

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-E-26-DP Related File Number: 1-SD-26-C
Application Filed: 11/25/2025 Date of Revision:
Applicant: ELITE CONSTRUCTION

PROPERTY INFORMATION

General Location: Northeast side of Bakertown Rd, east of Bert Newman Ln
Other Parcel Info.:
Tax ID Number: 91 248 Jurisdiction: County
Size of Tract: 6.36 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2924 BAKERTOWN RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential, subject to conditions) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Elite Construction on Bakertown Road
No. of Lots Proposed: 12 **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: Whitney Warner
Staff Recomm. (Abbr.): Approve the Development Plan for up to 12 single family houses on individual lots, and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-R-25-RZ.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property is zoned PR(k) (Planned Residential) with a density of up to 2 du/ac, subject to 1 condition: Maintaining a 50 ft tree preservation buffer along the northern and eastern boundary lines, as shown in the shaded area on Exhibit B. The applicant is proposing to subdivide this 6.27-acre tract into 12 lots with single family houses. The development will yield a density of 1.91 du/ac.
- B. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).
- C. The applicant is requesting a reduction in the peripheral boundary along Lots 3, 4, and 5 from 35 ft to 25 ft as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to A (Agricultural) or PR zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) and HP (Hillside Protection) on the Future Land Use Map. Single family houses are considered a primary use in the SR place type. The single family lots are similar to other single family lots in the area. The recommended 50-ft tree preservation buffer would help maintain the slopes on the property's northern and eastern sides.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single-family lots are compatible with the other single-family residences in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the Development Plan for up to 12 single family houses on individual lots, and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

Date of Approval: 2/12/2026 **Date of Denial:** **Postponements:** 1/8/2026

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: