

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 2-B-26-PA                      Related File Number: 2-M-26-RZ  
Application Filed: 12/30/2025              Date of Revision:  
Applicant: JAMES DEFENDERFER

## PROPERTY INFORMATION

General Location: Southeast corner of Ball Rd and Bakertown Rd, north of Schaad Rd  
Other Parcel Info.:  
Tax ID Number: 91 148                      Jurisdiction: County  
Size of Tract: 4.78 acres  
Accessibility: Access is via Bakertown Road, a major collector with 16-27 ft of pavement width within a right-of-way width that varies from 52-83 ft. Access is also via Ball Road, a major collector with 20 ft of pavement width within a right-of-way width that varies from 53-66 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Planning Sector: Northwest County      Plan Designation: SR (Suburban Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: The surrounding area predominantly features single family houses in subdivisions and larger lots, interspersed with vacant land and fields with livestock. The new Schaad Road extension lies 300 feet to the south.

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

Street: 3320 BAKERTOWN RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)  
Former Zoning:  
Requested Zoning: CN (Neighborhood Commercial)  
Previous Requests:  
Extension of Zone: Yes, it is an extension of the plan designation, but it is not an extension of the zoning.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)



**Details of Action:**

**Summary of Action:** Approve the SMR (Suburban Mixed Residential) place type because it is a minor extension that is compatible with surrounding development changes.

**Date of Approval:** 2/12/2026

**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**Withdrawn prior to publication?:**  **Action Appealed?:**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:** 3/16/2026

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied

**Disposition of Case, Second Reading:**

**If "Other":**

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**Amendments:**

**Amendments:**

Denied

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**