REZONING REPORT

FILE #: 11-J-26-RZ **AGENDA ITEM #: 32**

AGENDA DATE: 11/12/2026

APPLICANT:	**MICHAEL SCOTT, MBI COMPANIES**
OWNER(S):	Maloney Estates LLC, 420 May Acquist
TAX ID NUMBER:	79 033 (PARTIAL) **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	4511 BEAVER RIDGE RD
LOCATION:	**Northeast quadrant of Oak Ridge Hwy and Schaad Rd intersection, south of Beaver Ridge Rd**
APPX. SIZE OF TRACT:	**1.45 acres**
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via Schaad Road, a median-divided minor arterial with four lanes within a right-of-way width that varies from 103-106 ft. Access is also via Oak Ridge Highway, a state-owned major arterial with eight lanes within a right-of-way width that varies from 178-226 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Grassy Creek
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**CA (General Business)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
EXTENSION OF ZONING:	Yes, it is an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land, single family residential - CA (General Business), A (Agricultural)
	South: Agriculture/forestry/vacant land - CA (General Business)
	East: Agriculture/forestry/vacant land - CA (General Business)
	West: Agriculture/forestry/vacant land - A (Agricultural)
NEIGHBORHOOD CONTEXT:	The subject property is north of a commercial node at the Oak Ridge Highway and Schaad Road intersection. The surrounding area is otherwise characterized by single family houses on large lots and in subdivisions interspersed with forested slopes. Ridgedale School is 0.62 miles to the east, and Knoxville Municipal Golf Course is 0.25 miles to the north.

STAFF RECOMMENDATION:

Approve the CA (General Business) zone because it is a minor extension and is consistent with the Knox County Comprehensive Plan.

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. There has been a trend of rezonings to the CA (General Business) zone along this section of Oak Ridge Highway beginning in the early 1990s.
2. A phase of the Schaad Road realignment and expansion project was completed adjacent to the property in 2010. Oak Ridge Highway was widened from three lanes to six lanes in 2015, and was widened to up to eight lanes in 2022 across the property's frontage.
3. These major improvements were followed by the creation of a large commercial node along Malone Creek Drive at the southwest quadrant of the Oak Ridge Highway and Schaad Road intersection in 2020 that is continuing to expand. A new traffic signal is planned at the intersection of Schaad Road and Malone Creek Drive to support the growing trend of commercial development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The CA zone is intended for general retail businesses and services. The property's location along a commercial corridor is consistent with the intent of the CA zone.
2. Rezonings 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 CA zone is compatible with the surrounding CA zoning and commercial land uses. The CA zone permits a variety of commercial uses, and residential uses that are compatible with nearby RA (Low Density Residential) and RB (General Residential) zoning.

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 proposed rezoning would be a minor extension of the existing CA zoning on the parcel to the east of the subject property. The property does not abut any residentially zoned properties, and traffic is unlikely to be routed along Beaver Ridge Road to the north, which does feature residential uses.
2. The property is accessed via Oak Ridge Highway, a major arterial and commercial corridor, and Schaad Road, a minor arterial, which both have the capacity to support additional commercial development without routing traffic through side streets. A traffic impact study may be required by Knox County Engineering and Public Works during permitting.
3. A blue line stream runs along the western and northern property lines, and any future development would need to comply with applicable stream buffers and the Knox County Stormwater Management Ordinance. There is also a depression near the stream along the western lot line that is a potential sinkhole, and a geotechnical study may be required by Knox County Engineering and Public Works to make that determination. These environmental constraints will limit access options to Schaad Road and buffer development from the residential uses along Beaver Ridge Road to the north.

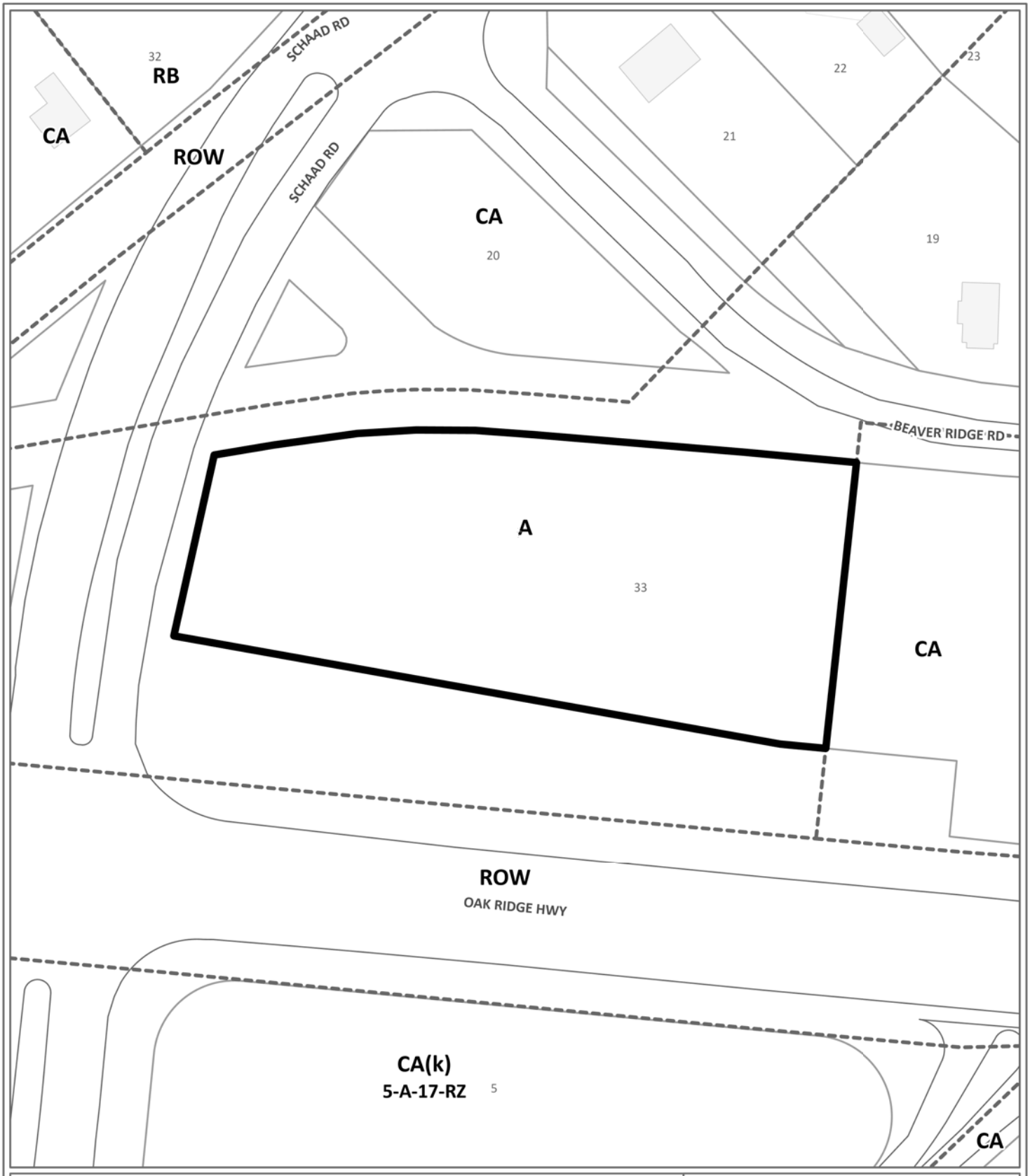
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The CA zone is partially related to the property's CMU (Corridor Mixed-Use) place type in the Knox County Comprehensive Plan, which is appropriate for moderate-scale walkable mixed-use development occurring along major corridors.
2. Partially related zones must meet additional review criteria. The proposed rezoning meets the second criterion, as it is an extension of current zoning on adjacent sites.
3. The proposed rezoning is consistent with the Comprehensive Plan’s Implementation Policy 4, to incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development. The subject property has direct access to Oak Ridge Highway and Schaad Road, which are both arterials that feature sidewalks along the property's frontage and crosswalks that provide pedestrian access to surrounding commercial and residential development. The CA zone permits a mix of commercial, residential, and mixed-use development.
4. The rezoning is also aligned with the property’s location within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonable compact pattern of development and promotes the expansion of the Knoxville-Knox County economy.

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 12/14/2026. 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 **11-J-26-RZ**

Petitioner: Michael Scott, MBI Companies

From: A (Agricultural)

To: CA (General Business)

Map No: 79

Jurisdiction: County

0 90

Feet

Original Print Date: 10/6/2026

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

Exhibit A. Contextual Images



AERIAL MAP

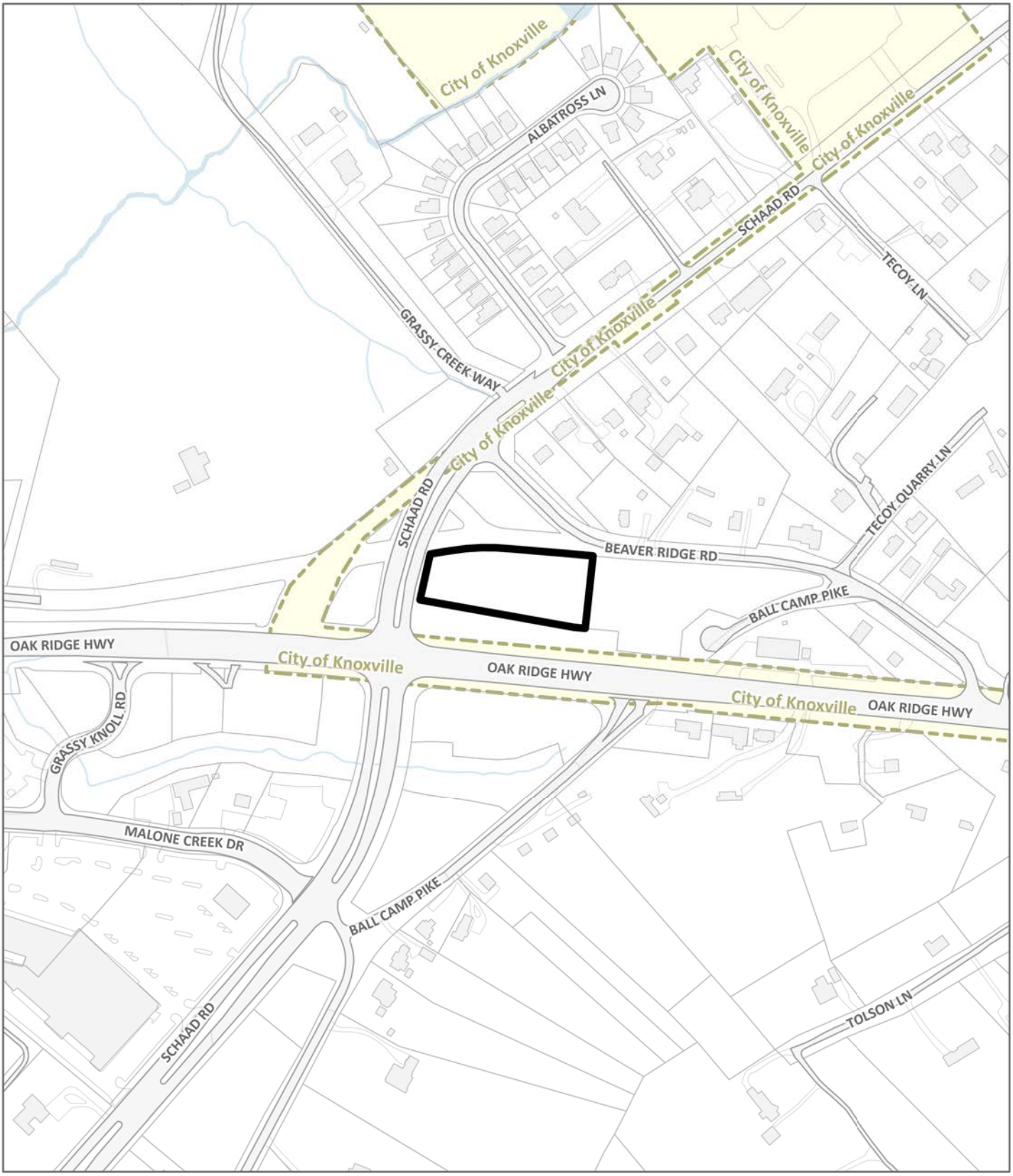
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP

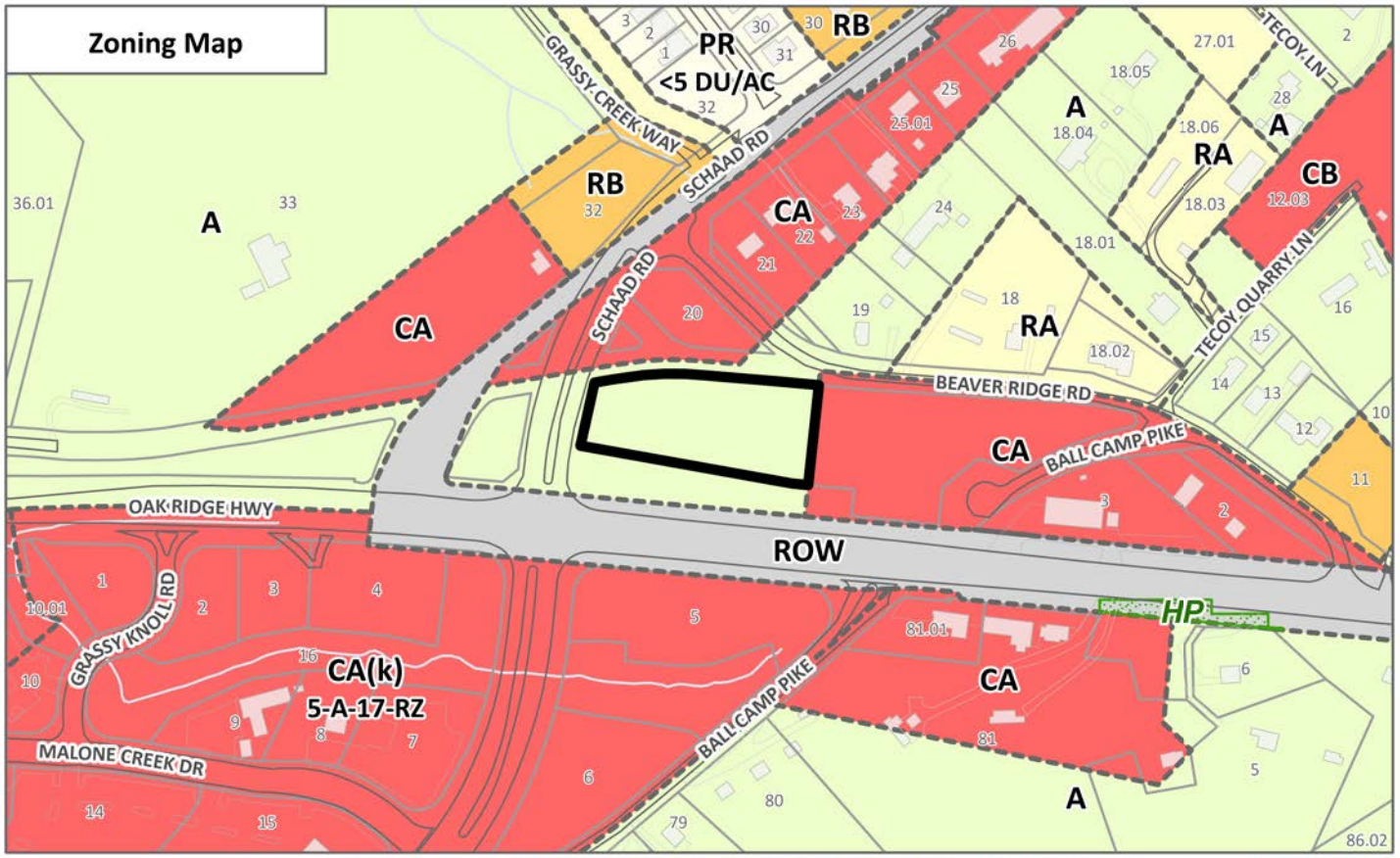
11-J-26-RZ

Case boundary

0 360

Feet

N



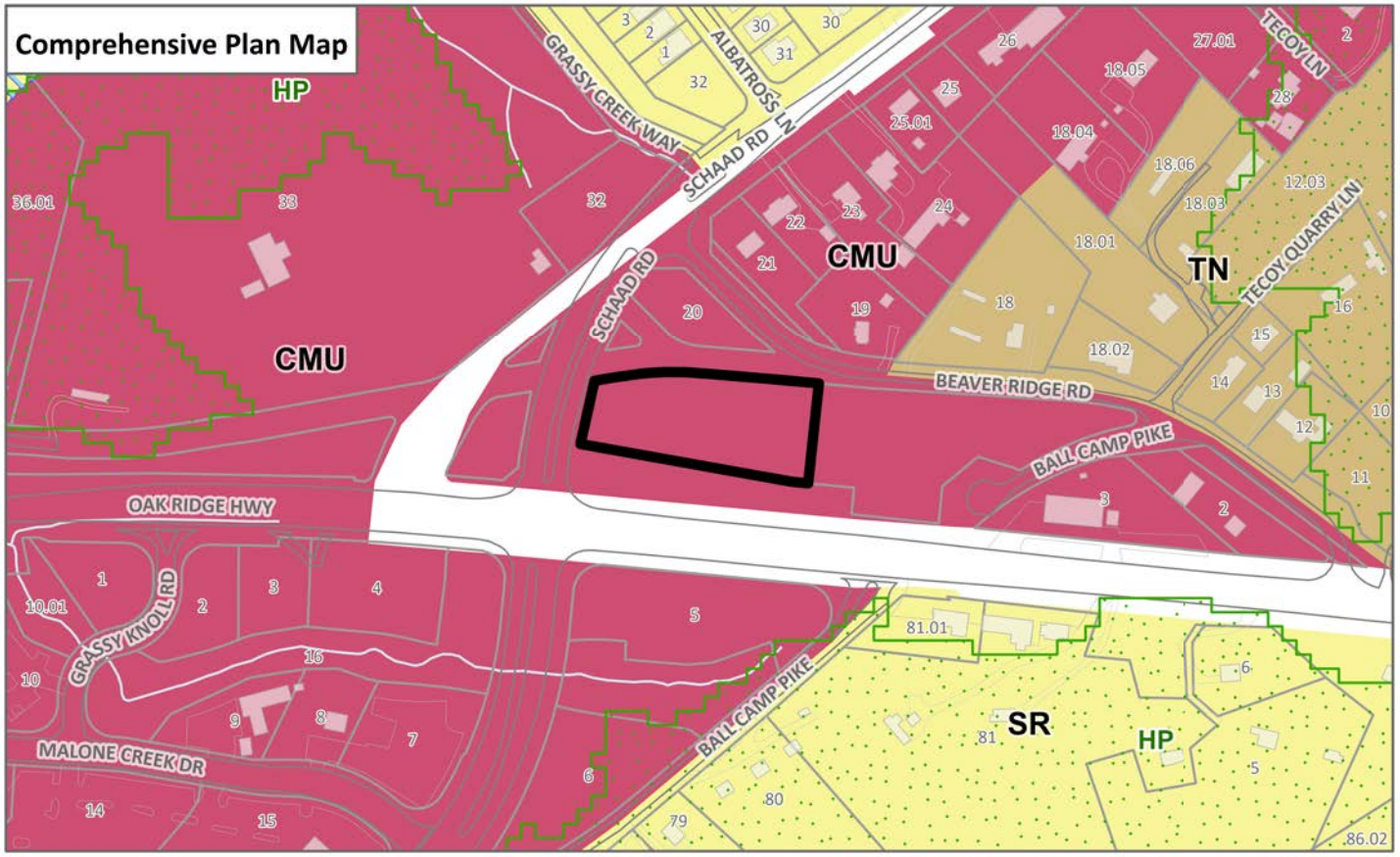
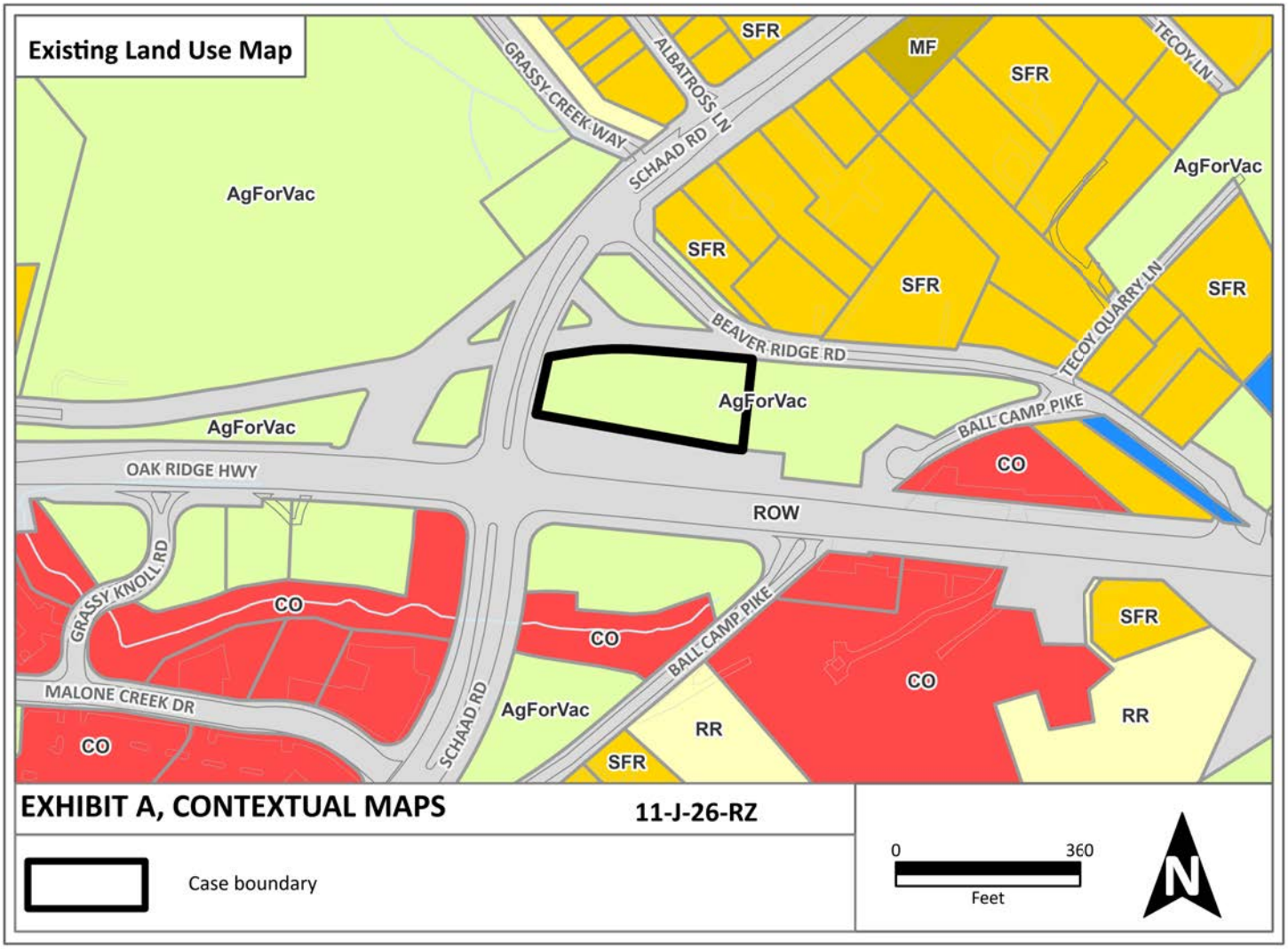


EXHIBIT A, CONTEXTUAL MAPS **11-J-26-RZ**

Case boundary

0 360
Feet

N


Existing Land Use Map
GRASSY CREEK WAY
ALBATROSS LN
SCHAAD RD
SFR
MF
SFR
TECOY LN
AgForVac
AgForVac
SFR
SFR
SFR
TECOY QUARRY LN
BEAVER RIDGE RD
AgForVac
AgForVac
BALL CAMP PIKE
CO
OAK RIDGE HWY
ROW
GRASSY KNOLL RD
CO
CO
BALL CAMP PIKE
SFR
CO
MALONE CREEK DR
SCHAAD RD
AgForVac
RR
RR
CO
SFR
EXHIBIT A, CONTEXTUAL MAPS
11-J-26-RZ
Case boundary
0
360
Feet
N

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.*

10/31/26
Date to be Posted

11/13/26
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

Cole Carruthers
Applicant Signature

Cole Carruthers
Applicant Name

6/26/26
Date