



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 1-SD-26-C **AGENDA ITEM #:** 29  
1-E-26-DP **AGENDA DATE:** 2/12/2026

POSTPONEMENT(S): 1/8/2026

▶ **SUBDIVISION:** ELITE CONSTRUCTION ON BAKERTOWN ROAD

▶ **APPLICANT/DEVELOPER:** ELITE CONSTRUCTION

OWNER(S): Jean D Ford Revocable Living Trust

TAX IDENTIFICATION: 91 248

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2924 BAKERTOWN RD

▶ **LOCATION:** Northeast side of Bakertown Rd, across from the eastern terminus of Bert Newman Ln

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek, Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 6.27 acres

▶ **ZONING:** PR(k) (Planned Residential, subject to conditions) up to 2 du/ac

PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)  
South: Single family residential - A (Agricultural), RA (Low Density Residential)  
East: Single family residential - PR (Planned Residential) up to 4 du/ac  
West: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via Bakertown Road, a major collector with a 16.5-18 ft of pavement width within a right-of-way width that varies from 46-50 ft.

▶ **SUBDIVISION VARIANCES** **VARIANCES:**

**REQUIRED:** 1. None.

**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**  
None.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):**

**1. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road 'A' at Bakertown Road.**

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**STAFF RECOMMENDATION:**

► **Approve the Concept Plan subject to 9 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Certifying that the required sight distance is available along Bakertown Rd in both directions, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase. Additionally, creating sight distance easements on lots 1 and 12 to be noted on the final plat.
5. Maintaining a tree buffer with 50 ft of depth along the north and east property lines and installing high-visibility tree protection fencing before clearing and grading activities begin, to be maintained until site and building construction are complete, per the zoning condition (10-R-2R-RZ).
6. The 50-ft tree buffer shall be in common area.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-R-25-RZ.
9. 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.

► **Approve the Development Plan for up to 12 single family houses on individual lots, and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-R-25-RZ.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

**COMMENTS:**

This proposal is a 12-lot detached residential subdivision on this 6.27-acre property at a density of 1.91 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 2 du/ac, subject to the condition of maintaining a 50-ft tree preservation buffer along the northern and eastern boundary lines, as shown in the shaded area on Exhibit B.

The applicant shows the 50-ft tree buffer crossing the house lots and common area but does not indicate how the trees will remain undisturbed, as required by the zoning condition. In condition 6, staff recommend that the tree buffer be in common area rather than across private property, as proposed.

This 6.27-acre site is entirely within the HP (Hillside Protection) area. The slope analysis recommends a land disturbance budget of 5.89 acres. The applicant states there will be 1.45 acres of disturbance in the HP area, but this calculation considers only the road, not the houses or other site improvements. However, if the 50-ft tree buffer is preserved as required by the zoning condition, the project will stay within the recommended land disturbance budget, even if the remainder of the site is disturbed.

Entrance to the development will line up with Bert Newman Rd. The applicant provided verification that the proposed access location can obtain the minimum 300 ft sight distance with grading along the Bakertown Road frontage. Sight distance easements will be required for Lots 1 and 12 to maintain sight distance on Bakertown.

**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**

- A. The property is zoned PR(k) (Planned Residential) with a density of up to 2 du/ac, subject to 1 condition:

Maintaining a 50 ft tree preservation buffer along the northern and eastern boundary lines, as shown in the shaded area on Exhibit B. The applicant is proposing to subdivide this 6.27-acre tract into 12 lots with single family houses. The development will yield a density of 1.91 du/ac.

B. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The applicant is requesting a reduction in the peripheral boundary along Lots 3, 4, and 5 from 35 ft to 25 ft as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to A (Agricultural) or PR zones, which is the case here.

## 2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) and HP (Hillside Protection) on the Future Land Use Map. Single family houses are considered a primary use in the SR place type. The single family lots are similar to other single family lots in the area. The recommended 50-ft tree preservation buffer would help maintain the slopes on the property's northern and eastern sides.

## 3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single-family lots are compatible with the other single-family residences in the area.

## 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area 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 development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 143 (average daily vehicle trips)

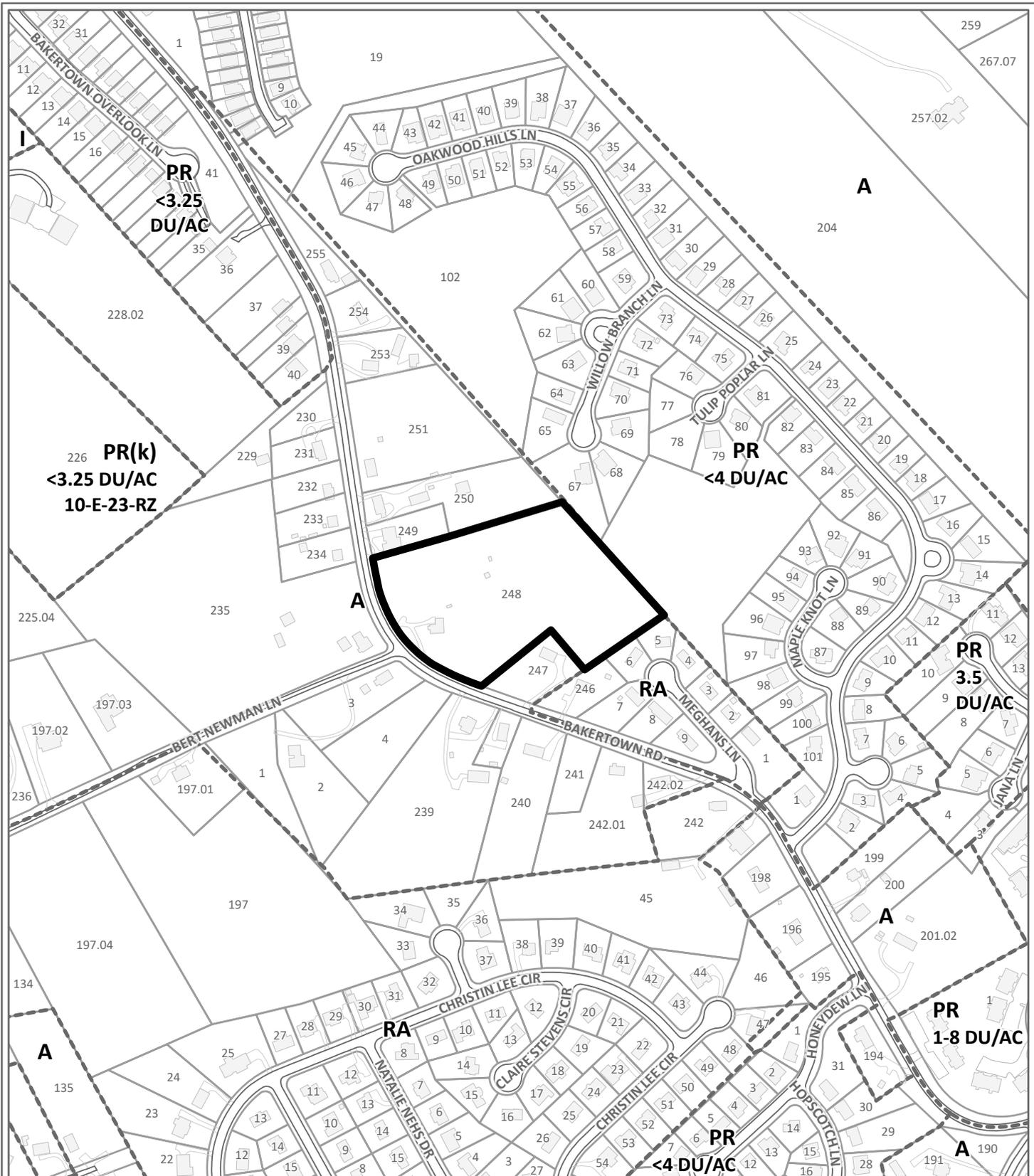
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



**DEVELOPMENT PLAN**

**1-E-26-DP**

**Petitioner:** Elite Construction



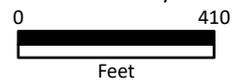
Detached residential subdivision in PR(k) (Planned Residential, subject to conditions) up to 2 du/ac

**Original Print Date:** 12/2/2025

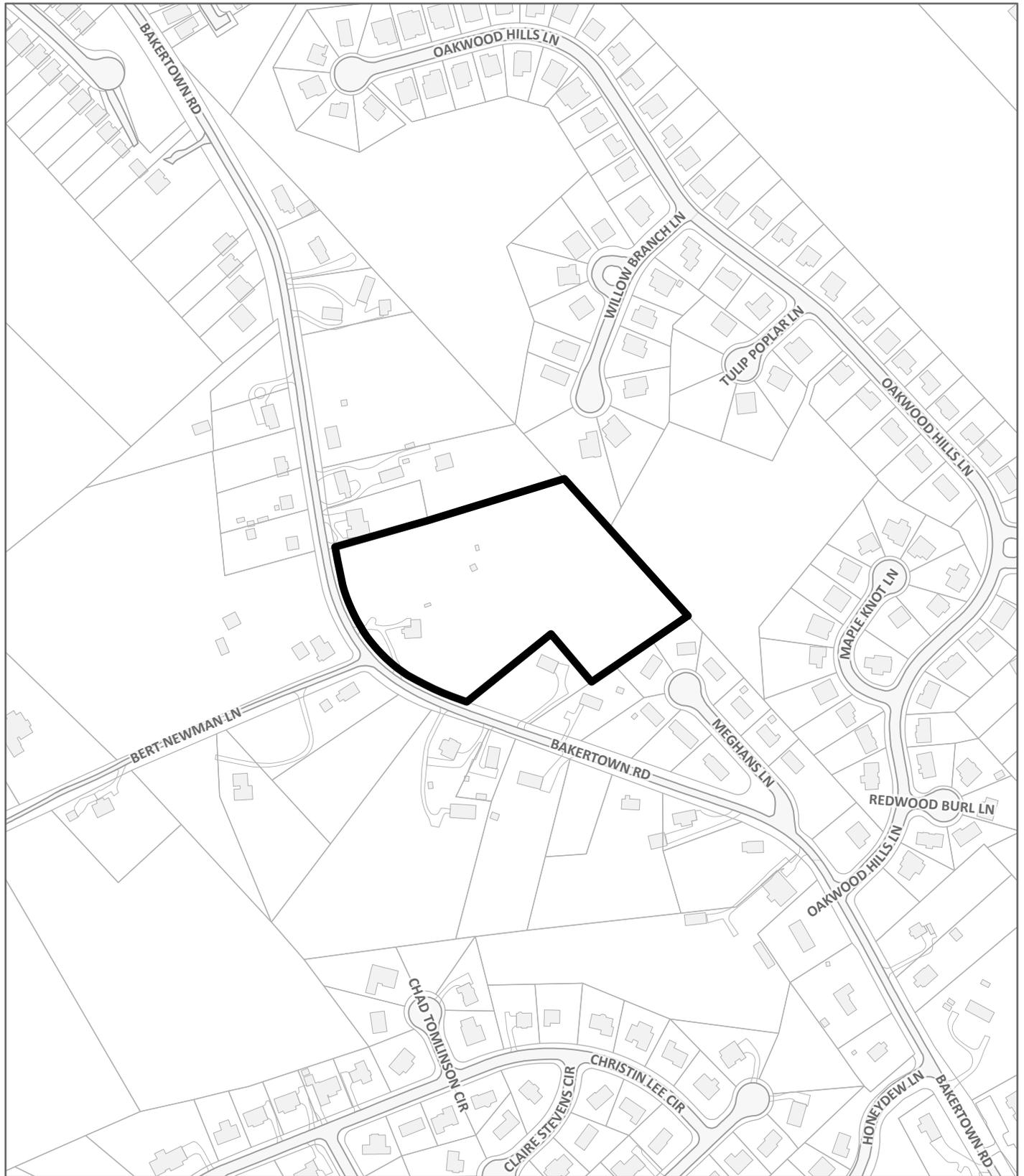
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 91

