subject property is a plastics production facility, and directly abutting to the west is a truss plant.
4. There have not been any rezoning, use on review, or development plan requests approved within 0.75 miles of the subject property since the previous 2024 rezoning request. Building permit records also indicate that new development has been limited since 2024, consisting mainly of the sporadic construction of single-family homes, and the first phase of construction of the Knox County Regional Forensic Center is to the west.
5. Conditions in the area have remained stable, and there have been no new infrastructure improvements or services to the area, nor other changes that would support increasing the density beyond the previous recommendations. Planning does not recommend increasing density at this location.

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

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program. The PR zone would be appropriate to consider here, as it would enable development to be clustered away from the abutting I zoned properties and the stream located near the front of the lot.

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 property has an existing single-family home on the front of the lot. The PR zone with up to 4 du/ac would allow up to 18 additional dwelling units, and a density of 4.3 du/ac would allow an additional 20 units.
2. An additional two units would not adversely affect traffic or the surrounding environment, but it is not recommended to increase residential intensity adjacent to active industrially zoned properties.
3. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
4. Access to the subject property is off of Byington Beaver Ridge Road, which is managed by the Tennessee Department of Transportation (TDOT). Access will require TDOT approval.

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 as SR (Suburban Residential) on the Future Land Use Map, which allows consideration of the PR zone with up to 12 du/ac as a partially related zone. Partially related means that the zone may be appropriate in some areas while not in others and should be evaluated on a case-by-case basis. Due to the proximity of the industrial zoning and node of intensive uses to the south, as well as the lack of changing conditions since our previous recommendation, Planning does not support the increase in density.
2. Partially related zones must also meet additional criteria. The proposed rezoning meets the second criterion, as the PR zone allows uses compatible with that of the adjacent zones to the north and east.
3. The proposed rezoning is consistent with the Knox County Comprehensive Plan Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. Karns Elementary, Middle, and High Schools, as well as the Karns Valley Greenway, are within one mile of the subject property.
4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development and offer a wide range of housing choices. The proposed

rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 240 (average daily vehicle trips)

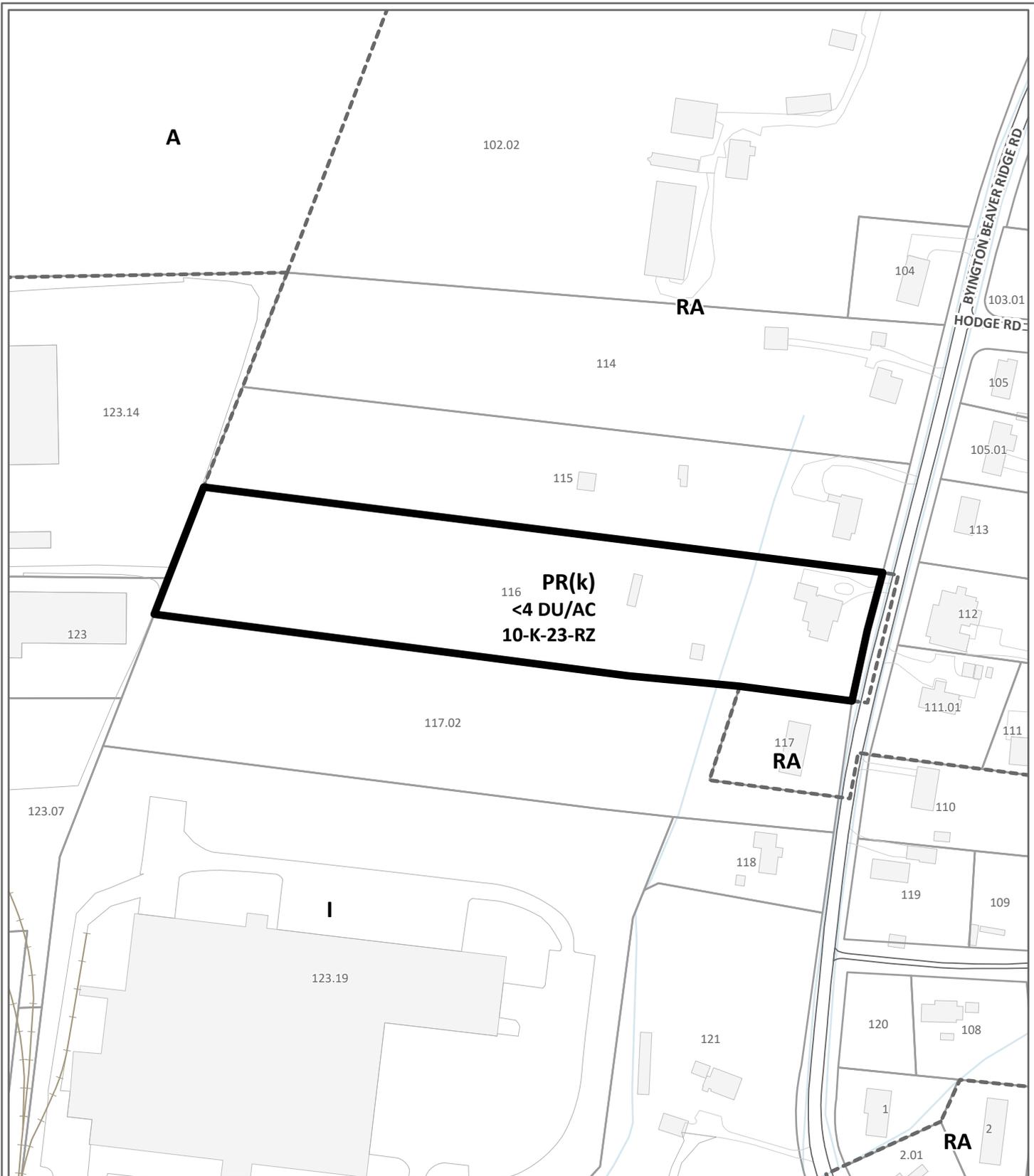
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 Knox County Commission for action on 3/16/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

2-F-26-RZ

Petitioner: Clouds Rest Development, LLC

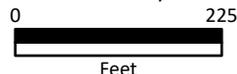


From: PR(k) (Planned Residential), <4 DU/AC

To: PR (Planned Residential) up to 4.3 du/ac

Map No: 90

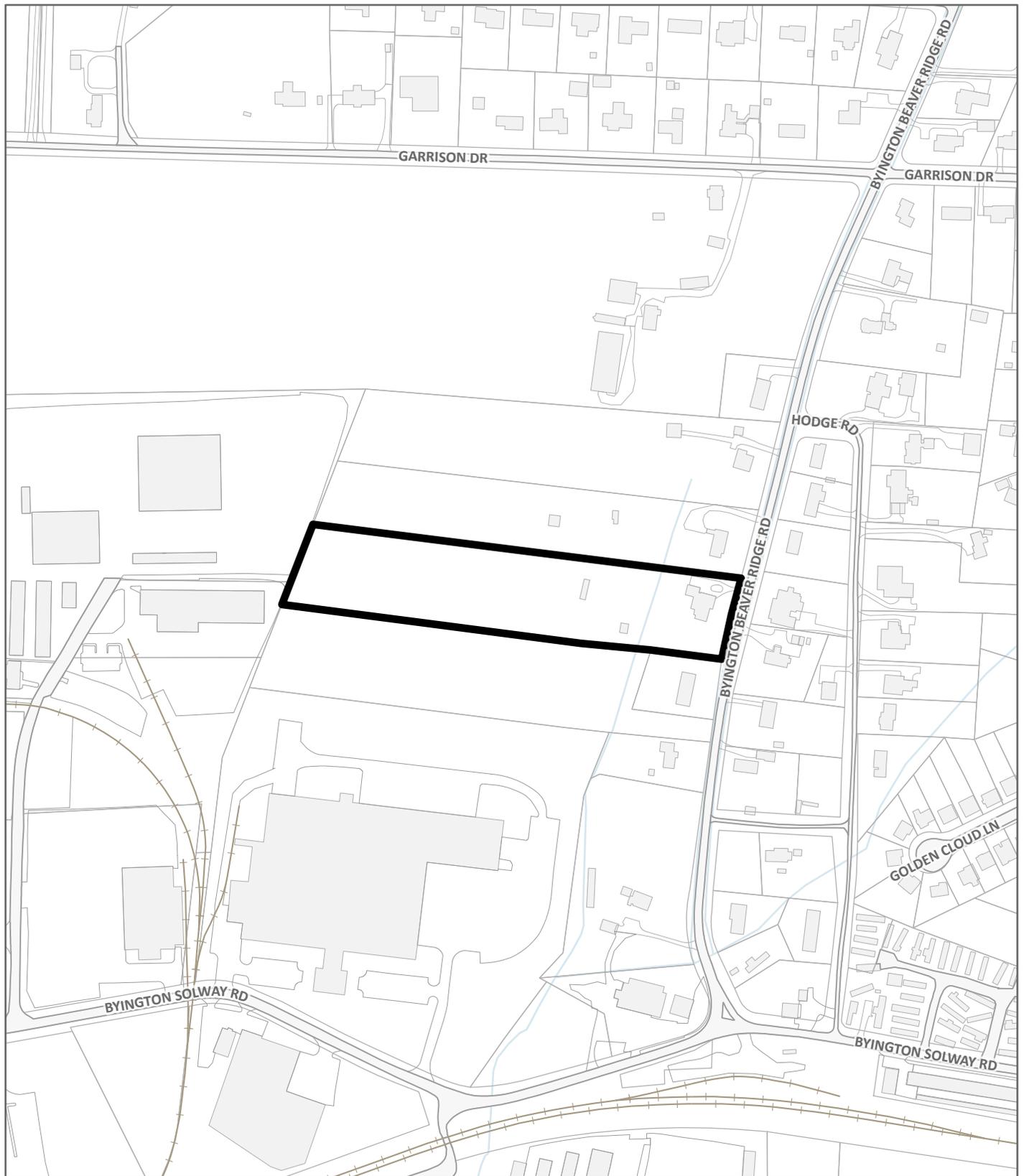
Jurisdiction: County



Original Print Date: 1/6/2026

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

Exhibit A. Contextual Images



LOCATION MAP

2-F-26-RZ



Case boundary

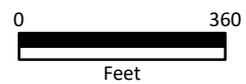


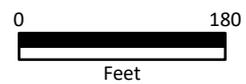
Exhibit A. Contextual Images



AERIAL MAP

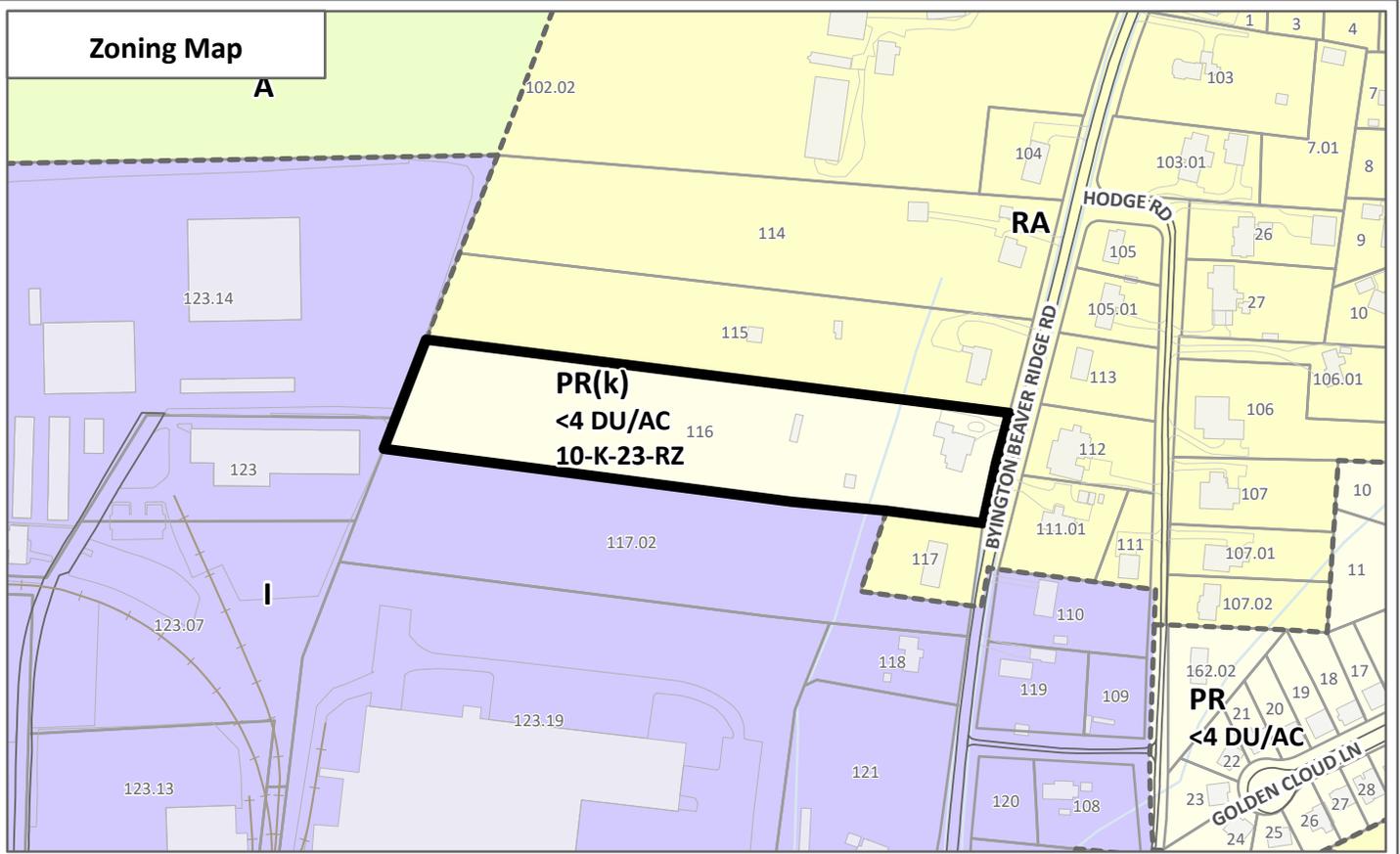


Case boundary



Zoning Map

A



Comprehensive Plan Map

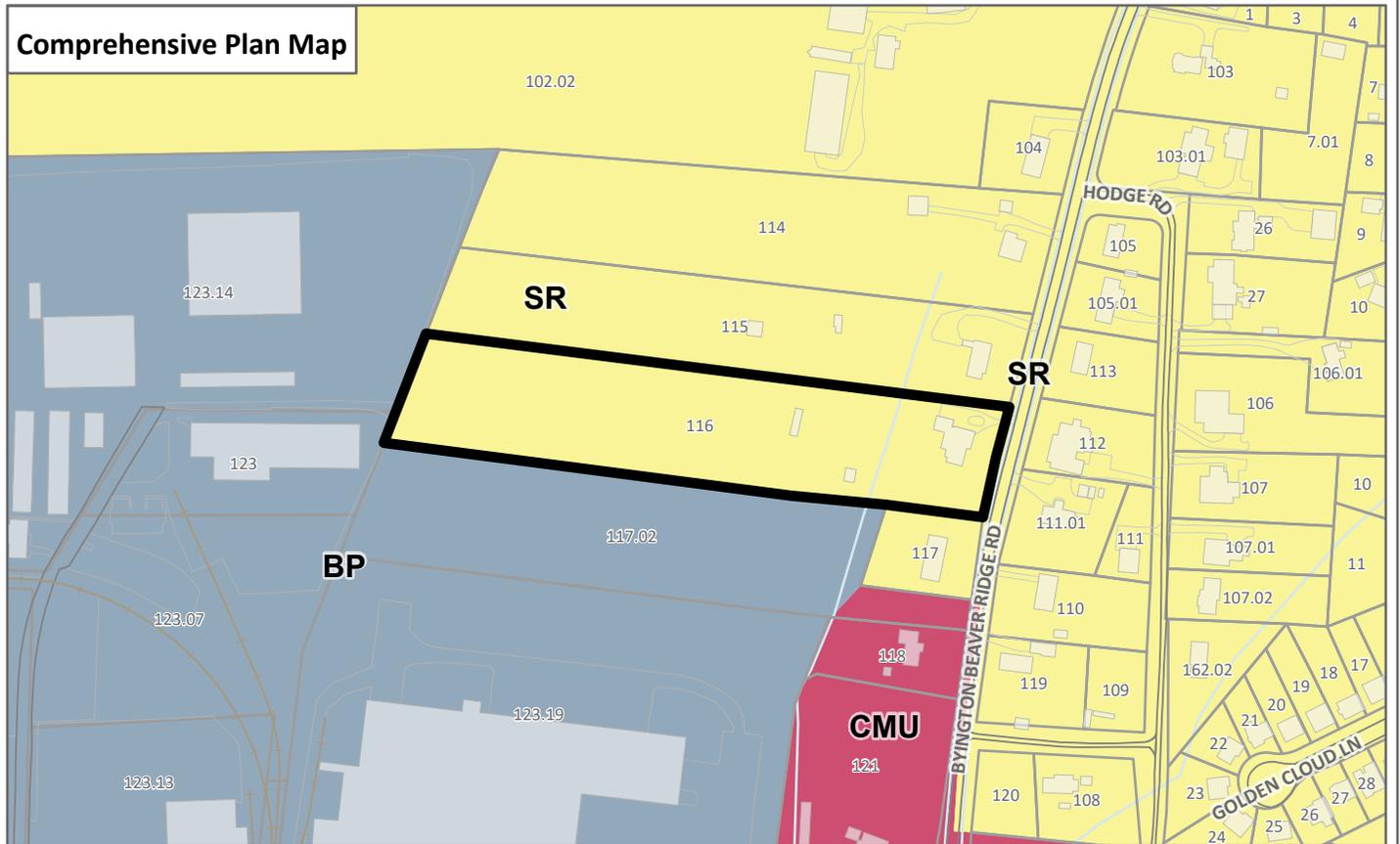
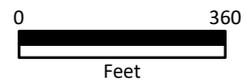


EXHIBIT A, CONTEXTUAL MAPS

2-F-26-RZ



Case boundary



Existing Land Use Map

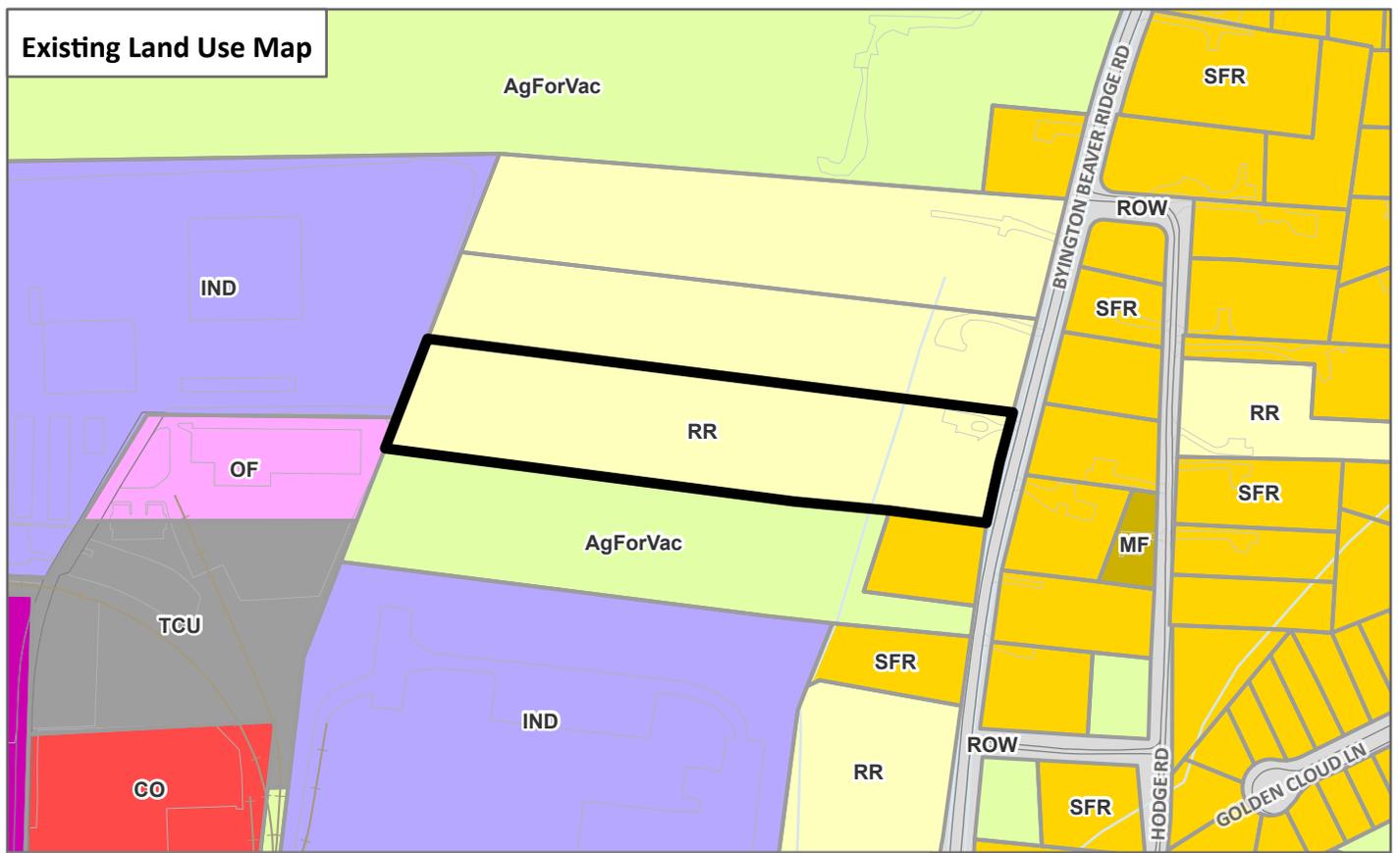
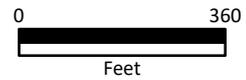


EXHIBIT A, CONTEXTUAL MAPS

2-F-26-RZ



Case boundary



Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

01/31/2026

02/13/2026

Date to be Posted

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

Andrew Fraser

dotloop verified
12/22/25 4:27 PM EST
W2P0-DEMU-ZROY-13UY

Andrew Fraser 12-22-25

Applicant Signature

Applicant Name

Date