

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-B-26-UR **Related File Number:**
Application Filed: 12/30/2025 **Date of Revision:**
Applicant: NATE PARSONS

PROPERTY INFORMATION

General Location: North side of Bakertown Rd, southwest of Foote Mineral Ln
Other Parcel Info.:
Tax ID Number: 91 290 **Jurisdiction:** County
Size of Tract: 0.84 acres
Accessibility: Access is via Bakertown road, a minor collector with a pavement width of 17.5 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: 2 duplexes **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of single family residential dwellings on a mix of small suburban and larger rural lots. To the north of the subject site is a large collection of vacant, partially forested parcels.

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

Street: 2514 BAKERTOWN RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA(k) (Low Density Residential) with conditions
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) to RA (Low Density Residential) with conditions in October of 2025 (9-G-25-RZ).

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the request for 2 duplexes, as shown in the development plan, subject to 4 conditions.

Staff Recomm. (Full):

1. 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.
2. Providing turnaround driveways for each lot.
3. Meeting all applicable requirements of the Knox County zoning ordinance, including the condition from the rezoning 9-G-25-RZ. The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

Comments:

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

The development consists of 2 duplexes on individual lots on Bakertown Road east of Romulus Lane. The subject property consists of 1 lot that is proposed to be re-subdivided to create 2 lots. The existing building will be removed. Because Bakertown Road is classified as a collector road, each lot will provide driveway turnarounds for safety.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The property is designated as the SR (Suburban Residential) place type and is in the and HP (Hillside Protection) area. Suburban Residential areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The zoning condition requires a non-disturbance area to be shown on the plat. The property has significant slopes in excess of 45% on the rear of the property, and an additional condition has been added for the limit of disturbance to be verified and delineated on the site, with high-visibility fencing shown on the plans, before grading permits are issued for the site.

B. The proposed development of duplexes is consistent with the Comprehensive Plan's Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. This property is just outside of the city limits in the Urban Growth Boundary. Attached residential uses such as duplexes that have the scale of a single family home are appropriate in this area.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RA zone is intended to provide residential areas with low population densities. The proposed duplexes are permitted through the Use on Review process.

B. The minimum lot area for a duplex is 12,000 sq ft when sewer is available. Each lot is 18,483 sq ft. The allowable maximum height for primary structures is 3 stories or 35 ft. The proposed duplex

structures are 1 story.

C. Steep slopes are on the rear of the property. The property was rezoned in October 2025 (9-G-25-RZ) subject to the condition that no further disturbance of the slope would be permitted with the proposed disturbance area reflected on the final plat (see the shaded area shown on the slope analysis in Exhibit B). A limit of disturbance has been shown on the plan. No structures are within the non-disturbance area.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.

A. Development trends in the surrounding area have primarily been residential in nature, consisting of single family subdivisions with a range of lot sizes and multi-family developments. The new duplexes would be 1 story and 2,428 sq ft.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The duplexes are considered low density residential uses and are compatible with other low density residential uses in the area.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed duplexes. Each duplex lot must contain 2 parking spaces on the lot, which is consistent with the zoning ordinance.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

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

Details of Action:

Summary of Action: Approve the request for 2 duplexes, as shown in the development plan, subject to 4 conditions.

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:

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:**