**Jurisdiction:** County



# Exhibit A. Contextual Images

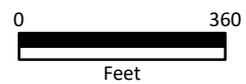


**LOCATION MAP**

**1-E-26-DP / 1-SD-26-C**



Case boundary



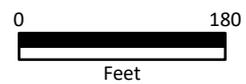
# Exhibit A. Contextual Images



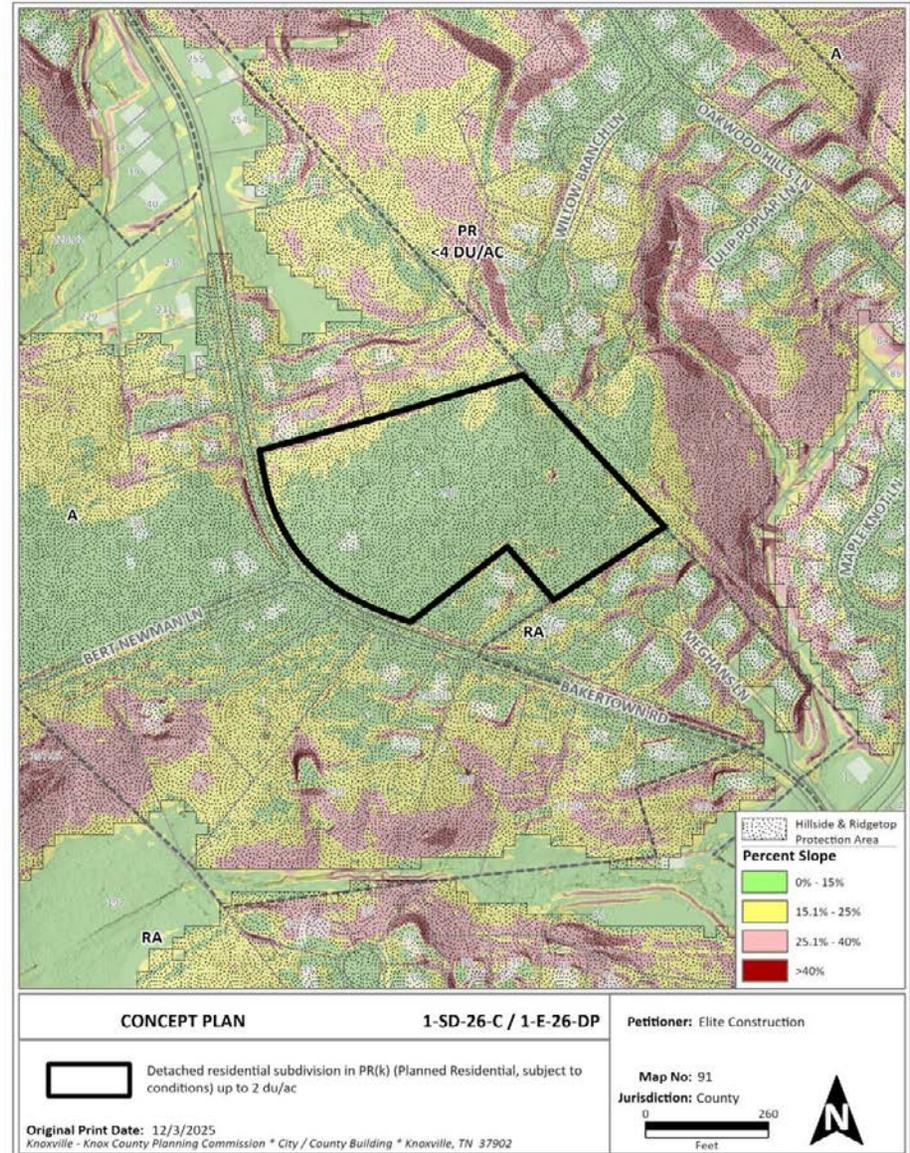
## AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>6.36</b>		
Non-Hillside	0.00	N/A	
0-15% Slope	5.47	100%	5.47
15-25% Slope	0.80	50%	0.40
25-40% Slope	0.07	20%	0.01
Greater than 40% Slope	0.02	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>6.36</b>	Recommended disturbance budget within HP Area (acres)	<b>5.89</b>
		Percent of HP Area	<b>92.6%</b>





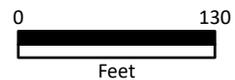
**Exhibit B: Tree Preservation Area Map**    Rezoning file # **10-R-25-RZ**

Petitioner: Benjamin C. Mullins

 Case Boundary

 50-ft tree buffer be preserved

Map No: 91  
Jurisdiction: County



# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

### Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

### Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

*By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.*

  
Signature

DAVID HARBIN  
Printed Name

1.23.26  
Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### 1. ALTERNATIVE DESIGN STANDARD REQUESTED:

ROADWAY grade on Road A at the intersection of Bakertown Road  
from 1% to 3% (STA. 0+10 to STA 1+25)

