

REZONING REPORT

▶ **FILE #:** 7-L-26-RZ

AGENDA ITEM #: 35

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** MICHAEL GIRARD

OWNER(S): Michael Girard

TAX ID NUMBER: 90 D A 00401

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BYINGTON BEAVER RIDGE RD

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

▶ **APPX. SIZE OF TRACT:** 1.12 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 12 du/ac

EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - CA (General Business)

South: Single family residential - CA (General Business)

East: Rural residential, agriculture/forestry/vacant land - CA (General Business)

West: Single family residential - CA (General Business), A (Agricultural)

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.

STAFF RECOMMENDATION:

▶ **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.**

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 5,000 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.

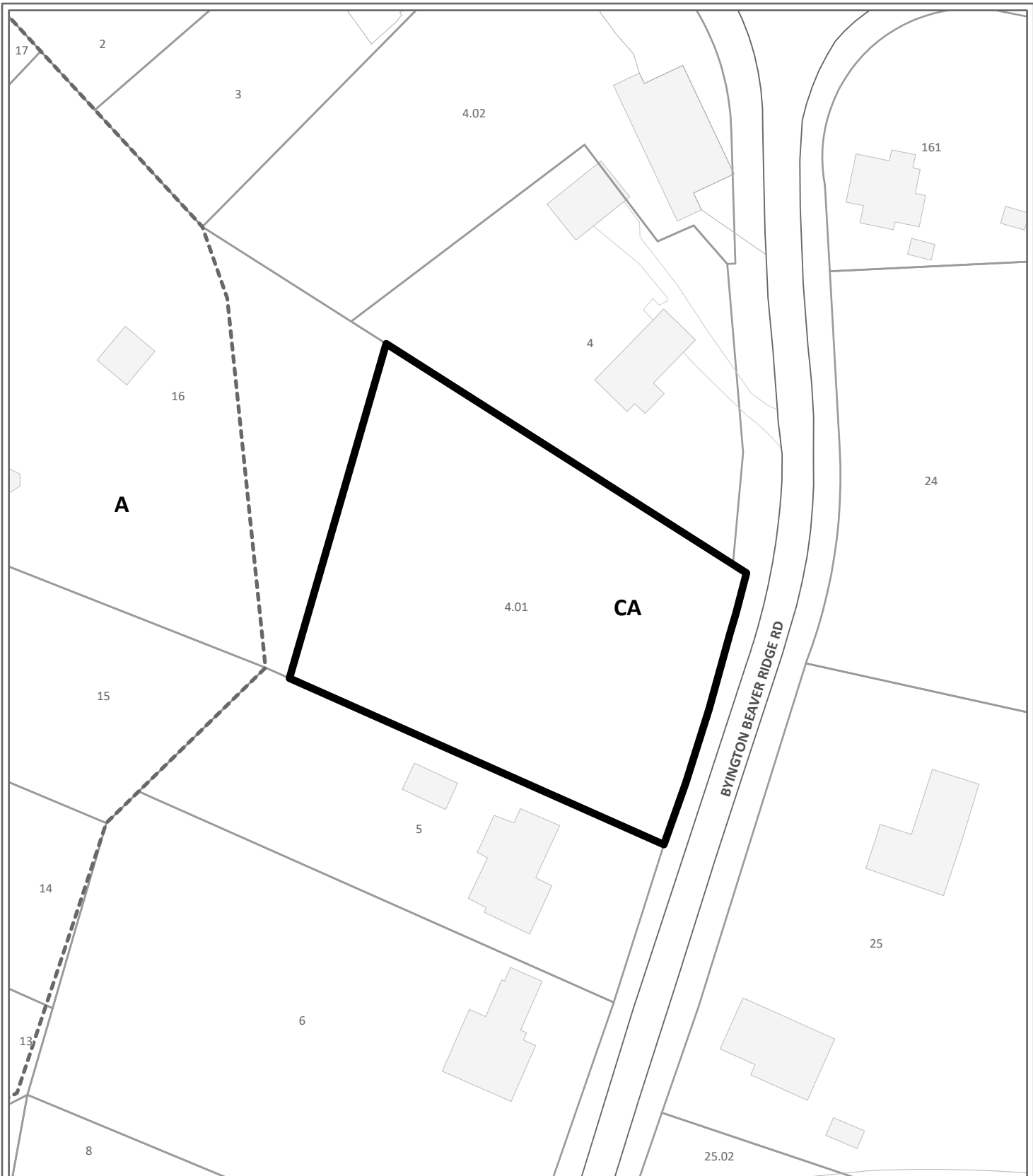
ESTIMATED TRAFFIC IMPACT: Not required.

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 8/24/2026. 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

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Petitioner: Michael Girard

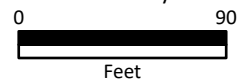


From: CA (General Business)

To: PR (Planned Residential) up to 12 du/ac

Map No: 90

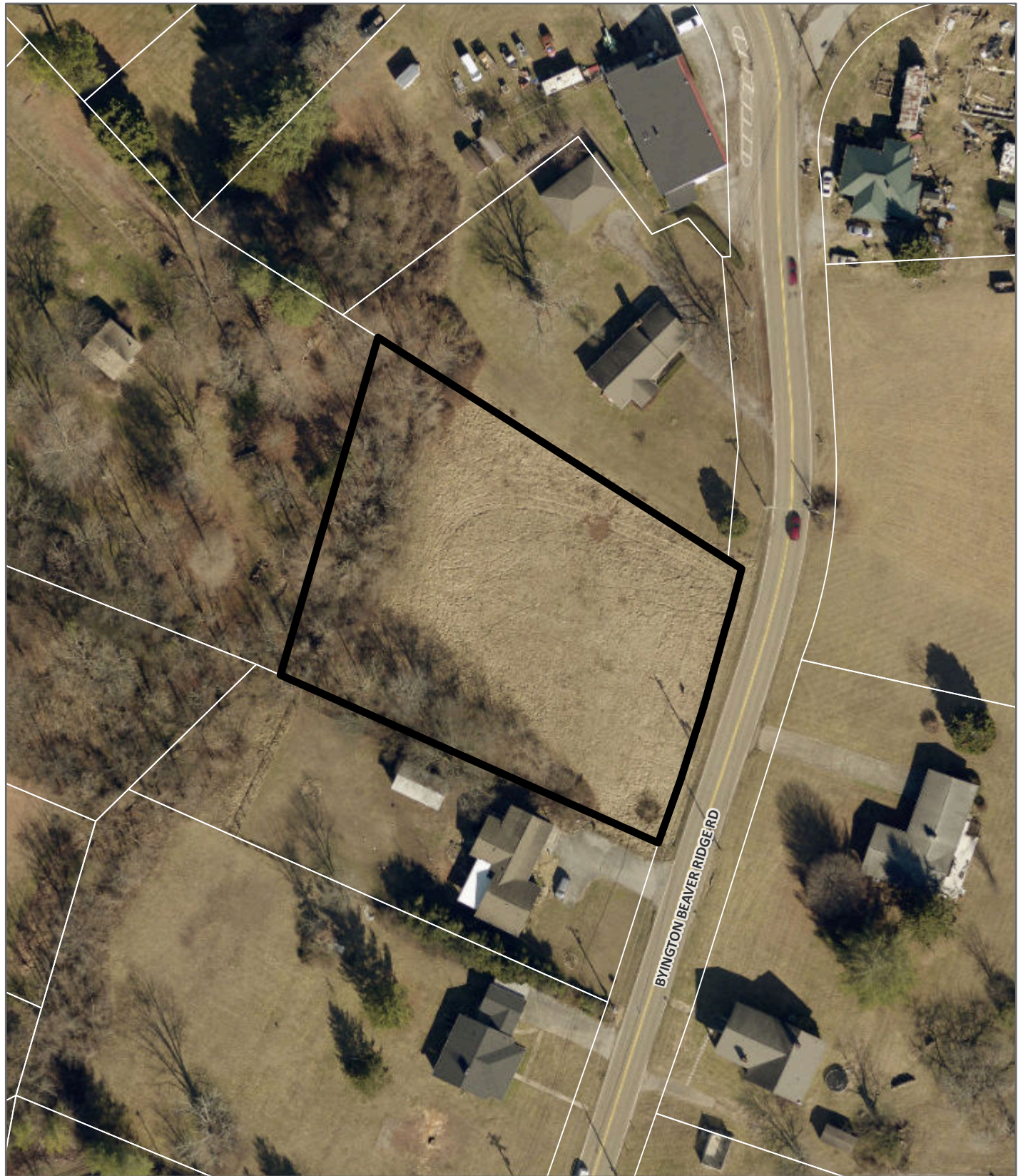
Jurisdiction: County



Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

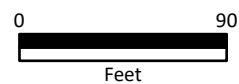
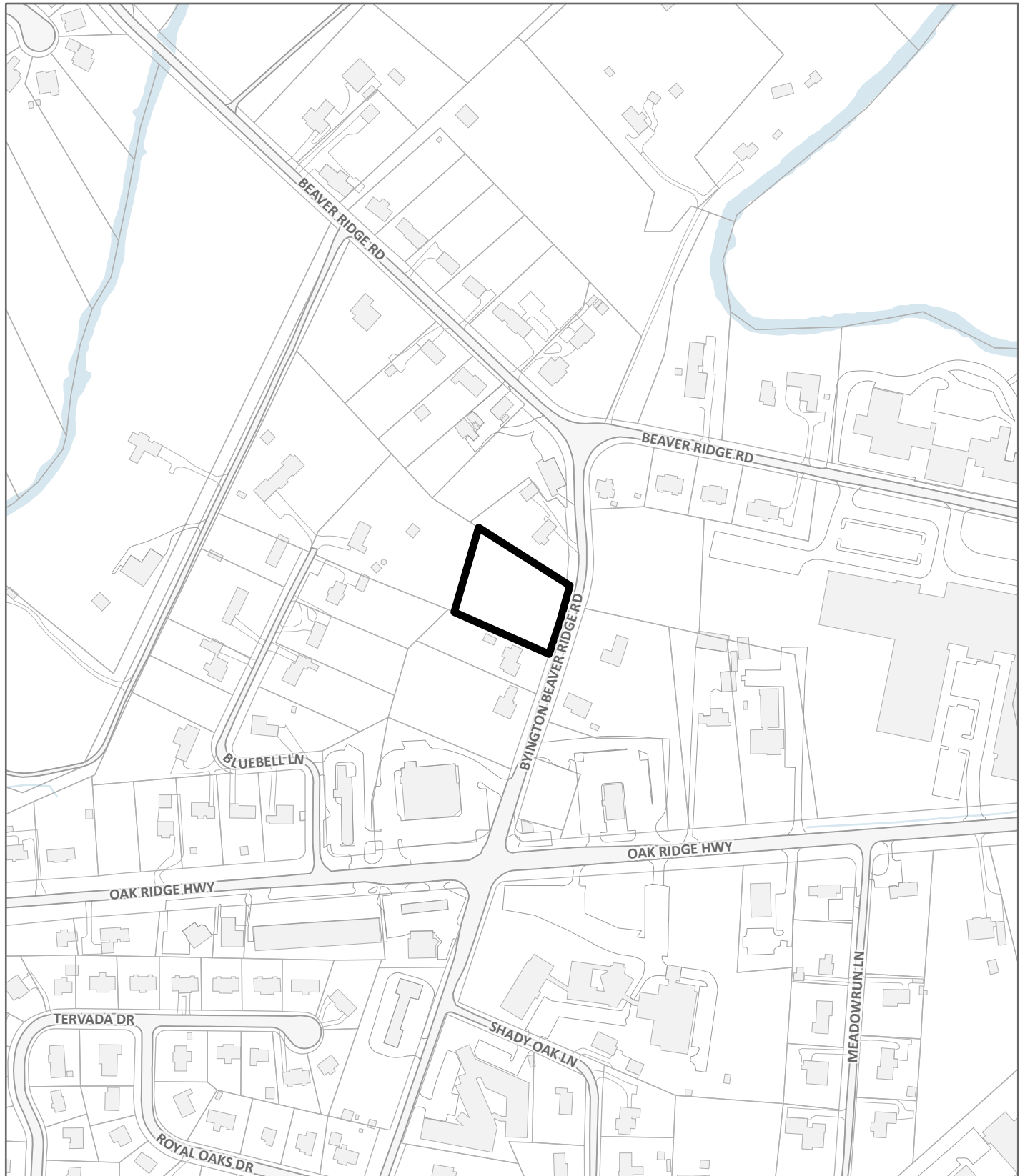


Exhibit A. Contextual Images



LOCATION MAP

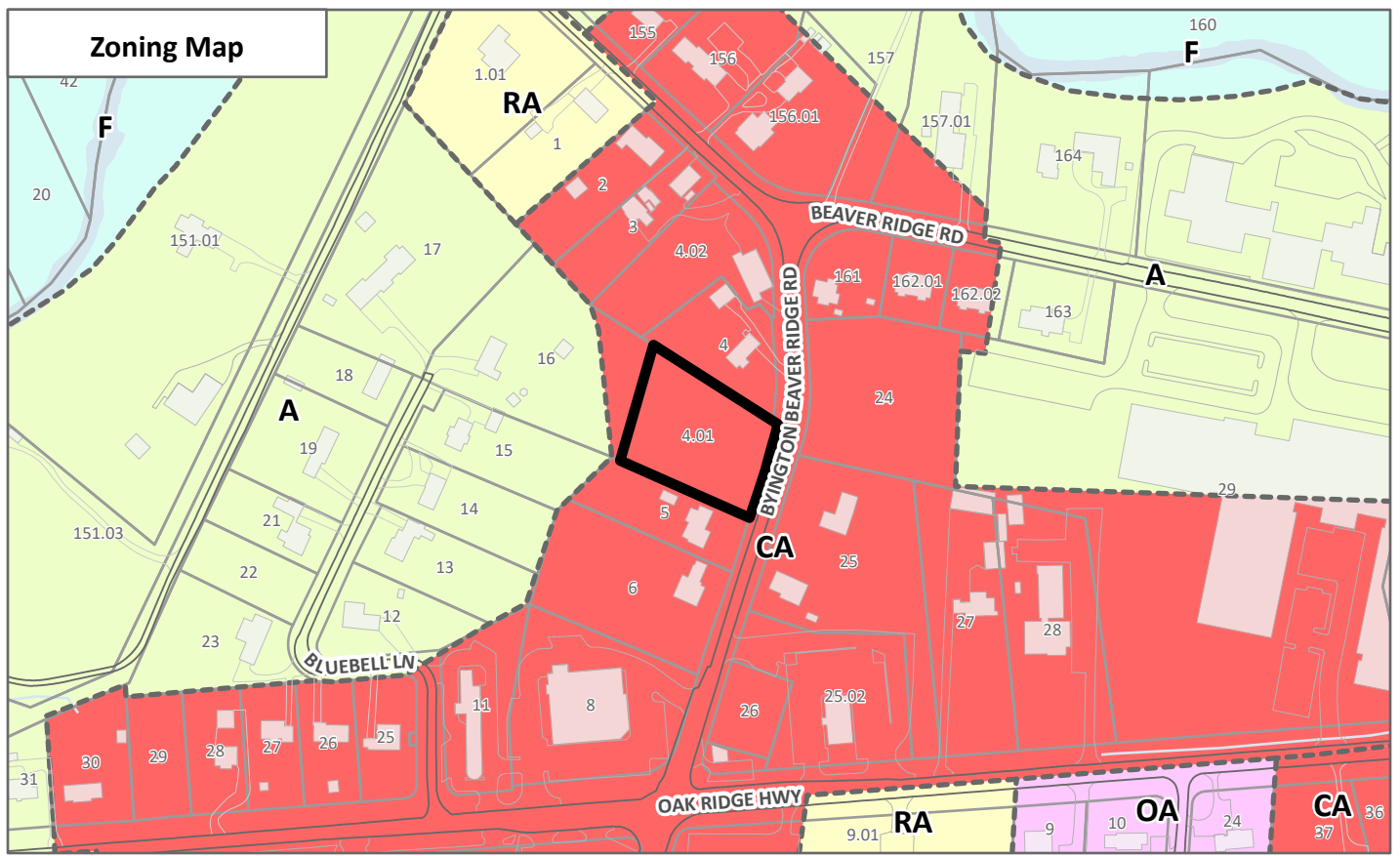
7-L-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

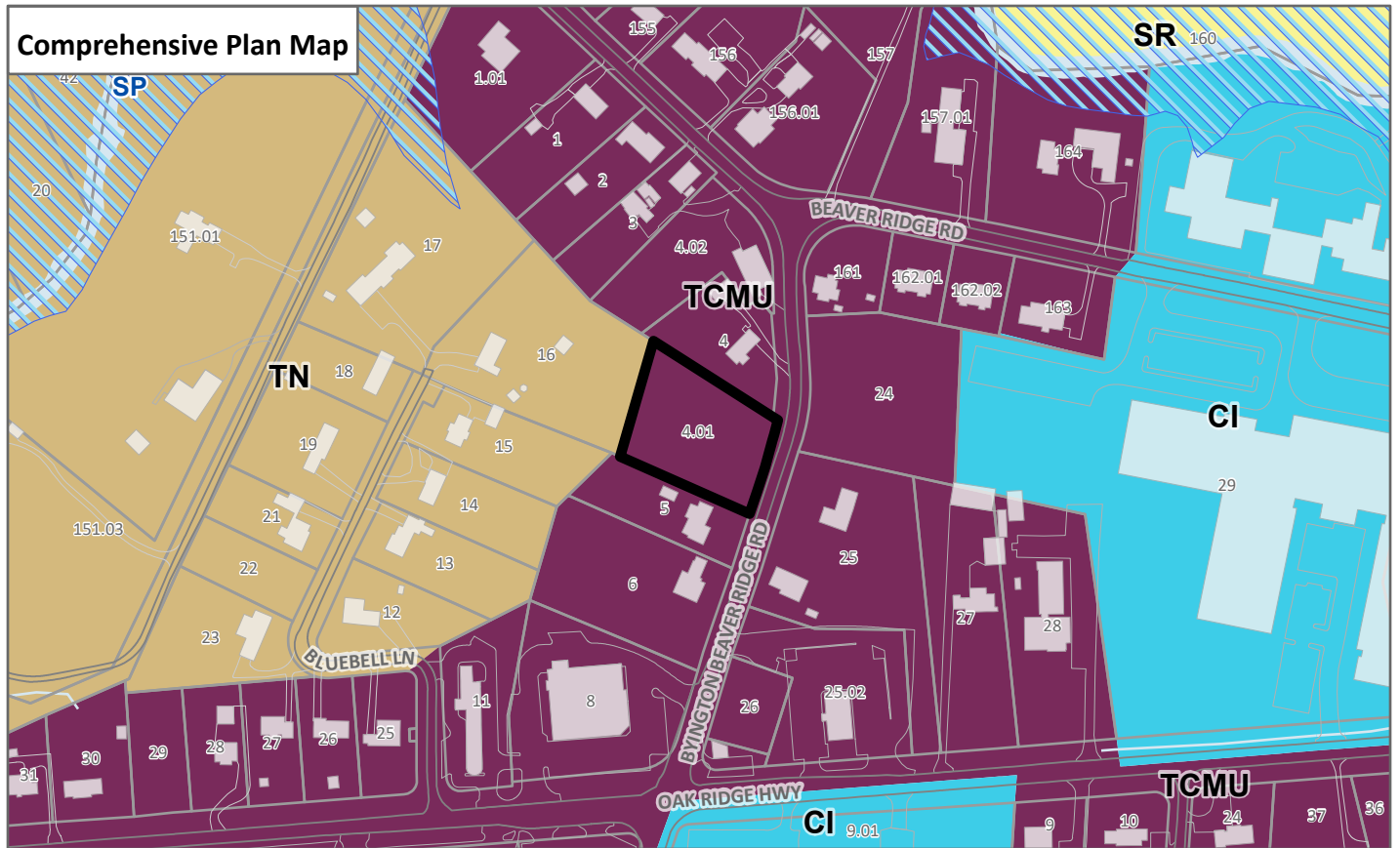


EXHIBIT A, CONTEXTUAL MAPS

7-L-26-RZ



Case boundary



Existing Land Use Map

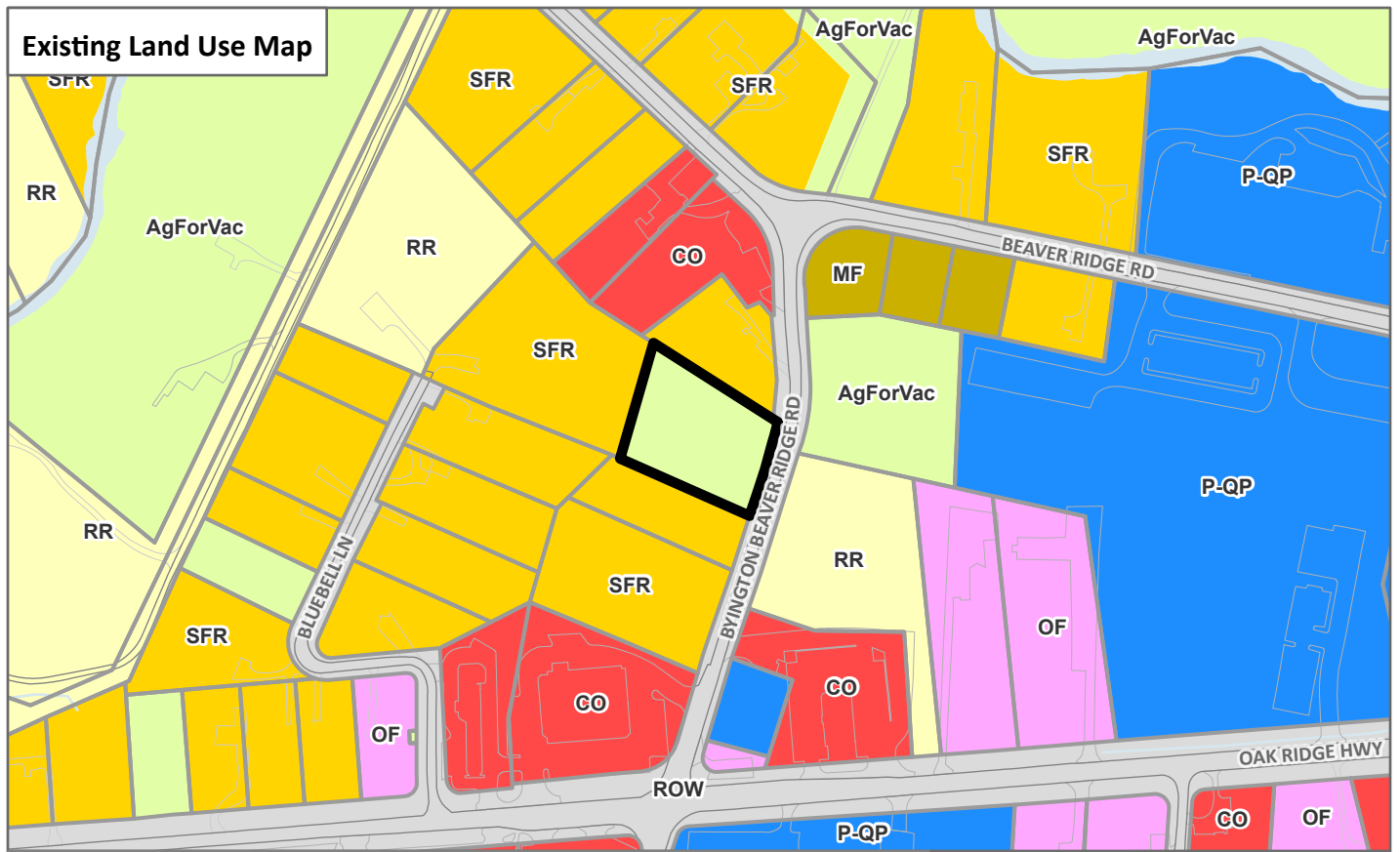
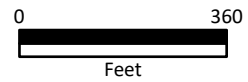


EXHIBIT A, CONTEXTUAL MAPS

7-L-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.

6/27/26

7/10/26

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



Michael Girard

May 26, 2026

Applicant Signature

Applicant Name

Date