

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-O-24-RZ                      **Related File Number:**  
**Application Filed:** 2/26/2024              **Date of Revision:**  
**Applicant:** WILLIAM DALE RHOTON

## PROPERTY INFORMATION

**General Location:** North side of W Governor John Sevier Hwy, east of W Dick Ford Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 137 144 01                      **Jurisdiction:** County  
**Size of Tract:** 0.89 acres  
**Accessibility:** Access is via Abner Cruze Rd, a local street with 18 ft of pavement width within 50 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**                                              **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR (Low Density 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:** RB (General Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension from the north.  
**History of Zoning:** None

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the RB (General Residential) zone because it is consistent with the sector plan and a minor extension of the zone, 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 COUNTY GENERALLY:

1. The area surrounding the subject property has seen numerous developments to support the consideration of more residential intensity on the subject property.
2. The South Grove shopping center, and surrounding area, is a service-oriented commercial node 3/4-mile northeast of the subject property. It includes a grocery store, home improvement store, and medical services.
3. KAT transit service is available at the South Grove shopping center.
4. Since 2022, three large properties to the northeast were rezoned to PR (Planned Residential) up to 2 du/ac, 7 du/ac, and 18 du/ac.

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

1. The RB (General Residential) zone is intended for medium density residential development. A multi-dwelling project with up to 12 dwelling units per acre is permitted by right. Considering the subject property's short distance from a commercial node and transit services, the RB zone is an appropriate consideration at this location.
2. Rezoning 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 RB zone allows predominantly residential uses, though there are a handful of low-impact, nonresidential uses allowed.

THE 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 subject property is designated with the LDR (Low Density Residential) land use classification in the South City Sector Plan. The RB zone is listed as an alternative zone that can be considered.
2. The recommended Type 'B' landscape screening along the W. Governor John Sevier Hwy frontage is based on the Governor John Sevier Scenic Highway Corridor Study, which recommends a 50-ft landscape buffer. Because of the subject property's size, the full 50-ft buffer depth is not practical. The Type 'B' landscape screening is consistent with the screening installed on the adjacent property to the east.
3. The proposed rezoning is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan.
4. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels, and development policy 9.3, the intent of which is to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
5. This is a minor extension of the RB zone, located on the north side of Abner Cruze Rd.

Action:

Approved with Conditions

Meeting Date: 4/11/2024

**Details of Action:** Approve per staff recommendation, with revision of condition #1 to extend the Type 'B' Landscape screen from the existing vegetation on the eastern boundary to the northern boundary of the parcel.

**Summary of Action:** Approve per staff recommendation, with revision of condition #1 to extend the Type 'B' Landscape screen from the existing vegetation on the eastern boundary to the northern boundary of the parcel.

**Date of Approval:** 4/11/2024      **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:** 5/20/2024      **Date of Legislative Action, Second Reading:**

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

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

**If "Other":**      **If "Other":**

**Amendments:**      **Amendments:**

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