

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 9-L-25-RZ

**Related File Number:**

**Application Filed:** 7/28/2025

**Date of Revision:**

**Applicant:** NOAH HUDSON

## PROPERTY INFORMATION

**General Location:** South side of Bakertown Rd across from its intersection with Meghans Ln, north of Joe Hinton Ln

**Other Parcel Info.:**

**Tax ID Number:** 91 242

**Jurisdiction:** County

**Size of Tract:** 1.03 acres

**Accessibility:** Access is via Bakertown Road, a major collector with a pavement width of 18 ft within a right-of-way which varies from 50 ft to 150 ft.

## 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 Protection)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is comprised of single family dwellings on suburban-sized lots located in cul-de-sac developments off Bakertown Road.

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

**Street:** 2909 BAKERTOWN RD

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), RA (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** RA (Low Density Residential)

**Previous Requests:**

**Extension of Zone:** Yes, this 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:

Jake Beaumier

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 in recent years has been largely residential in nature; this includes development along Oakwood Hills Lane to the east and Honeydew Lane to the south.
2. Zoning in the area surrounding this parcel has been transitioning away from the A zone to the RA and PR zones, with densities up to 3.5 and 4 du/a, since the late 1980s. In recent years, rezonings to the south (12-G-19-RZ) and east (5-H-25-RZ) have been from the A zone to the RA zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE 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 at a density similar to that allowed by the RA zone's minimum lot size of 10,000 sq ft.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential uses, which align with the character of the surrounding 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. As such, it is not anticipated to negatively impact the surrounding area, which consists largely of single-family dwellings.
2. The subject property is within the Hillside Protection (HP) area and is relatively steep, with slopes generally in the 15-25% range and some spots in the 25-40% or over 40% range. The slope analysis recommends a maximum disturbance budget of .33 acres within the .75 acres that are within the HP area. 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 subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development, which aligns with the purpose and function of the RA zone.
3. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area is largely residential in nature, with a development pattern akin to that permitted by the RA zone.

Action:

Approved

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.

**Date of Approval:** 9/11/2025      **Date of Denial:**      **Postponements:**  
**Date of Withdrawal:**      **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Commission	<b>Date of Legislative Action, Second Reading:</b>
<b>Date of Legislative Action:</b>	10/20/2025	<b>Other Ordinance Number References:</b>
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>
<b>Disposition of Case:</b>		<b>If "Other":</b>
<b>If "Other":</b>		<b>Amendments:</b>
<b>Amendments:</b>		<b>Effective Date of Ordinance:</b>
<b>Date of Legislative Appeal:</b>		