

REZONING REPORT

► **FILE #:** 4-O-24-RZ

AGENDA ITEM #: 18

AGENDA DATE: 4/11/2024

► **APPLICANT:** WILLIAM DALE RHOTON

OWNER(S): William Dale Rhoton

TAX ID NUMBER: 137 144 01

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 611 W GOVERNOR JOHN SEVIER HWY

► **LOCATION:** North side of W Governor John Sevier Hwy, east of W Dick Ford Ln

► **APPX. SIZE OF TRACT:** 0.89 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Abner Cruze Rd, a local street with 18 ft of pavement width within 50 ft of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** RB (General Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

►
EXTENSION OF ZONE: Yes, this is an extension from the north.

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Single family residential - RB (General Residential), A (Agricultural)

South: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), A (Agricultural)

East: Single family residential - A (Agricultural), RB (General Residential)

West: Single family residential - A (Agricultural)

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.

STAFF RECOMMENDATION:

► **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.**

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. Rezonings 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.

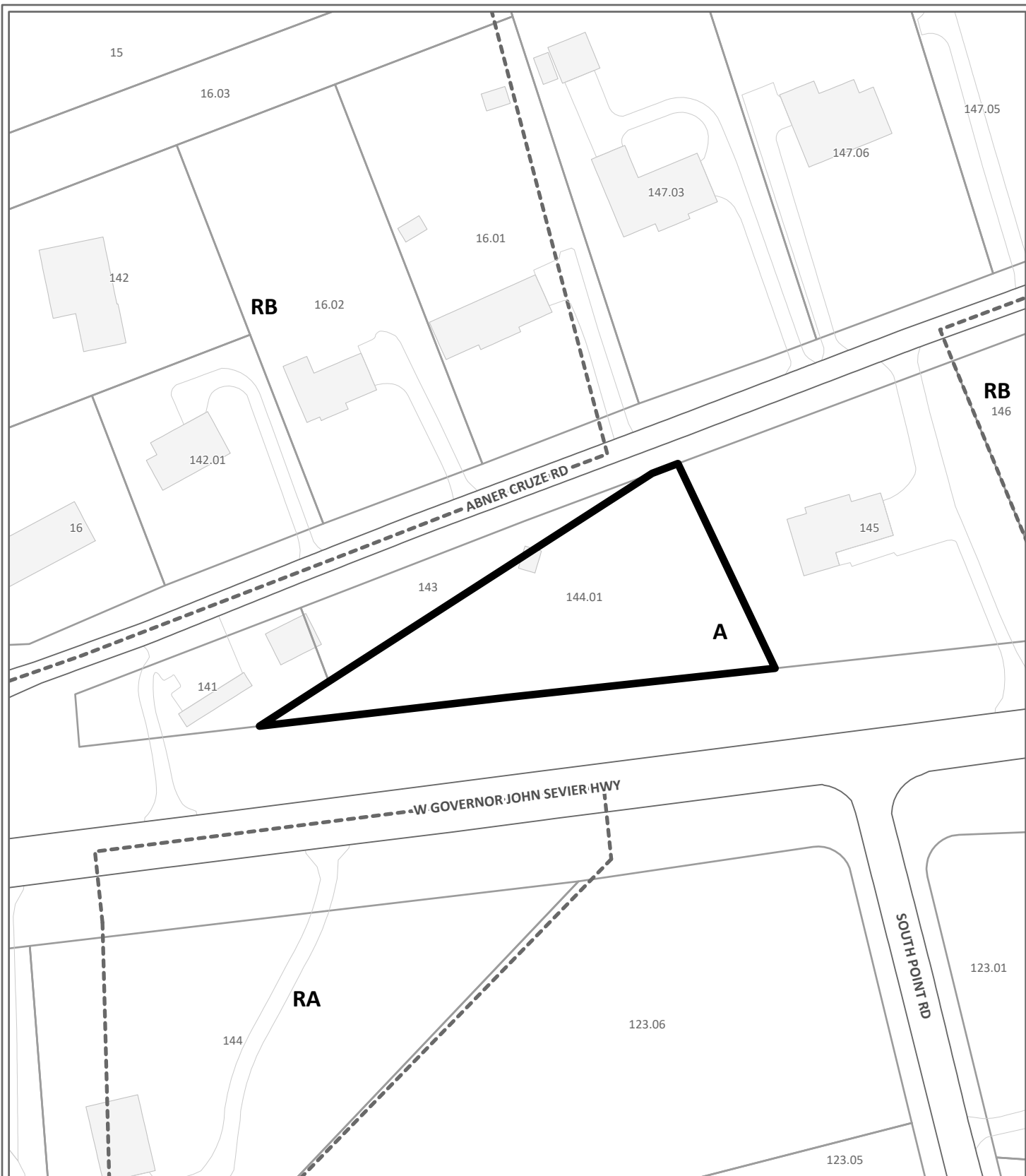
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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.

If approved, this item will be forwarded to Knox County Commission for action on 5/20/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

4-O-24-RZ

Petitioner: William Dale Rhoton



From: A (Agricultural)

To: RB (General Residential)

Original Print Date: 3/6/2024

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

Map No: 137

Jurisdiction: County

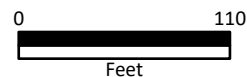
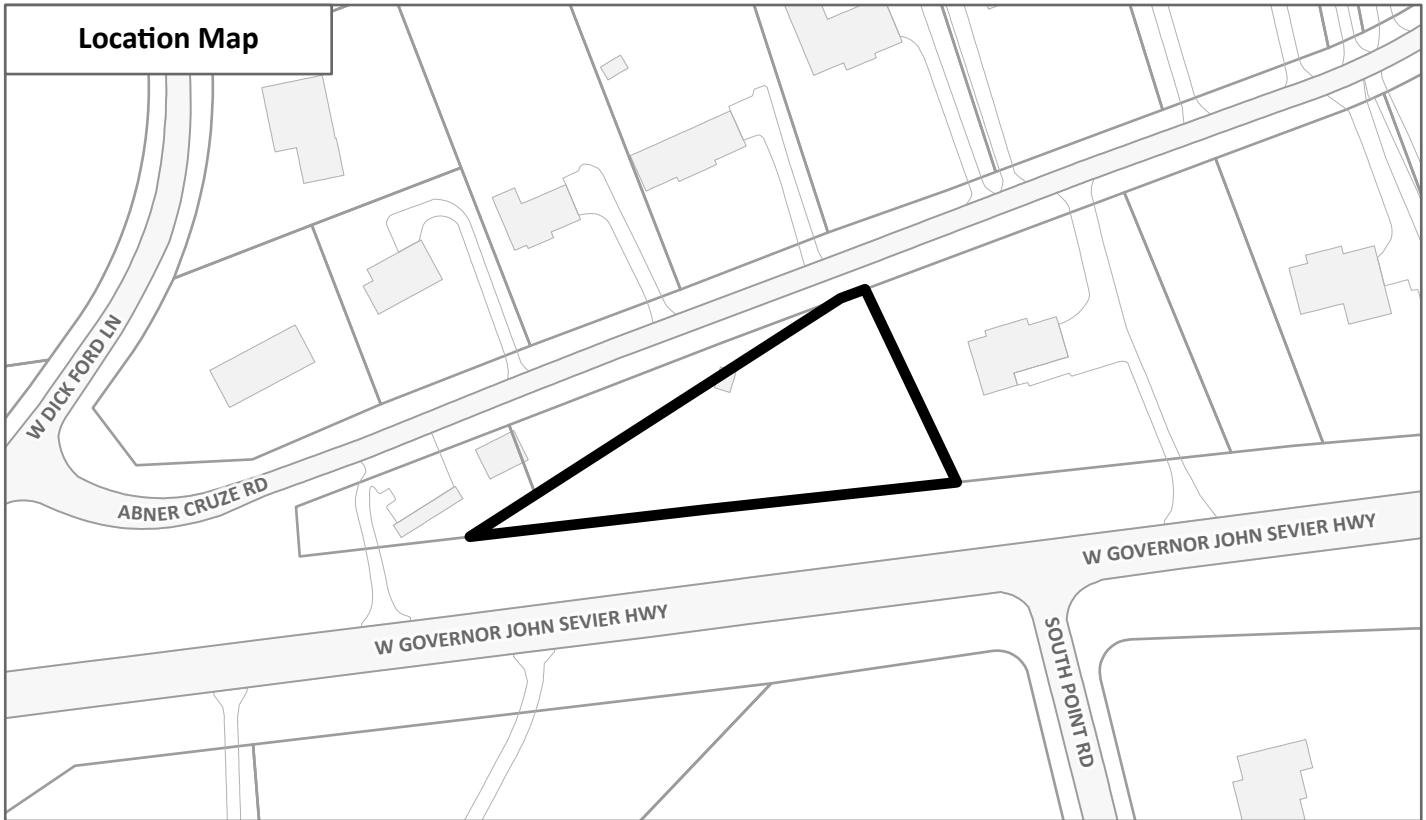


Exhibit A. Contextual Images

Location Map



Aerial Map

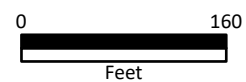


CONTEXTUAL MAPS 1

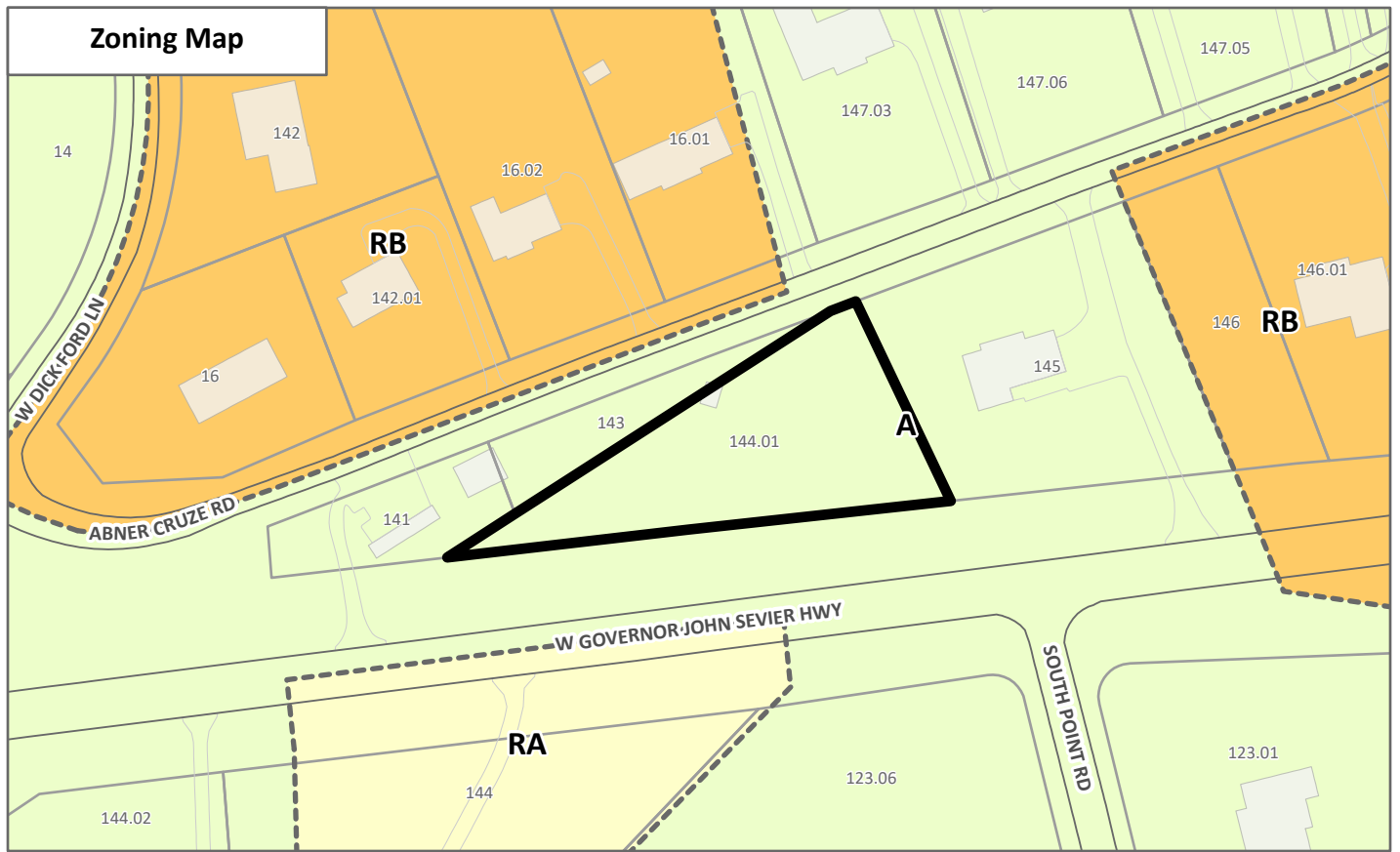
4-O-24-RZ



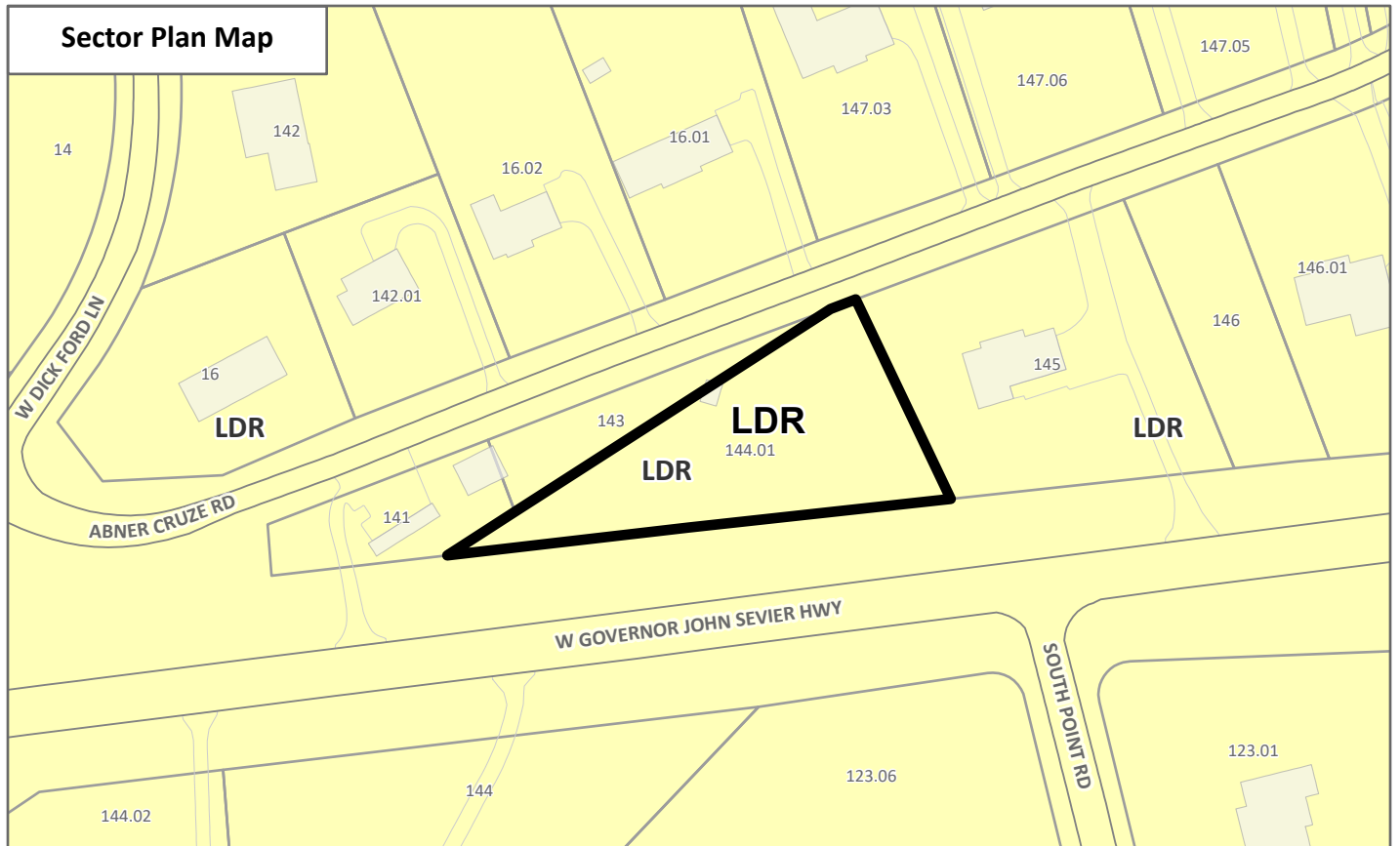
Case boundary



Zoning Map



Sector Plan Map

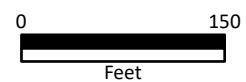


CONTEXTUAL MAPS 2

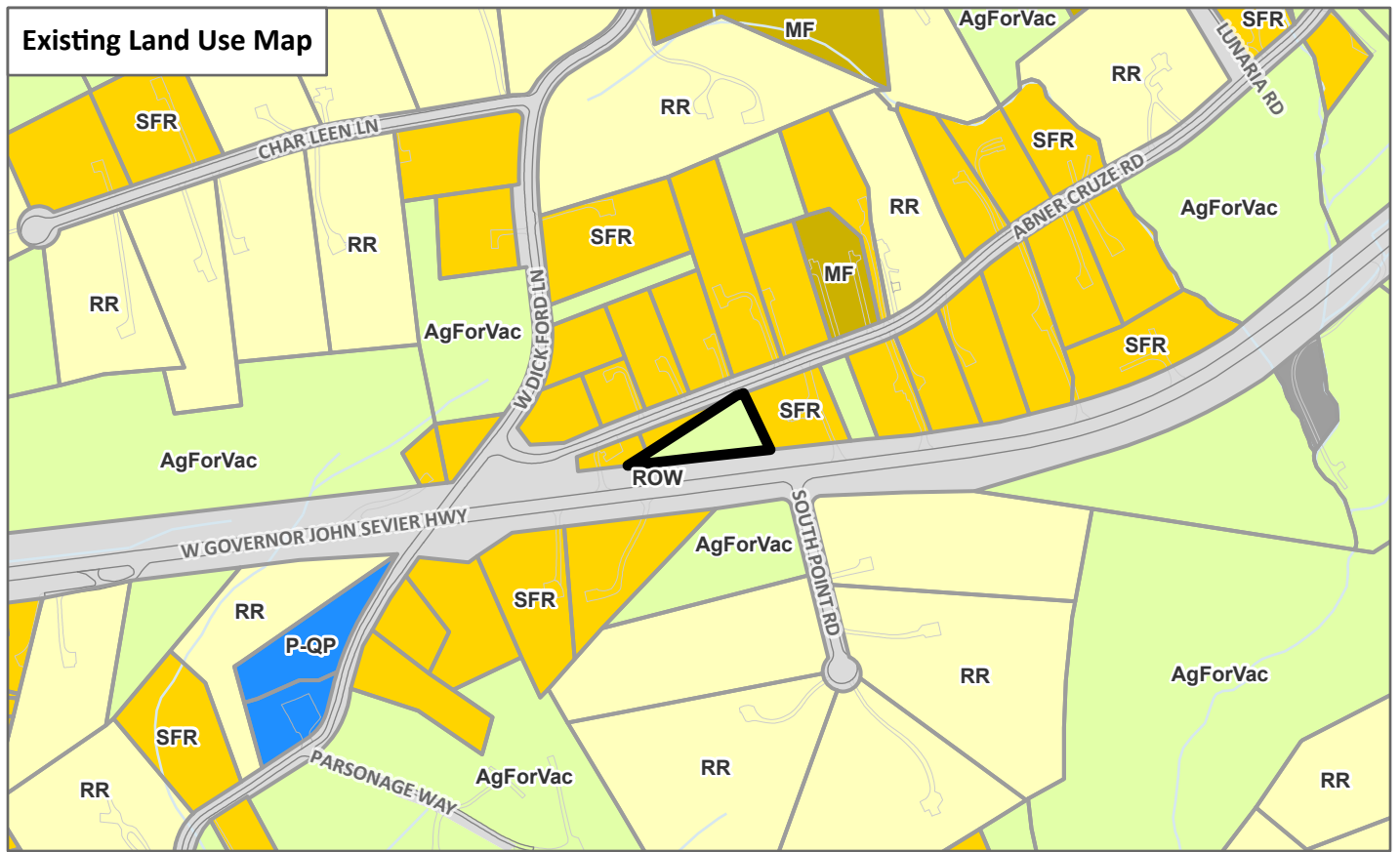
4-O-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

4-O-24-RZ



Case boundary



Design Guidelines

Landscape Screening

