CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 9-G-25-RZ **Related File Number:**

Application Filed: 7/28/2025 **Date of Revision:**

Applicant: NATHANAEL PARSONS

PROPERTY INFORMATION

General Location: Northside of Bakertown Rd, west of Foote Mineral Ln

Other Parcel Info.:

Tax ID Number: 91 290 **Jurisdiction:** County

Size of Tract: 0.85 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: **Density:**

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio

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: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: Yes, this would be 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 RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to one condition.

Staff Recomm. (Full): 1) No further disturbance of the slope would be permitted and should be reflected on the final plat (see the shaded area shown on Exhibit B).

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 primarily been residential in nature, consisting of single-family subdivisions with a range of lot sizes and multi-family developments.
2. Since the late 1980s, zoning in the surrounding area has gradually transitioned from A (Agricultural) zoning to residential zoning such as RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) from up to 4 to 5 du/ac in the County and RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood), and RN-3 (General Residential Neighborhood) in the City.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which primarily consists of properties zoned RA, RB, and PR with up to 5 du/ac in the County and RN-1, RN-2, and RN-3 in the City.
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 permits limited nonresidential uses intended to support a residential environment, such as civic and institutional uses.

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 considered a low density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which consists of a mix of low density and medium density residential development.
2. The rear of the subject property is relatively steep, with slopes in the 25-40% and above 40% range (see Exhibit A: Slope Analysis). A condition to limit further disturbance of the slope is recommended to preserve the established ridgeline (see Exhibit B: Slope Preservation Area).

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. The RA zone is directly related to the SR place type, which recommends a land use mix featuring single-family and attached residential uses such as duplexes, and civic uses. The allowable uses in the RA zone align with the intent of the SR place type.
2. The proposed rezoning complies with the Comprehensive Plan’s Implementation Policy 2, to ensure that new development is sensitive to existing community character. The housing types and lot sizes allowed in the RA zone are consistent with residential development in the area.
3. The subject property is also in a Hillside Protection Area (HP) on the County's Future Land Use Map. The recommended condition to limit disturbance on the steeper slopes of the property is aligned

with the intent of the HP area and supports Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitats, and Implementation Policy 7.6, to consider the Hillside and Ridgetop Protection Plan.
4. The recommended condition also supports Implementation Policy 2, as the ridgeline in the rear of the subject property spans across multiple properties along Bakertown Road, and limiting further slope disturbance would encourage maintaining community character while preserving a natural corridor.
5. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development, promotes the expansion of the Knox County economy, and offers a wide range of housing choices. The RA zone supports the intent of the Urban Growth Boundary.

Action: Approved with Conditions **Meeting Date:** 9/11/2025

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, subject to one condition.

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: 10/20/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**