

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



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

PROPERTY INFORMATION

General Location: Northeast side of Bakertown Rd, across from the eastern terminus of Bert Newman Ln
Other Parcel Info.:
Tax ID Number: 91 248 **Jurisdiction:** County
Size of Tract: 6.27 acres
Accessibility: Access is via Bakertown Road, a major collector with a 16.5-18 ft of pavement width within a right-of-way width that varies from 46-50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Single family residential - A (Agricultural)
South: Single family residential - A (Agricultural), RA (Low Density Residential)
East: Single family residential - PR (Planned Residential) up to 4 du/ac
West: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.91 du/ac
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

Variations Requested: VARIANCES:
1. None.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road 'A' at Bakertown Road.

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 Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Certifying that the required sight distance is available along Bakertown Rd in both directions, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase. Additionally, creating sight distance easements on lots 1 and 12 to be noted on the final plat.
5. Maintaining a tree buffer with 50 ft of depth along the north and east property lines and installing high-visibility tree protection fencing before clearing and grading activities begin, to be maintained until site and building construction are complete, per the zoning condition (10-R-2R-RZ).
6. The 50-ft tree buffer shall be in common area.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-R-25-RZ.
9. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

Comments: This proposal is a 12-lot detached residential subdivision on this 6.27-acre property at a density of 1.91 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 2 du/ac, subject to the condition of 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 shows the 50-ft tree buffer crossing the house lots and common area but does not indicate how the trees will remain undisturbed, as required by the zoning condition. In condition 6, staff recommend that the tree buffer be in common area rather than across private property, as proposed.

This 6.27-acre site is entirely within the HP (Hillside Protection) area. The slope analysis recommends a land disturbance budget of 5.89 acres. The applicant states there will be 1.45 acres of disturbance in the HP area, but this calculation considers only the road, not the houses or other site improvements. However, if the 50-ft tree buffer is preserved as required by the zoning condition, the project will stay within the recommended land disturbance budget, even if the remainder of the site is disturbed.

Entrance to the development will line up with Bert Newman Rd. The applicant provided verification that the proposed access location can obtain the minimum 300 ft sight distance with grading along the Bakertown Road frontage. Sight distance easements will be required for Lots 1 and 12 to maintain sight distance on Bakertown.

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

Details of Action: Approve the concept plan, subject to 9 staff conditions, with the following revision to condition #6: "A 50ft tree buffer shall be recorded on the final plat and shall be protected by deed restrictions."

Summary of Action: Approve the concept plan, subject to 9 staff conditions, with the following revision to condition #6: "A 50ft tree buffer shall be recorded on the final plat and shall be protected by deed restrictions."

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:

Date of Legislative Action, Second Reading:

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: