

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 12-E-25-RZ                      **Related File Number:**  
**Application Filed:** 10/24/2025              **Date of Revision:**  
**Applicant:** WILLIAM DALE RHOTON

## PROPERTY INFORMATION

**General Location:** South side of Abner Cruze, north side of W Governor John Sevier Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 137 14401                      **Jurisdiction:** County  
**Size of Tract:** 1 acres  
**Accessibility:** Access is via W Governor John Sevier Hwy, a state-owned major arterial with a center turn lane within a 135-ft right-of-way. Access is also via Abner Cruze Road, an unstriped local street with 17 ft of pavement width within a 50-52 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** South County                      **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is a mix of undeveloped land and single family residential dwellings with some multifamily in the general area. A large commercial node is to the northeast at the intersection of W Governor John Sevier Highway and Chapman Highway.

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

**Street:** 611 W GOVERNOR JOHN SEVIER HWY  
**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:** No, but the RA zone is across W Governor John Sevier Hwy.  
**History of Zoning:** A request from A (Agricultural) to RB (General Residential) was approved with conditions by the Planning Commission but denied by County Commission in 2024 (4-O-24-RZ). A request to rezone from A to PR (Planned Residential) up to 7 du/ac was denied in 2025 (10-H-25-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category: N/A (Within the County Limits)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and surrounding development, subject to 1 condition.

Staff Recomm. (Full): 1. Installing a Type 'B' landscape screening along the W Governor John Sevier Highway frontage (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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Since 2022, four large properties within a 1/3 mile radius of the subject lot were rezoned to PR (Planned Residential) with densities ranging from 4 du/ac to 18 du/ac.
2. The subject property is 1 acre in size, which aligns with the general lot size of the single-family detached properties immediately surrounding this parcel on Abner Cruze Road. Many of these properties have longstanding RB (General Residential) zoning, which permits densities of up to 12 du/ac by right. However, the RB zone's permitted intensity does not reflect the established single-family land use on this local residential street, which is more reflective of the requested RA (Low Density Residential) zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RA zone is intended for areas with low population densities that are defined and protected from encroachment of nonresidential uses.
2. The subject property is surrounded by single-family detached residential properties that vary in lot size from ¼ acre to several acres. This environment is aligned with the intent of the RA zone.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The RA zone permits development that is compatible with surrounding residences. There is no adverse impact anticipated to occur with the proposed rezoning.

THE 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 RA zone is directly related to the subject property's SR (Suburban Residential) designation in the Knox County Comprehensive Plan. The SR place type is intended for areas that are primarily comprised of single family residences on lots sizes that are generally less than an acre.
2. The RA zone is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan, which supports a reasonably compact pattern of development that offers a wide range of housing choices.
3. Staff recommend that rezoning approval include a condition to install a Type 'B' landscape screen along W Governor John Sevier Highway frontage, and this landscape form is detailed in Exhibit B. This condition aligns future development with the Governor John Sevier Highway Corridor Study, which recommends a 50-ft landscape buffer. Due to the subject property's 1-acre size, the full 50-ft buffer

depth is not practical. The Type 'B' landscape screen is consistent with the screening that exists on the adjacent property to the east.

**Action:** Approved with Conditions **Meeting Date:** 12/11/2025

**Details of Action:**

**Summary of Action:** Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and surrounding development, subject to 1 condition.

**Date of Approval:** 12/11/2025 **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:** 1/20/2026

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved as Modified

**Disposition of Case, Second Reading:**

**If "Other":**

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**Amendments:**

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Approved RA (Low Density Residential), subject to the one staff condition, and two addition conditions: 1) there shall be no new access points to Gov. John Sevier Hwy; and 2) a Certificate of Occupancy will be withheld for one year to ensure the landscape screen is healthy and is not disturbed during grading or homebuilding.

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**