

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 4-C-26-DP Related File Number: 4-SE-26-C
Application Filed: 2/23/2026 Date of Revision:
Applicant: ORANGE KNOXVILLE, LLC

PROPERTY INFORMATION

General Location: South side of Schaad Rd, east of Bakertown Rd
Other Parcel Info.:
Tax ID Number: 91 25604 Jurisdiction: County
Size of Tract: 14.16 acres
Accessibility: Access would be via Bakertown Road, a major collector with a pavement width which varies between 15 ft and 17 ft within a right-of-way which varies from 53 ft to 90 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Commercial development Density:
Planning Sector: Northwest County Plan Designation: CMU (Corridor Mixed-use), SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family residential dwellings on a mix of small suburban-style lots and medium-sized rural lots.

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

Street: 0 BAKERTOWN RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial) with conditions
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was rezoned from A (Agricultural) to PC (Planned Commercial) in 2006 (6-U-06-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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the development plan for the grocery store, fuel station with convenience store, and commercial subdivision with up to 3 lots, as shown on the development plan, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to, the standards of the PC zone (Article 5.33) and Signs, billboards, and other advertising structures (Article 3.90).
2. Meeting the conditions of the associated concept plan (4-SE-26-C).
3. Installing the internal sidewalks as shown on the development.
4. All site lighting must meet the following standards unless otherwise required by life and safety codes:
 - (a) All light fixtures shall be full cut off and installed with the light source perpendicular to the support structure or otherwise parallel to the ground if mounted to the underside of a roof or canopy.
 - (b) All pole and building-mounted lights within 100 ft of the south and east lot line with a height of more than 15 ft from the finished grade must provide shields oriented toward the residential uses to the south and east.
5. The proposed landscape screening along the east and south property lines must be installed during the first growing season after building permits are issued. All landscaping must be installed in accordance with the requirements of Knox County Engineering and Public Works.
6. Specifying the yard and lot coverage requirements for individual lots or building sites in the protective covenants for the commercial development per Article 5.33.06. In no case shall the building coverage be greater than 50 percent per lot, and the building setback from the external boundaries, including the Schaad Road and Baketown Road frontages, be no less than 50 ft.

With the conditions noted, this plan meets the requirements for approval in the PC 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

PC (Planned Commercial):

- A) The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping, and traffic circulation patterns possible. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.33.13).
- B) The proposed development meets the minimum development standards of the PC zone and the applicable general provisions in Article 3 of the zoning code.
- C) A Type A landscape screen is provided along the east lot line, and a Type B landscape screen is provided along the south lot line, as required by the landscape screening standards in the supplemental regulations, Article 4.10.11. See Exhibit C for the landscape screening guidelines.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A) The property owner is required to make road improvements as outlined in the TIS, which is consistent with Policy 9, to coordinate infrastructure improvements with development.
- B) The landscape screening along the east and south boundaries, landscaped parking areas and yards, and the recommended condition regarding site lighting are consistent with Policy 2, to ensure that development is sensitive to existing community character.
- C) The sidewalks along the external roads and internal to the development, and road connection to the south, are consistent with Policy 4.2 and Policy 11, to provide pedestrian and vehicular connectivity

with new development.

3) FUTURE LAND USE MAP

A) The property is classified as the CMU (Corridor Mixed-Use) and SR (Suburban Residential) place types. The northern portion of the site is designated CMU, comprising approximately 80 percent of the site.

B) CMU areas are appropriate for moderate-scale mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally, and shall provide connectivity to nearby neighborhoods. — The proposed commercial development consists of a grocery store and fueling station, and two outparcels for future development that will likely be commercial and retail in nature. The public road on the east side of the site is an extension of the road (under construction) in the residential development to the south, consistent with the place type’s connectivity requirement.

C) Commercial and office are considered primary uses in the CMU place type. Primary uses are intended to be the predominant focus of the place. – The proposed commercial development is consistent with the primary uses.

D) SR areas are appropriate for primarily single family residential development with varying lot sizes, and may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. Future developments should feature street and path connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas.— The proposed development features a street and sidewalk connection to the adjacent subdivision to the south (under construction), and provides nearby residential development with commercial uses within walkable and bikeable proximity.

E) The SR place type is located along the south lot line, with the rear of the grocery store likely extending into it. While the SR place type does not recommend commercial uses, the Knox County Comprehensive Plan states that its adoption does not change a property’s zoning, and the zoning ordinance defines the land uses and development characteristics allowed on a specific parcel of land today. The proposed development must conform to the place type’s recommendations to the maximum extent practicable. A landscape screen is provided along most of the south lot line to screen the rear of the building from nearby residences.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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 proposal is consistent with the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 4/9/2026

Details of Action: Approve the development plan for the grocery store, fuel station with convenience store, and commercial subdivision with up to 3 lots, as shown on the development plan, subject to 6 conditions: With three additional conditions:
#7. Providing a type A landscape screen while allowing existing trees to count toward the screen and adding supplemental trees where the intent of the screen is not met, to be reviewed by planning staff during design and permitting phase.
#8. Installing a 6ft privacy fence along the Lobetti Landing Subdivision.
#9. Removing street lights from the public right of way.

Summary of Action: Approve the development plan for the grocery store, fuel station with convenience store, and commercial subdivision with up to 3 lots, as shown on the development plan, subject to 6 conditions: With three additional conditions:
#7. Providing a type A landscape screen while allowing existing trees to count toward the screen and adding supplemental trees where the intent of the screen is not met, to be reviewed by planning staff during design and permitting phase.
#8. Installing a 6ft privacy fence along the Lobetti Landing Subdivision.
#9. Removing street lights from the public right of way.

Date of Approval: 4/9/2026 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: