

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-B-26-RZ
Application Filed: 7/13/2026
Applicant: BEIT VENTURES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Kim Watt Dr, southeast side of Millard Beats Rd.
Other Parcel Info.:
Tax ID Number: 93 N A 034, 03401, 03402 **Jurisdiction:** City
Size of Tract: 0.99 acres
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 Beats Road, a local street with a pavement width of 14-16 ft within a right-of-way that varies from 40-47 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection Overlay)
Growth Policy Plan: N/A (Within City Limits)
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.

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

Street: 1814 KIM WATT DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

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.): 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.

Staff Recomm. (Full):

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.

Action: Approved **Meeting Date:** 9/10/2026

Details of Action:

Summary of Action: 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.

Date of Approval: 9/10/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/13/2026

Date of Legislative Action, Second Reading: 10/27/2026

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: