

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-H-25-RZ

Related File Number:

Application Filed: 3/21/2025

Date of Revision:

Applicant: DORIN MIAUN

PROPERTY INFORMATION

General Location: Southeast side of Bakertown Rd, southwest of Sage Ln

Other Parcel Info.:

Tax ID Number: 105 204

Jurisdiction: County

Size of Tract: 1.91 acres

Accessibility: Access is via Bakertown Road, a minor collector with 19 ft of pavement width within a right-of-way width that varies from 48 ft to 55 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential), HP (Hillside Ridgetop P

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The subject property is in a residential area primarily composed of single family and multifamily subdivisions interspersed with single family houses on large 1+ acre lots. Undeveloped tracts with steep, forested slopes lie to the north, and Middlebrook Pike lies to the south.

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

Street: 2715 BAKERTOWN RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density 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: Malynda Wollert

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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 in the surrounding area have been residential in nature, consisting of single family and multifamily subdivisions that feature townhouses and apartment complexes. There is some commercial development along Middlebrook Pike to the south.

2. The area has been transitioning to higher density residential development since the early 1980s, with rezonings from A (Agricultural) to RB (General Residential), RA (Low Density Residential), and PR (Planned Residential) with densities ranging from 3.5 du/ac to 12 du/ac within a mile radius. Multiple apartment complex developments in the vicinity were built in the 1980s.

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, RB, and PR with up to 5 du/ac and 8 du/ac.

2. Rezonings 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 RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

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 RA zone is a low density residential zone that allows single family houses and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.

2. The traffic on Bakertown Road, a minor collector, would be minimally affected by a development of this size, and traffic would not be routed through side streets.

3. The subject property is within the Hillside Protection area and is relatively steep, with slopes generally in the 15-25% range and some spots in the 25-40% range (Exhibit B). All proposed developments must comply with the Knox County Stormwater Management Ordinance.

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 property is within the SMR (Suburban Mixed Residential) place type, which lists the RA zone as being directly related. The housing mix of the SMR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.

2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.

3. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types of the RA zone support the intent of the Urban Growth Boundary.

Action: Approved

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval:

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: 6/16/2025

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: