

REZONING REPORT

▶ **FILE #:** 2-G-26-RZ

AGENDA ITEM #: 22

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** CHEVELLE PARKS

OWNER(S): Chevelle Parks

TAX ID NUMBER: 91 006

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7540 BEAVER RIDGE RD

▶ **LOCATION:** South side of Beaver Ridge Rd, north of Oak Ridge Hwy

▶ **APPX. SIZE OF TRACT:** 1.03 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Beaver Ridge Road, a local street with 19 ft of pavement width within a right-of-way width that varies from 50-57 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Single Family Residential

▶ EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - PR (Planned Residential) up to 5 du/ac

South: Single family residential - CA (General Business)

East: Single family residential - A (Agricultural)

West: Single family residential, commercial - RA (Low Density Residential), CA (General Business)

NEIGHBORHOOD CONTEXT: The subject property is on a road that primarily features single family houses on large lots and subdivisions, with a mix of commercial, office, and residential uses to the south along Oak Ridge Highway. Karns Elementary and Middle Schools lie 0.5 miles to the west, and Karns Community Park is 0.5 miles to the east.

STAFF RECOMMENDATION:

▶ **Deny the CA (General Business) zone because it would be an encroachment of a commercial zone into a residential area.**

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. Since the late 1990s, zoning along Beaver Ridge Road has gradually transitioned from A (Agricultural) zoning to RA (Low Density Residential) and PR (Planned Residential) from up to 4 to 5 du/ac. Commercial and office zoning, such as CA (General Business), PC (Planned Commercial), and OB (Office, Medical, and Related Services), and higher-density PR zoning have been concentrated along Oak Ridge Highway to the south.

2. This area of Karns has experienced gradual trends in residential and commercial development. Commercial and office uses such as shopping centers, indoor storage facilities, and other service-oriented establishments have been concentrated along Oak Ridge Highway, a major arterial road. Development along Beaver Ridge Road, a local street, has mainly consisted of single-family subdivisions and civic uses such as the Karns Public Library, Karns Elementary School, and an urgent care facility. The civic uses, however, have been clustered on the edge of residential areas and closer to the commercial and office uses on Oak Ridge Highway.

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

1. The CA (General Business) zone is intended for general retail business and services.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any future development would be compatible with surrounding land uses. Though this would be an extension of the CA zone from the south, the existing CA zoning is located on Oak Ridge Highway with direct access, whereas the subject property is not. This property is oriented toward residential and less intensive development on Beaver Ridge Road. As such, the CA zone at this location would disrupt a distinctive boundary between the residential character along this section of Beaver Ridge Road and the commercial development fronting Oak Ridge Highway.

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. Beaver Ridge Road primarily serves the residential neighborhoods to the north, but also serves as a cut-through for the elementary school to the west and the civic and retail establishments to the east. The proposed rezoning would extend the CA zone to the middle of a residential block, which could potentially further increase traffic along this local street and could be a catalyst for further commercial rezonings if approved.

2. The CA zone requires a Type A landscape screen along property lines adjacent to single-family residential uses.

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 has the CMU (Corridor Mixed Use) place type on the Future Land Use Map, which is intended to support areas appropriate for moderate-scale mixed-use development occurring along major corridors.

2. The CA zone is partially related to the CMU place type, which requires additional criteria to be met. The CA zone meets the first criterion, as it permits commercial, office, and residential uses, which are consistent with the recommended land-use mix for the CMU place type. Partially related zones should be evaluated on a case-by-case basis, as the zone may be appropriate in some areas while not in others. As previously mentioned, extending the CA zone at this location could disrupt the residential character of Beaver Ridge Road and encourage additional cut-through traffic from the existing commercial developments along Oak Ridge Highway. For this reason, the proposed rezoning conflicts with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character.

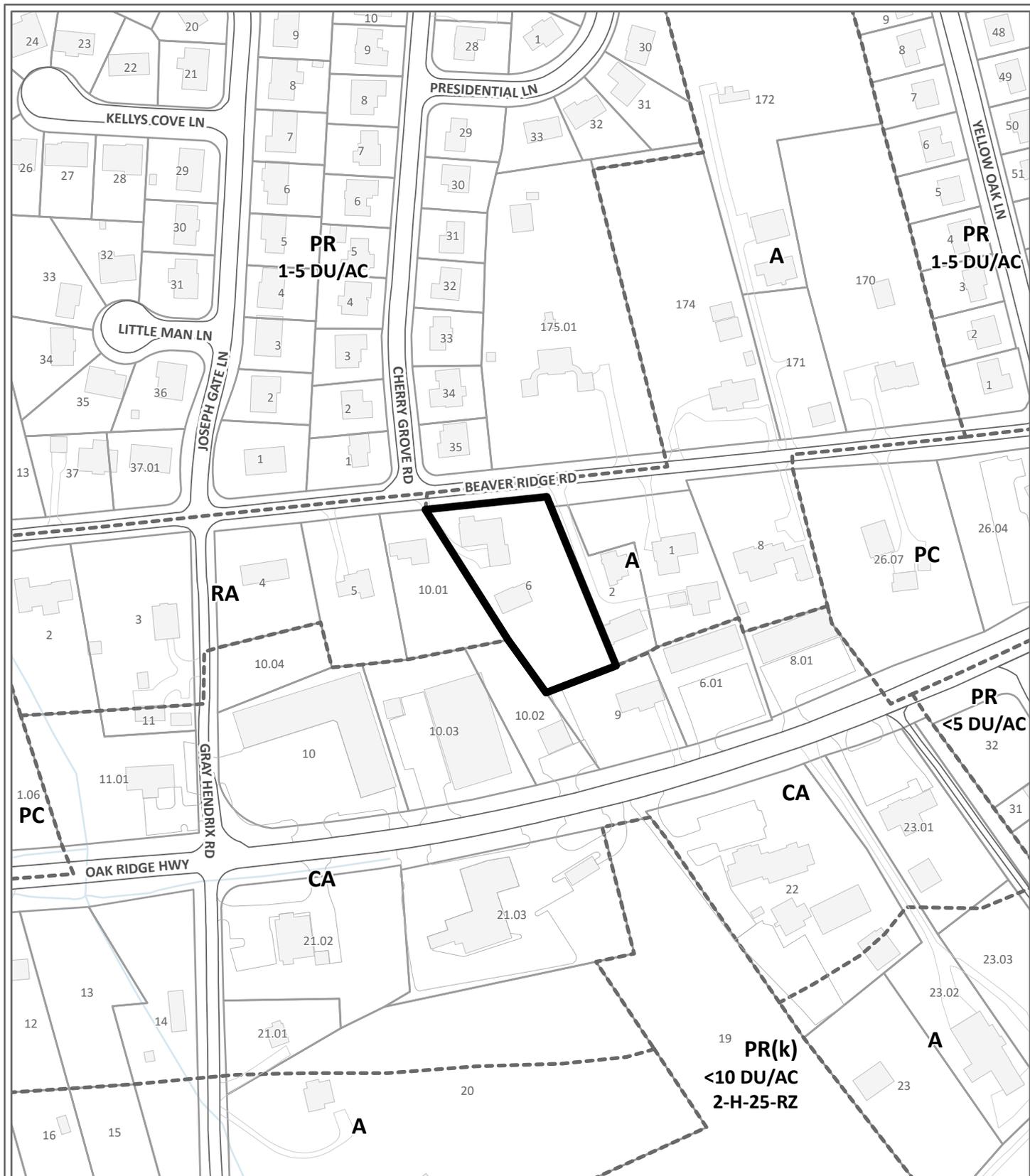
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

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-G-26-RZ

Petitioner: Chevelle Parks



From: A (Agricultural)

To: CA (General Business)

Map No: 91

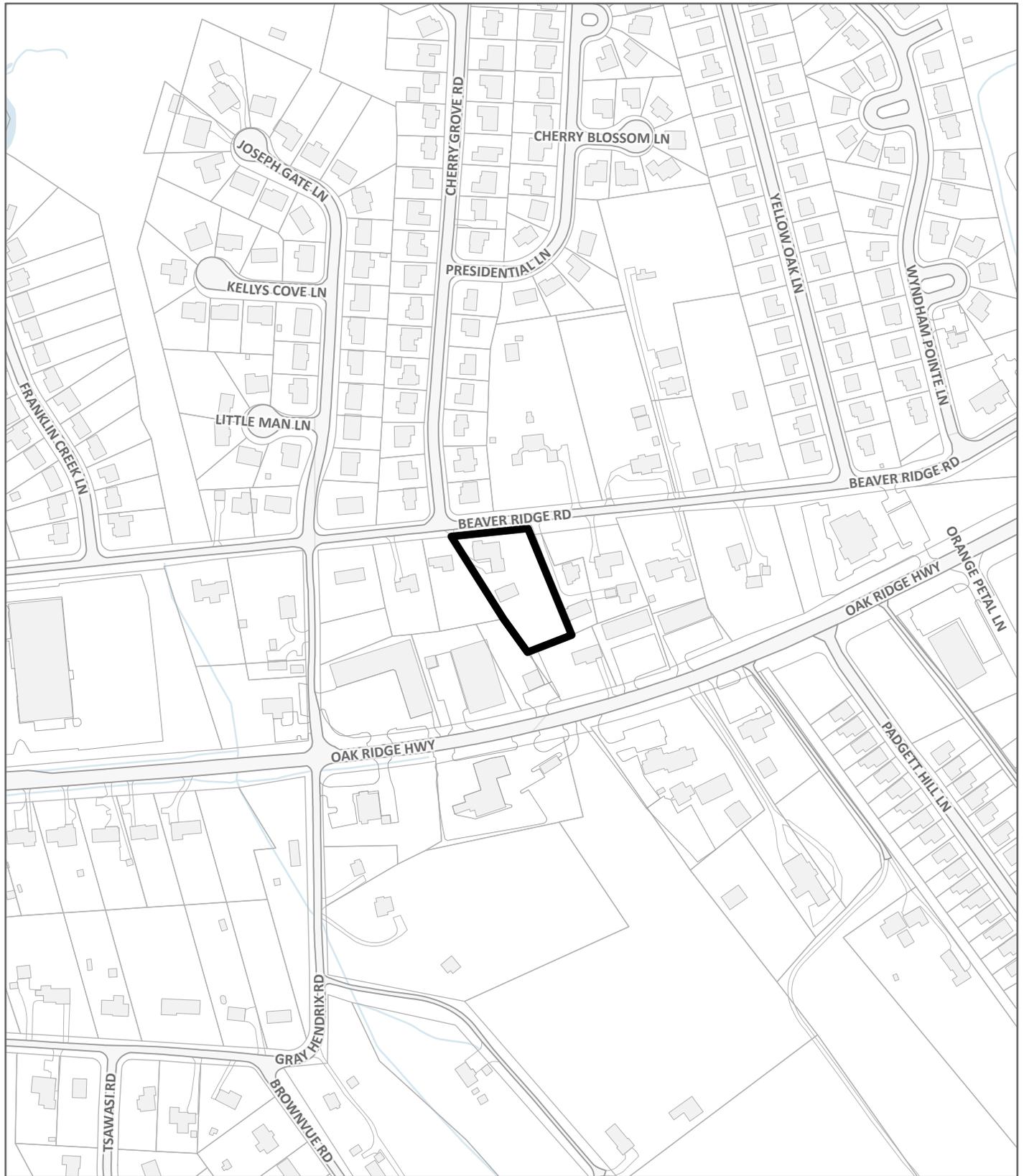
Jurisdiction: County



Original Print Date: 1/6/2026

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

Exhibit A. Contextual Images



LOCATION MAP

2-G-26-RZ



Case boundary

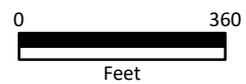


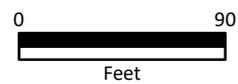
Exhibit A. Contextual Images



AERIAL MAP



Case boundary



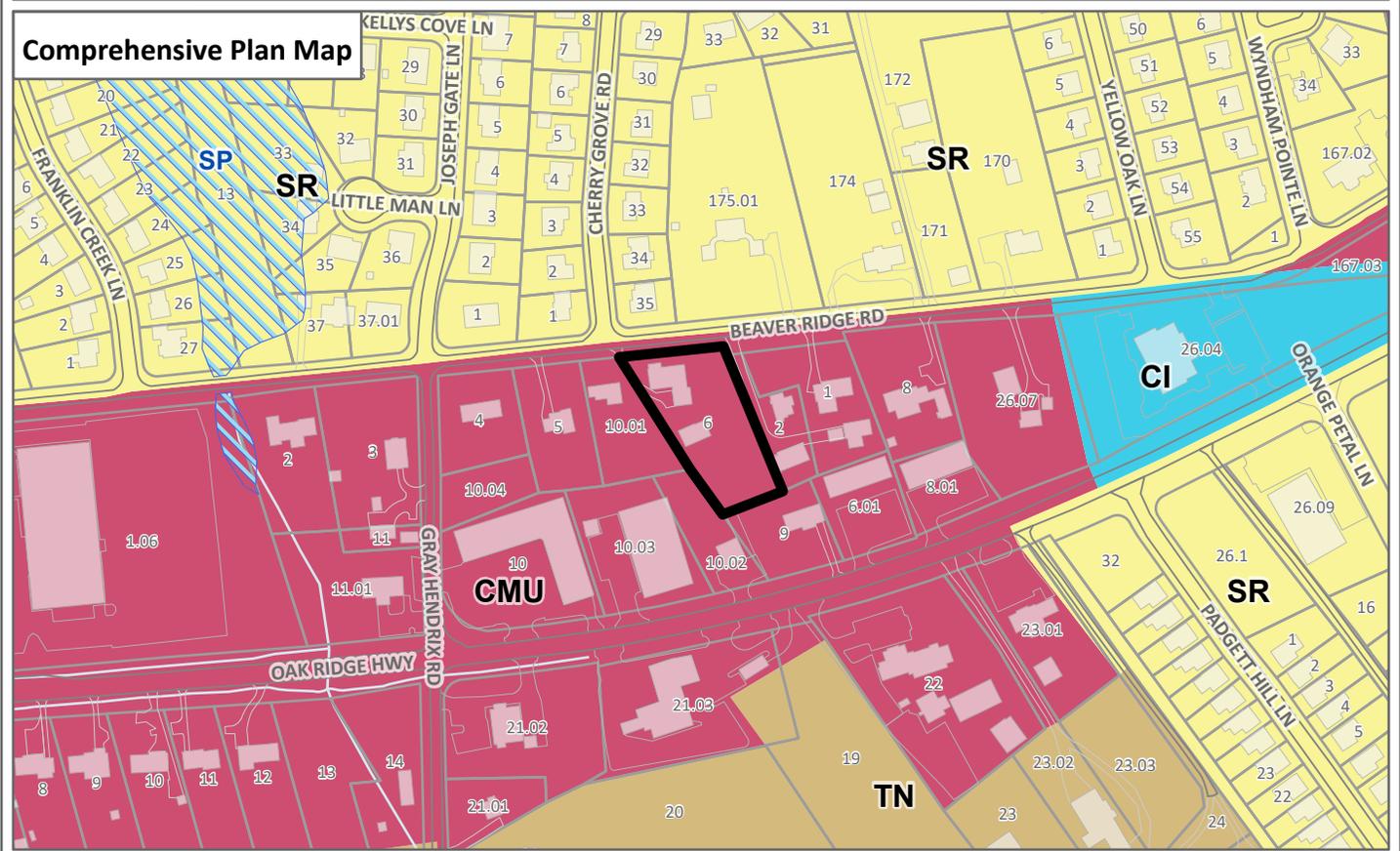
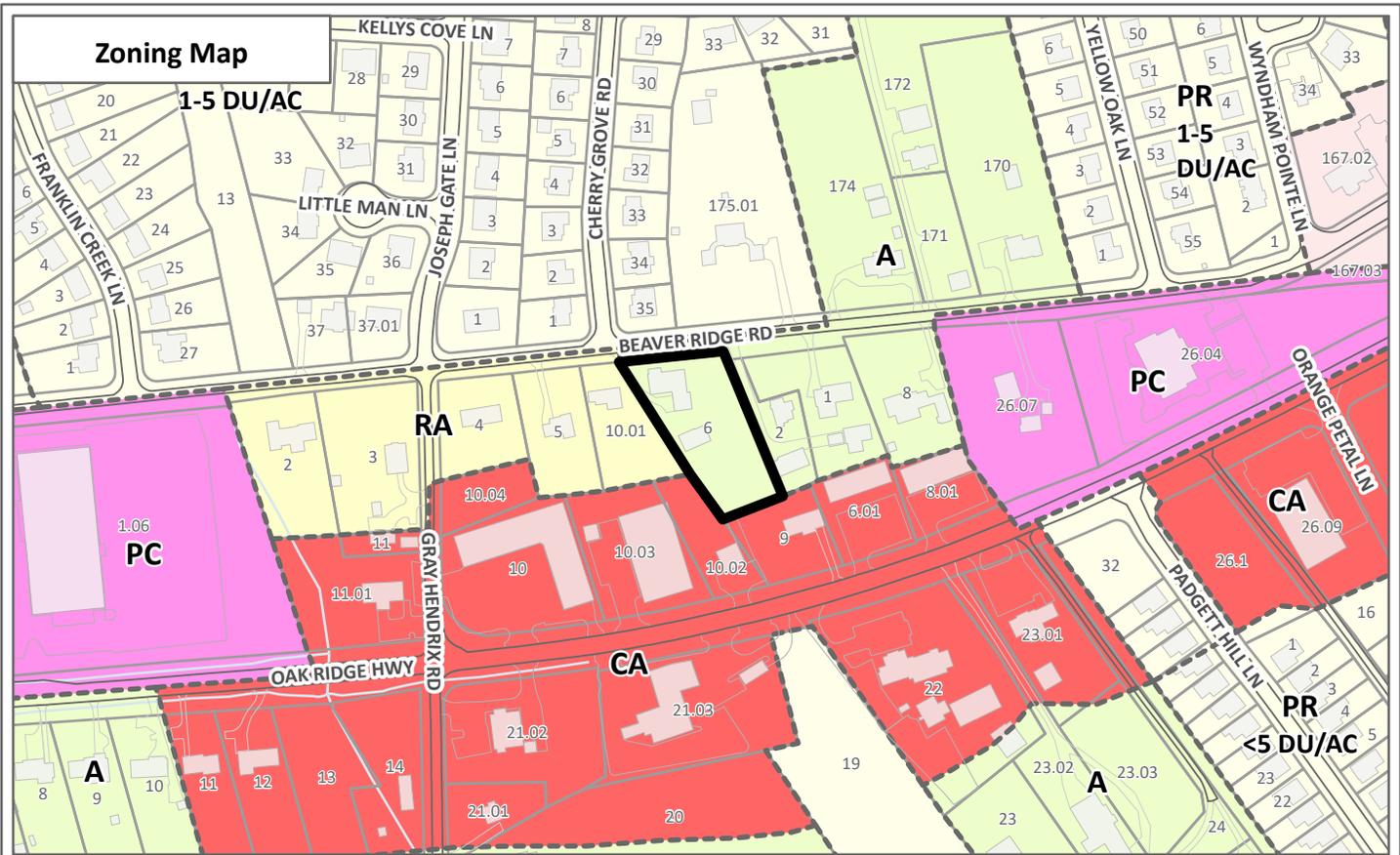
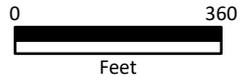


