



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.

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.