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

*Steve Elliott*

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

### 3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

#### **4. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

#### **5. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

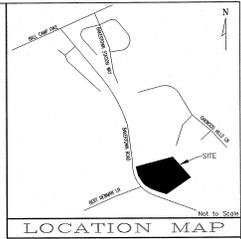
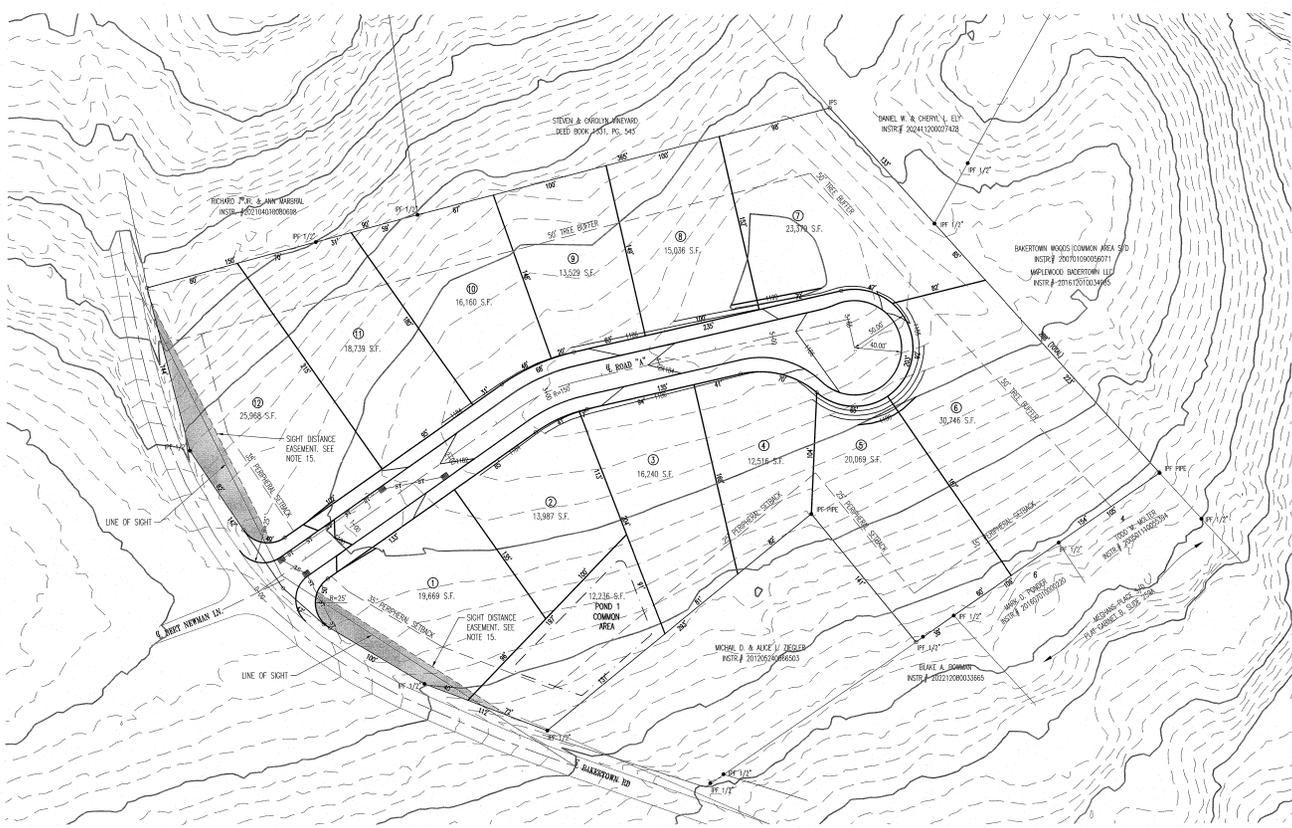
NOTE:  
THREE DAYS PRIOR TO ANY DETERMINATION OR CONSTRUCTION  
CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONNECTION NUMBER.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

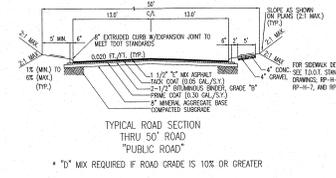
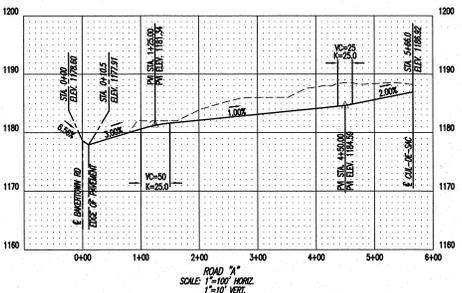
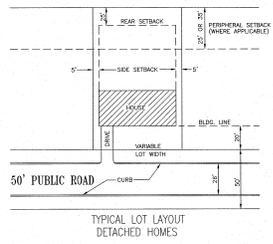
NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH  
SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN  
CUT TRENCHES AS REQUIRED BY STATE AND  
FEDERAL LAWS AND LOCAL ORDINANCES, TO  
CONFORM WITH RECOMMENDATIONS SET FORTH IN  
AS2 MANUAL OF ACCIDENT PREVENTION IN  
CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR  
WORKING TO AVOID EXCESSIVELY WIDE CUTS IN  
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ADDED BY.



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' EASEMENT, UTILITY AND CONSTRUCTION EASEMENT EXISTS BEHIND ALL EXISTING LOT LINES AND ROAD LINES. 5' EACH SIDE OF HIGHWAY ROAD LINE.
  3. A 10' UTILITY EASEMENT EXIST 2.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS SHOWN.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 6.27 ACRES SUBDIVIDED INTO 12 SINGLE FAMILY LOTS & 1 COMMON AREA LOT.
  5. THIS PROPERTY IS ZONED PLS PLANNED RESIDENTIAL (PERDING).
  6. ALL ROAD PROFILES ARE BASED ON LEAS CONTOURS.
  7. UTILITIES:  
SHOWN WITH ONLY UTILITY SYMBOLS  
EXISTING: MANHOLE, UTILITY SYMBOLS  
NEW: MANHOLE, UTILITY SYMBOLS  
TELEPHONE: X-10
  8. GEOTECHNICAL ENGINEER SHALL VERIFY THE SOLE CONDITION ON ALL FILL SLOPES.
  9. BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 30'  
REAR: 30'  
SIDE: 5'
  10. A 20' PERFORATED SEWER BACKSIPS ALL OTHER SETBACKS.
  11. EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES BOTH HORIZONTAL AND VERTICAL PRIOR TO CONSTRUCTION.
  12. VEHICULAR ACCESS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  13. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:  
ROADWAY GRADE: ON ROAD & AT THE INTERSECTION OF SHOWN FROM 1% TO 3% (SEE 0+10 TO 0+140)
  14. NO LAND SURVEILLANCE OR THE RECORDS IS ALLOWED WITHIN THE 50' WIDE BUFFER.
  15. VEHICULAR ACCESS IS LIMITED TO THE INTERNAL STREETS ONLY.
  16. SIGHT TRIANGLE ENLIGHTEN RESTRICTS THE PLANTING OF ANY VEGETATION THAT WOULD IMPAIR THE VISION OF THE VEHICULAR TRAFFIC.
  17. MAXIMUM OF DISTURBANCE WITHIN THE WELLS USE PROTECTION IS 1.45 ACRES (12%).



OWNER/DEVELOPER  
ELITE CONSTRUCTION, LLC  
C/O ALEXANDER BOTEZAT  
413 BULL CAMP PIKE  
KNOXVILLE, TN 37921  
(865)-313-5695

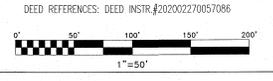
1-SD-26-C/1-E-26-DP

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4354 HARRISON DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-8472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW	2-1-23-26	KKCP COMMENTS					
CHECKED	DBH	1-1-25-26	KKCP COMMENTS					

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL

DATE  
11/22/25



CONCEPT PLAN & PROFILE FOR  
ELITE CONSTRUCTION ON BAKERTOWN ROAD  
TAX MAP 91, PARCEL 248  
6TH COWL DISTRICT, KNOX COUNTY, TENNESSEE

25780-SP  
SHEET 1 OF 1 SHEET(S)

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

12/26/2025

Date to be Posted

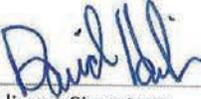
01/09/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes  No

No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

DAVID HARBIN  
Applicant Name

10-23-25

Date