

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-D-26-RZ

Related File Number:

Application Filed: 4/27/2026

Date of Revision:

Applicant: BEIT VENTURES LLC

PROPERTY INFORMATION

General Location: South side of Three Points Rd, northwest side of Rutledge Pike, northeast of Roberts Rd

Other Parcel Info.:

Tax ID Number: 42 016

Jurisdiction: County

Size of Tract: 3.44 acres

Accessibility: Access is via Three Points Road, an unstriped local street with 16 ft of pavement width within a right-of-way width that varies from 40-42 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Rural Residential

Surrounding Land Use:

Proposed Use: **Density:** up to 2 du/ac

Planning Sector: Northeast County **Plan Designation:** RC (Rural Conservation), SP (Stream Protection), HP (Hillsi

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in an area that features single family houses on large lots and agricultural uses interspersed with undeveloped, forested tracts. There are some commercial uses 0.3 miles to the southwest near the intersection of Rutledge Pike and Roberts Road, and East Knox County Elementary lies 0.4 miles to the northeast.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8922 THREE POINTS RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), F (Floodway)

Former Zoning:

Requested Zoning: PR (Planned Residential), F (Floodway),

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Deny the PR (Planned Residential) zone with up to 2 du/ac due to environmental constraints with the site. The F (Floodway) designation would be retained.

Staff Recomm. (Full):

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 northwest of Rutledge Pike has remained stable with little change over the last 20 years. New development in the area has been limited, mainly consisting of trash and waste collection services operations abutting the subject property to the south and the sporadic construction of single-family dwellings on existing lots.
2. Rezoning trends have been focused along and southeast of Rutledge Pike, where there has been more consistent non-residential and residential development. The intersection of Roberts Road and Rutledge Pike has gradually transitioned to a node of commercial and light industrial zoning. However, residential rezonings have been limited, with the most recent rezoning request occurring in 1996, roughly 0.41 miles to the north.

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 that encourage more imaginative solutions to environmental design problems by allowing residential development to be clustered on more optimal sections of the property.
2. The F (Floodway) zone is intended to protect the river, creek channels, and floodplains from encroachment so that flood heights and flood damage will not be increased and to provide for the necessary regulations for the protection of the public health and safety in areas subject to flooding.
3. Roseberry Creek runs through the eastern side of the subject property, and the creek floodway encompasses the majority of the site. Though the PR zone allows clustered development, most of the property is within the 100-yr and 500-yr floodplains (Exhibit B: FEMA Flood Map). Additionally, the area outside of the floodplains is in the HP (Hillside Protection) area, and has steep slopes in the 15-25% and 25-40% ranges. These environmental factors would make clustering development at this location challenging.
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 uses allowed in the Floodway are generally restricted to recreational or agricultural uses that do not require buildings, so residential structures would be confined to the PR-zoned portion of the property. The PR zone with up to 2 du/ac would be compatible with surrounding residential development, which consists of single-family dwellings on a wide range of lot sizes.

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. Roughly 1 acre of the subject property is zoned F and cannot be developed for residential uses.
2. The PR zone with up to 2 du/ac would allow up to 4 units on the remaining approximately 2.44 acres of the property. Though the PR zone allows development to be clustered away from environmentally sensitive areas, only a small portion of the property is outside the floodplains and a portion of the

property is constrained with steep slopes. The significant environmental constraints on the site do not support increasing residential intensity.

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 RC (Rural Conservation) in the Knox County Comprehensive Plan, which is intended to conserve forested areas, ridges, wetlands, and other natural features by clustering development and minimizing land disturbance. In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected.

2. The PR zone is partially related to the RC place type. Partially related zones are required to meet additional review criteria. The proposed rezoning meets the first criterion, as the allowable uses in the PR zone with up to 2 du/ac are consistent with the RC place type's recommended land use mix.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which is intended to promote a more compact pattern of development and a wide range of housing choices. The proposed rezoning supports the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 6/11/2026

Details of Action: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is partially related to the RC Placetype and meets the intent of the PR zone. The F (Floodway) designation would be retained.

Summary of Action: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is partially related to the RC Placetype and meets the intent of the PR zone. The F (Floodway) designation would be retained.

Date of Approval: 6/11/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/20/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Approved PR (Planned Residential) up to 1 du/ac and F (Floodway) with the condition that access be to Three Points Road and there shall be no access to Rutledge Pike.

Date of Legislative Appeal: **Effective Date of Ordinance:**