EXHIBIT A, CONTEXTUAL MAPS

2-G-26-RZ

 Case boundary



Existing Land Use Map

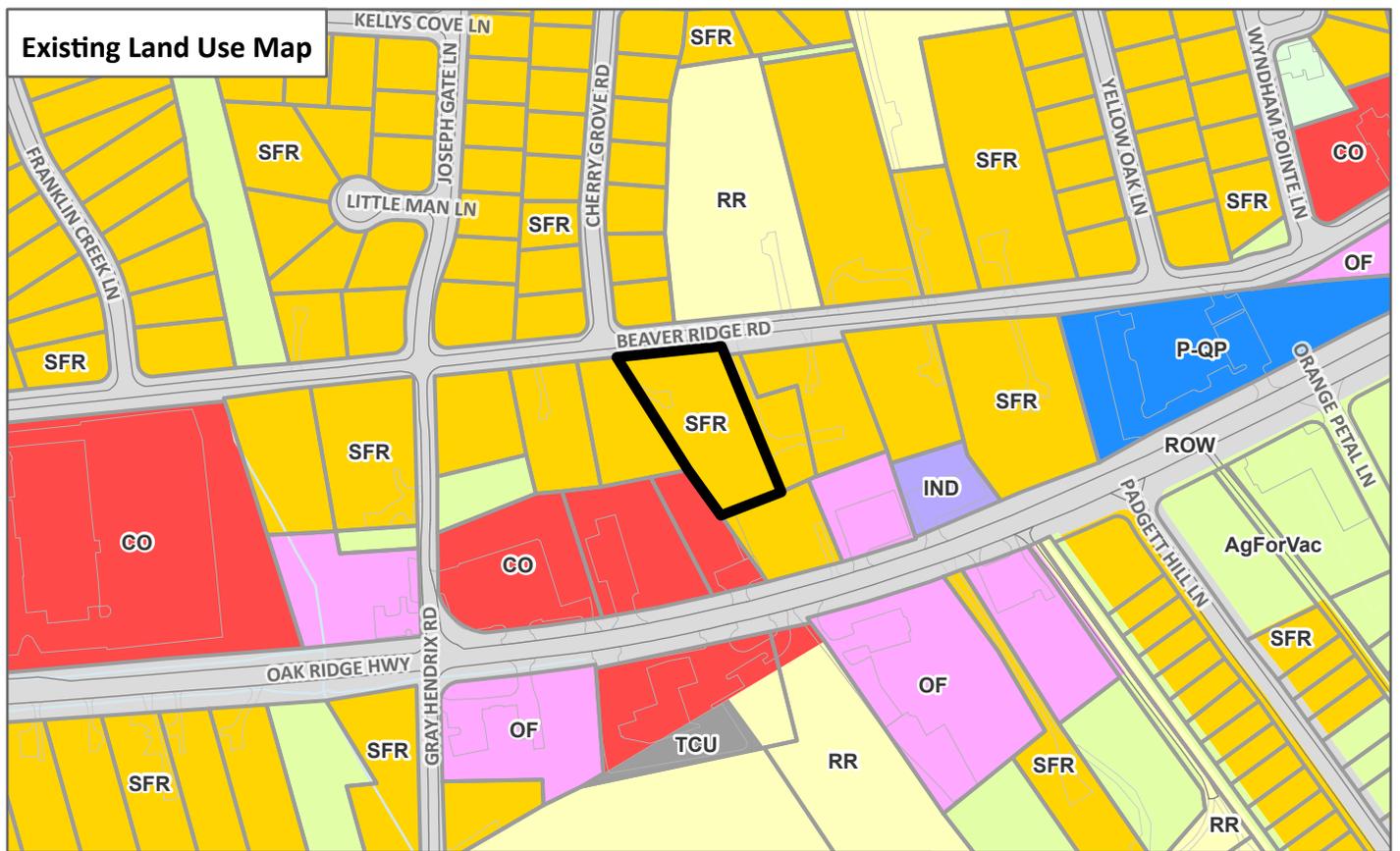
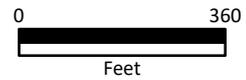


EXHIBIT A, CONTEXTUAL MAPS

2-G-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

Chusler Parks

Applicant Signature

Applicant Name

12/29/25

Date