

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-R-25-RZ **Related File Number:**
Application Filed: 8/25/2025 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: East 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: 6.36 acres
Accessibility: Access is via Bakertown Road, a major collector street with 16-18 ft of pavement width within a 47-55 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 4 du/ac
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgeline Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in a residential area featuring single family and multifamily subdivisions and single family houses on large lots interspersed with undeveloped, forested slopes. Schaad Road lies 0.75 miles to the north.

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: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, it is 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.):

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 1 condition.

1) Maintaining a 50-ft tree preservation buffer along the northern and western boundary lines, as shown in the shaded area on Exhibit B.

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 trends have primarily been residential in nature, consisting of single-family subdivisions on small and medium lots, townhouses, and multi-family developments.
2. Since the early 1990s, zoning in the surrounding area has gradually transitioned from A (Agricultural) zoning to RA (Low Density Residential) and PR (Planned Residential) ranging from up to 3.25 to 8 du/ac. Many of these rezonings have occurred along Ball Camp Pike to the north and further south on Bakertown Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone provides flexibility for residential development, allowing a mix of residential uses and lot sizes characterized by a unified building and site development program.
2. 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 PR zone with up to 2 du/ac would be compatible with the surrounding residential zoning.

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. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. The subject property is situated on a large curve of Bakertown Road with limited visibility (Exhibit A) and uneven pavement widths ranging from 16 ft to 18 ft. The suboptimal road conditions on this section of Bakertown Road do not support an increase to 4 du/ac at this location.

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 SR (Suburban Residential) in the Knox County Comprehensive Plan, which recommends primarily residential uses such as single-family and attached residential. The PR zone is partially related to the SR place type and additional criteria must be met for partially related zones. The proposed rezoning meets the first criterion, as the allowable housing types in the PR zone with up to 2 du/ac are consistent with the recommended land use mix.
2. The recommended density of 2 du/ac complies with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development. As mentioned, the subject property is on a bend on Bakertown Road with suboptimal road widths. PR with up to 2 du/ac would

permit a minor increase in density that is better suited to the current infrastructure.

3. The subject property is within the HP (Hillside Protection) area of the Comprehensive Plan and near the foothills of the Black Oak Ridge. The recommended 50-ft tree preservation buffer would help maintain the slopes on the property's northern and western sides. This condition is supported by Implementation Policy 7, to encourage development practices that conserve and connect natural features.

4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact form of development and promotes the expansion of the Knox County economy. The rezoning supports the intent of the Planned Growth Area.

Action: Approved with Conditions

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 1 condition.

1) Maintaining a 50-ft tree preservation buffer along the northern and western boundary lines, as shown in the shaded area on Exhibit B.

Date of Approval: 10/2/2025

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: 11/10/2025

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: