

REZONING REPORT

► **FILE #:** 9-B-26-RZ

AGENDA ITEM #: 7

AGENDA DATE: 9/10/2026

► **APPLICANT:** BEIT VENTURES

OWNER(S): Beit Ventures Beit Development LLC

TAX ID NUMBER: 93 N A 034, 03401, 03402

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1814 KIM WATT DR (1816 KIM WATT DR; 1760 MILLARD BEETS RD)

► **LOCATION:** Northwest side of Kim Watt Dr, southeast side of Millard Beats Rd.

► **APPX. SIZE OF TRACT:** 0.99 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Kim Watt Drive, a local street with a 20-ft pavement width within a right-of-way that varies from 41-51 ft, and via Millard Beets Road, a local street with a pavement width of 14-16 ft within a right-of-way that varies from 40-47 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **CURRENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **REQUESTED ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is located within the Middlebrook Heights (West) neighborhood approximately one mile north of Pond Gap Elementary School and the Papermill Drive corridor. The surrounding area features a mix of single-family and two-family dwellings on a wide range of lot sizes and multi-family developments.

STAFF RECOMMENDATION:

- **Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with adopted plans. The HP (Hillside Protection Overlay) district would be retained.**

COMMENTS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Since 2023, there have been two approved rezonings from the RN-1 (Single-Family Neighborhood Residential) zoning district to the RN-2 (Single-Family Residential Neighborhood) zoning district within 0.25 miles of the subject property along Kim Watt Drive.
2. There has been a gradual increase in residential development in the surrounding area, primarily consisting of single-family dwellings on a wide range of lot sizes and one duplex 50 ft south of the subject property on Kim Watt Drive. A 14-lot single-family subdivision is under construction to the west.
3. Speed humps were installed along Kim Watt Drive between 2024 and 2025 to improve roadway safety.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 zoning district is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks than RN-1. Two-family dwellings may also be allowed by special use approval.
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 RN-1 and RN-2 zoning districts permit the same uses.

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

1. The RN-2 district would be compatible with the wide mix of residential development in the surrounding area, which features single-family dwellings, two-family dwellings, and multi-family developments with various lot sizes and setbacks.
2. The proposed rezoning could result in a minor increase in residential traffic to Kim Watt Drive and Millard Beets Road. Kim Watt Drive is a local street with a 20-ft pavement width, and Millard Beets Road is an unstriped local street with uneven pavement widths ranging from 14 ft to 16 ft. However, the subject properties that access Millard Beets Road are within 450 ft of the entrance to Kim Watt Drive.
3. The RN-2 district at this location is not anticipated to negatively impact the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated LDR (Low Density Residential) under the City's One Year Plan and North City Sector Plan, which permits consideration of the RN-2 zoning district.
2. The proposed rezoning is consistent with the General Plan's Development Policy 8: Encourage growth in existing urban areas.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

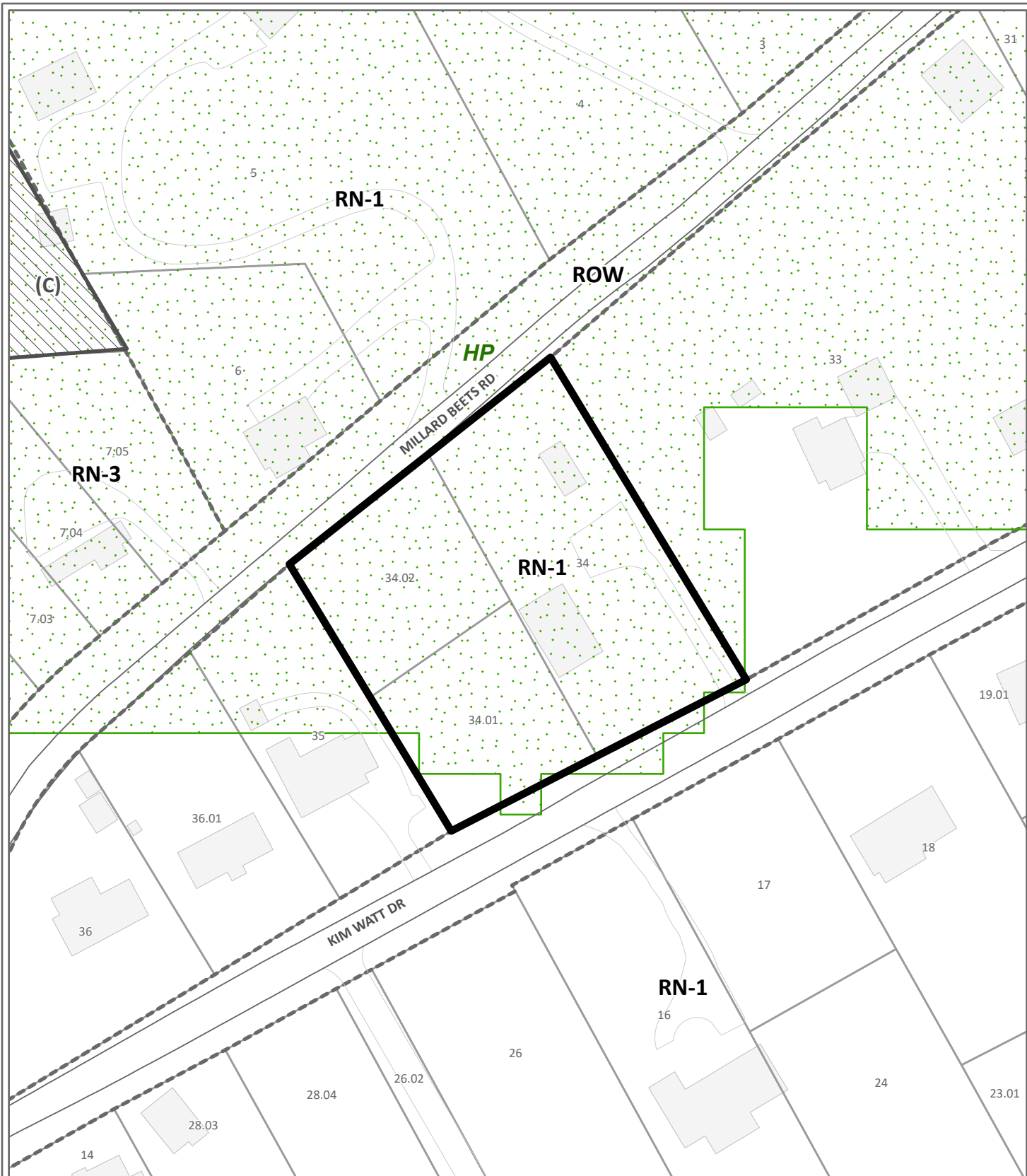
1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 10/13/2026 and 10/27/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

9-B-26-RZ

Petitioner: Beit Ventures



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

To: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 7/29/2026

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

Map No: 93

Jurisdiction: City

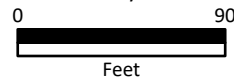


Exhibit A. Contextual Images



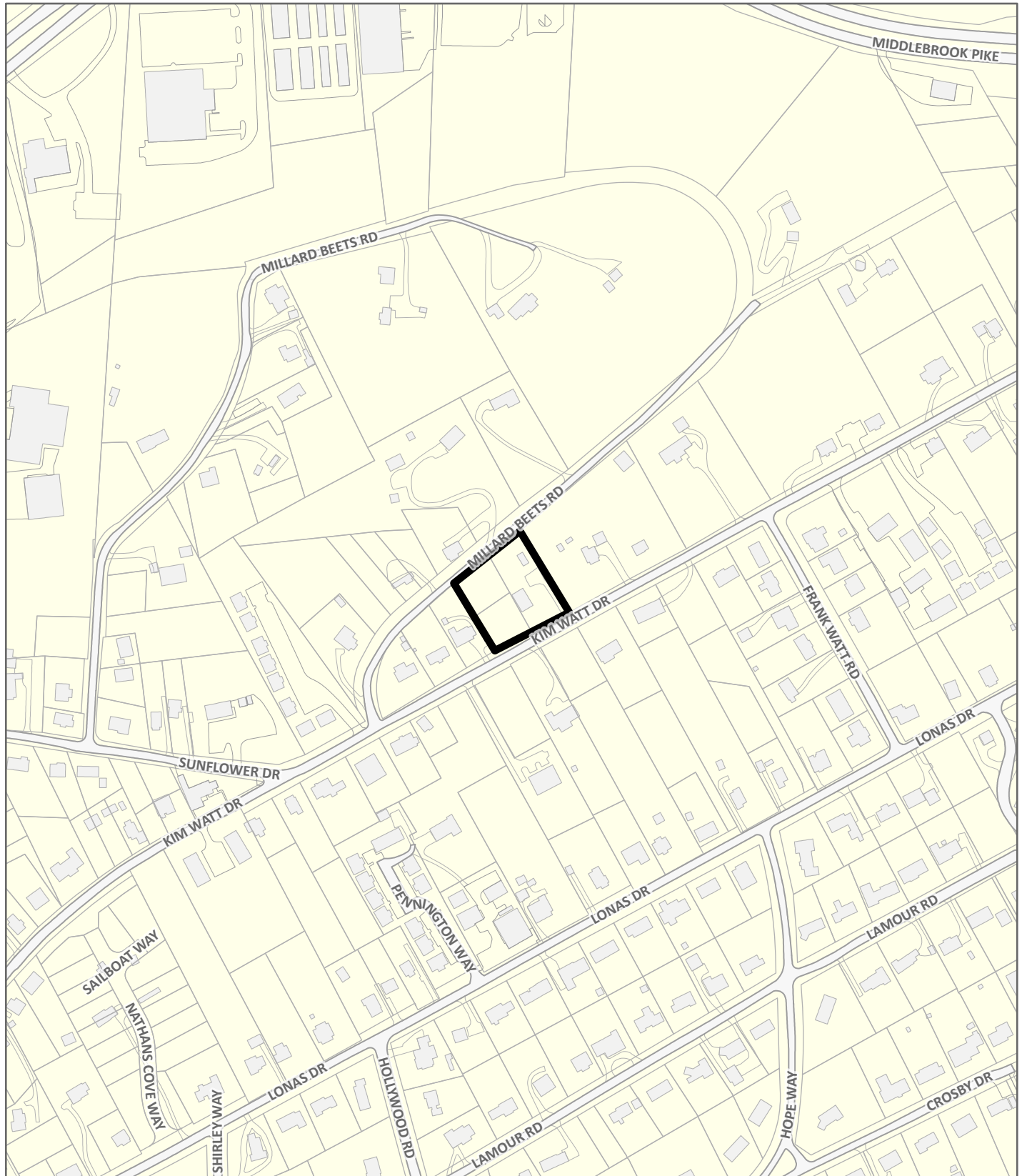
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

9-B-26-RZ



Case boundary

0 360
Feet



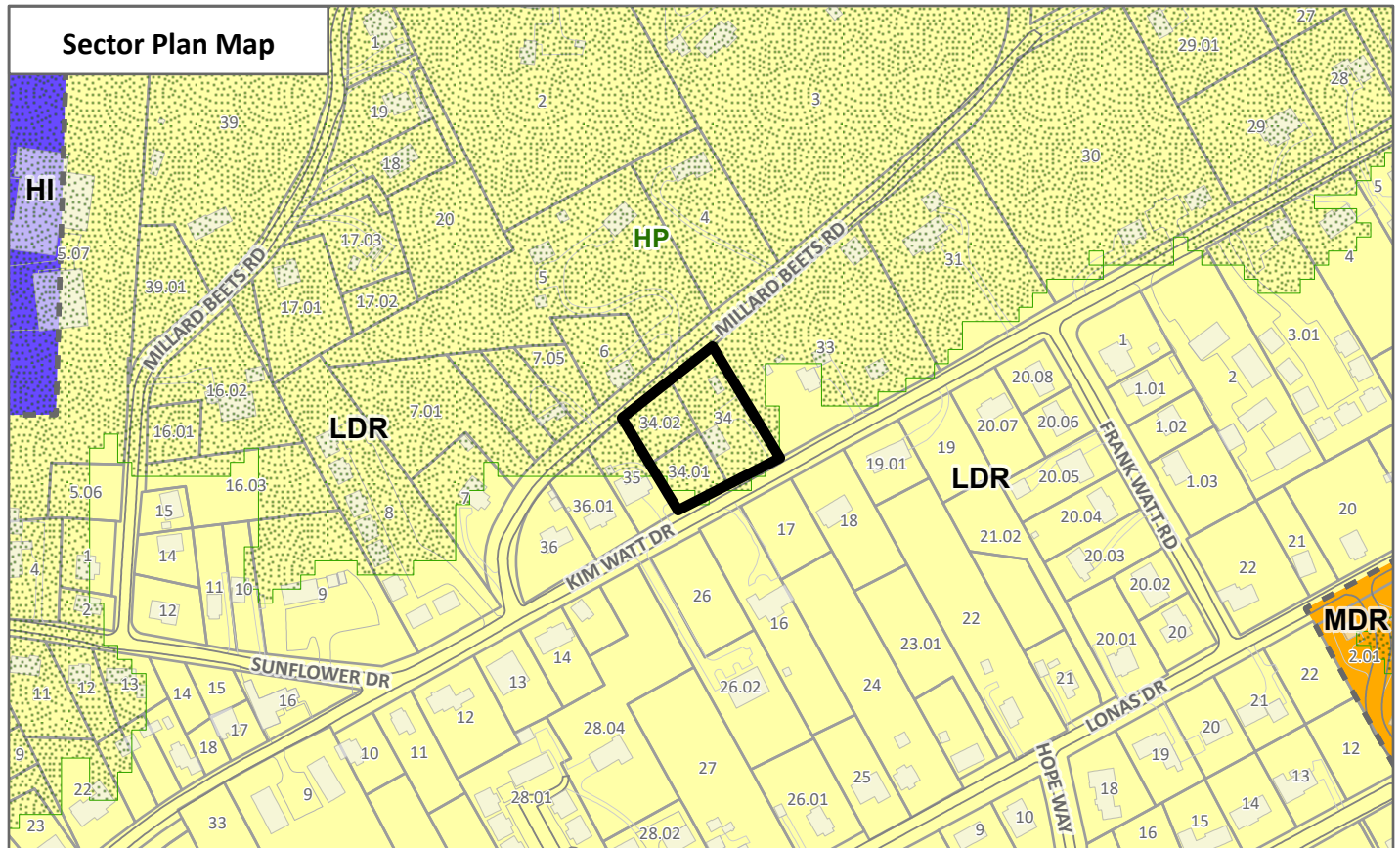
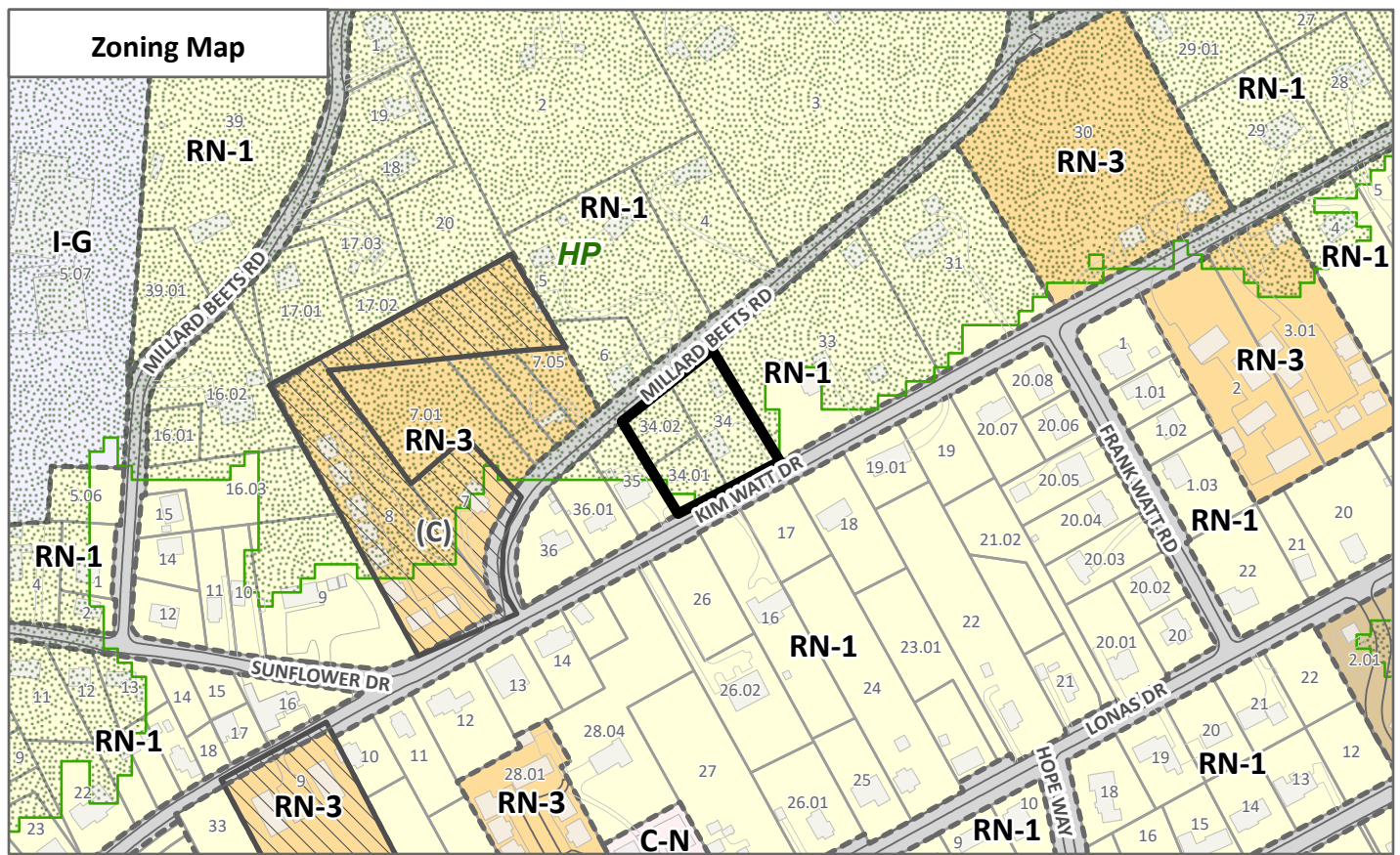
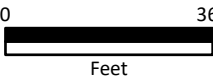
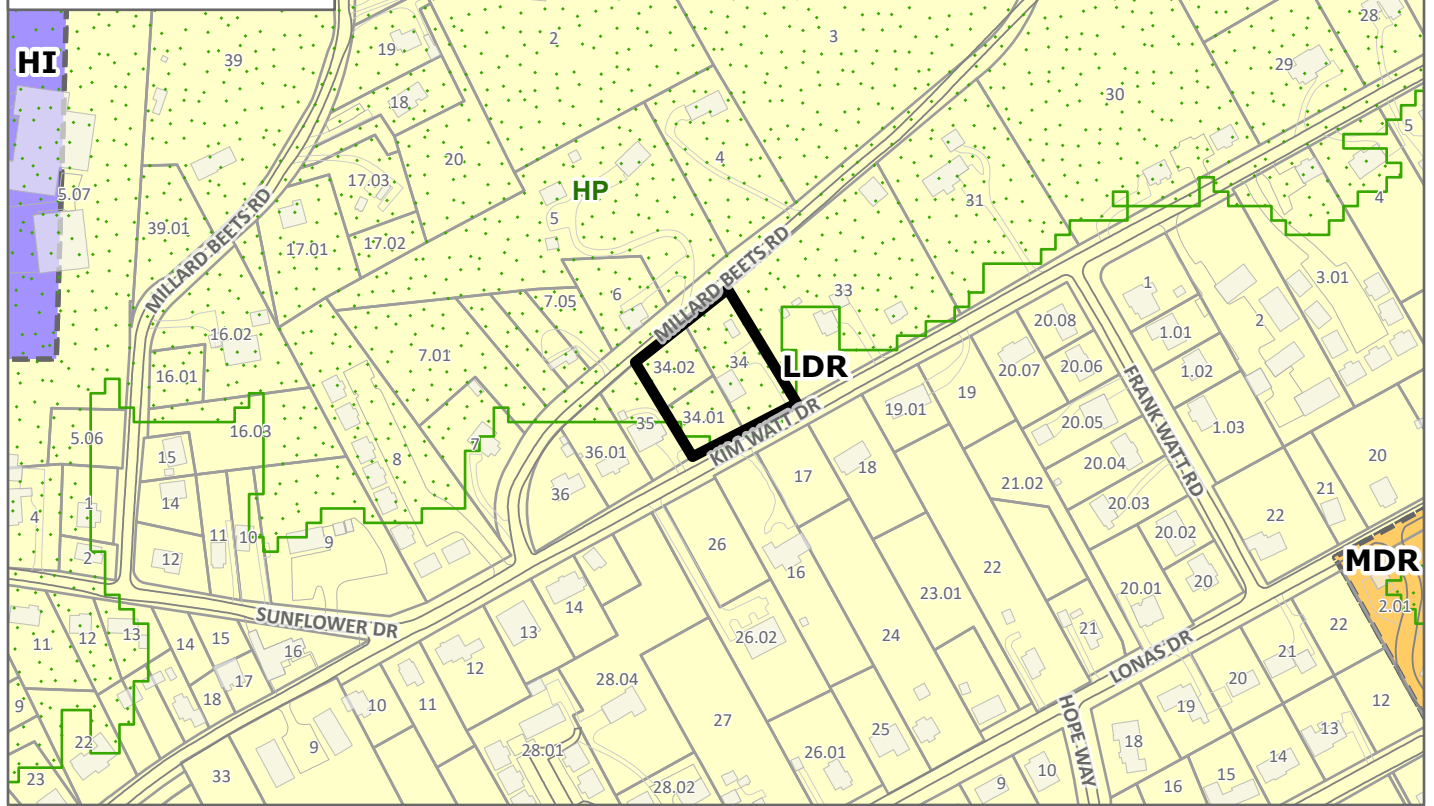


EXHIBIT A, CONTEXTUAL MAPS		9-B-26-RZ
 Case boundary		 

One Year Plan Map



Existing Land Use Map

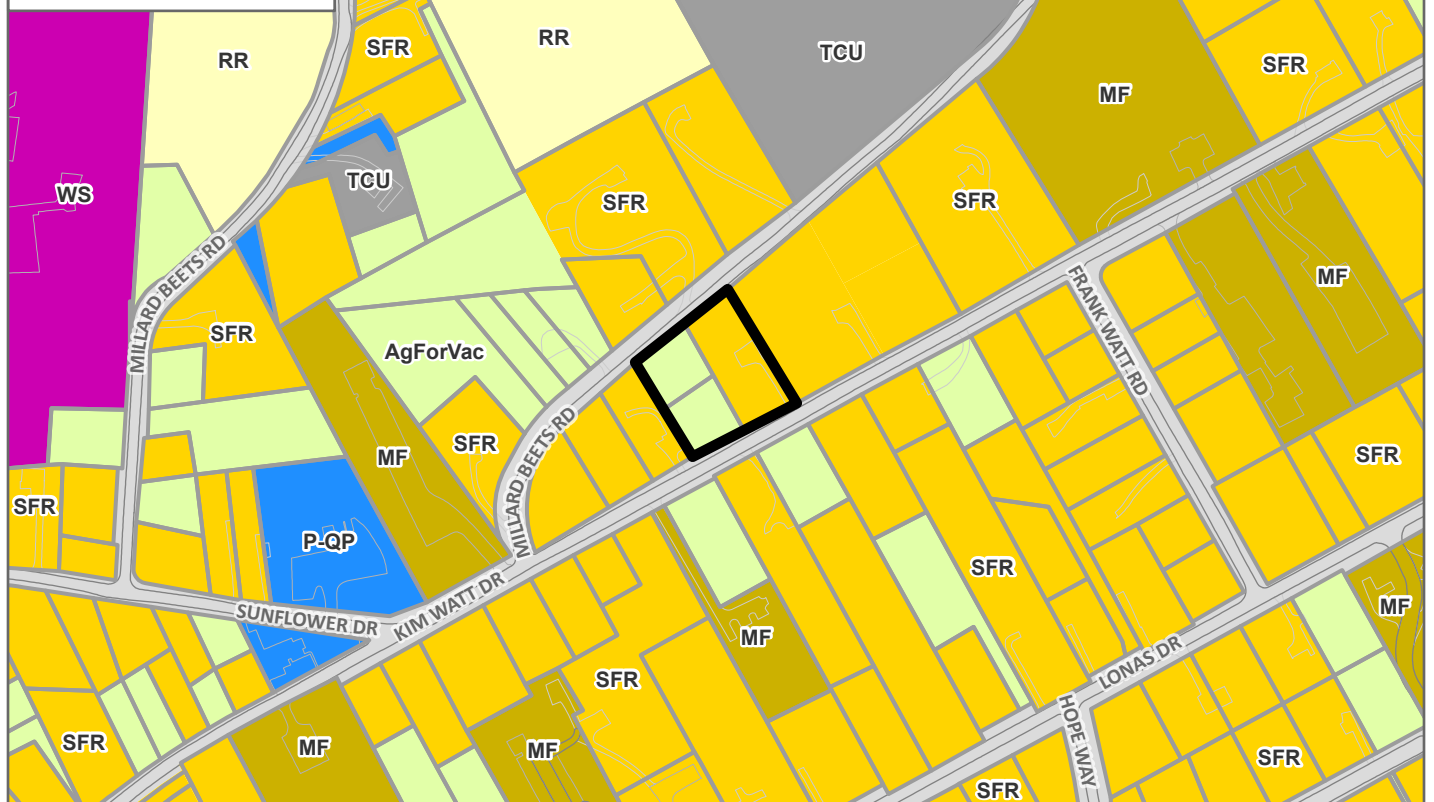


EXHIBIT A, CONTEXTUAL MAPS

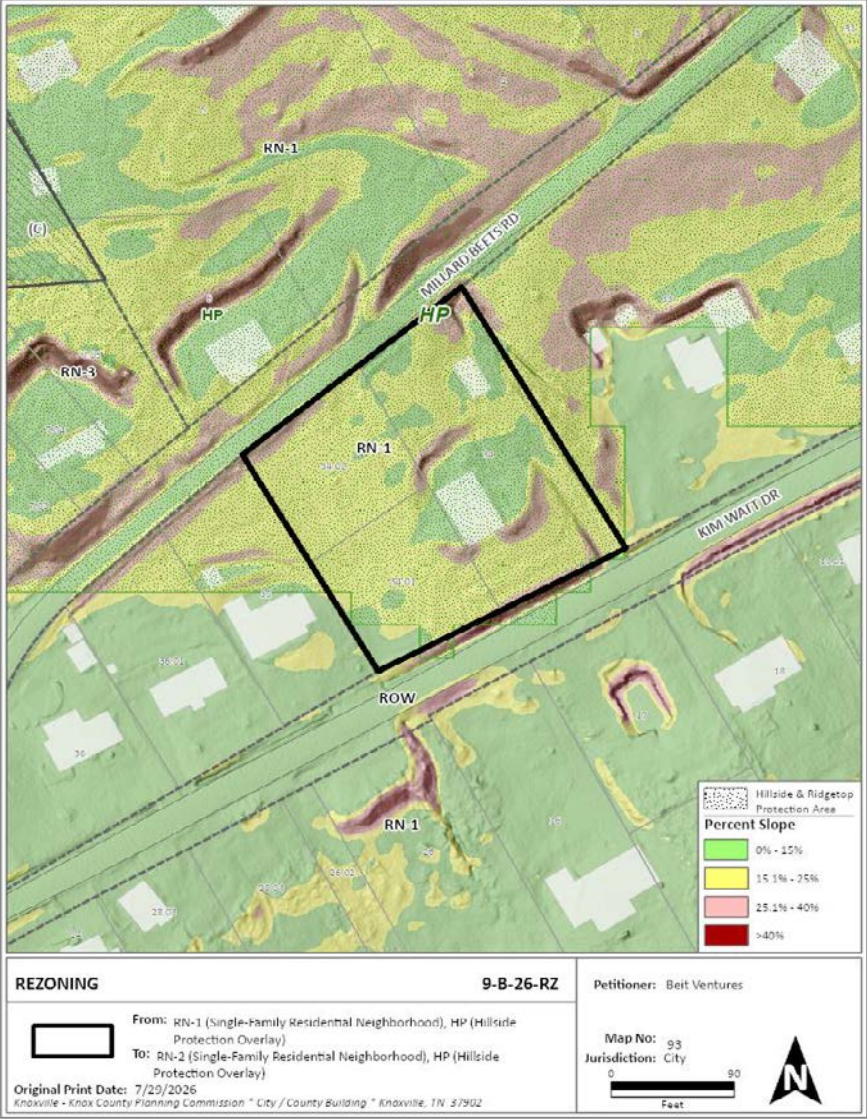
9-B-26-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	42,918.6	0.985			
Non-Hillside	1,491.0	0.034	N/A		
0-15% Slope	9,014.5	0.207	100%	9,014.5	0.207
15-25% Slope	28,163.9	0.647	50%	14,082.0	0.323
25-40% Slope	3,749.2	0.086	20%	749.8	0.017
Greater than 40% Slope	500.0	0.011	10%	50.0	0.001
Ridgetops					
Hillside Protection (HP) Area	41,427.6	0.951	Recommended disturbance budget within HP Area	23,896.3	0.549
			Percent of HP Area	57.7%	



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.

8/29/26

Date to be Posted

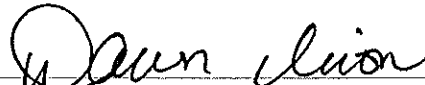
9/11/26

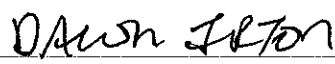
Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting


Applicant Signature


Applicant Name

7-13-26
Date