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

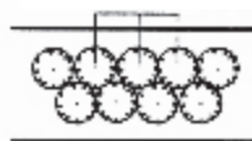
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

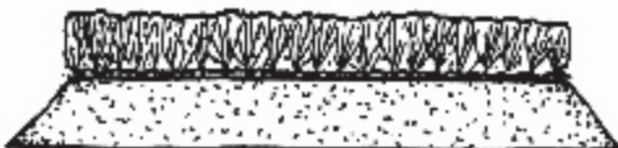


Maximum 4' Centers

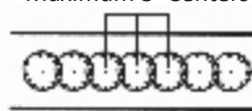


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

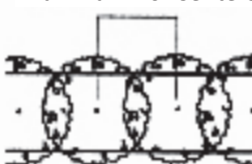


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

William Dale Rhoton

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-O-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

William Dale Rhoton

Name / Company

4315 French Rd Knoxville TN 37920

Address

865-660-3620 / dale.rhoton1951@gmail.com

Phone / Email

CURRENT PROPERTY INFO

William Dale Rhoton

Owner Name (if different)

4315 French Rd Knoxville TN 37920

Owner Address

865-660-3620 / dale.rhoton195

Owner Phone / Email

611 W GOVERNOR JOHN SEVIER HWY

Property Address

137 144 01

Parcel ID

0.89 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of W Governor John Sevier Hwy, east of W Dick Ford Ln

General Location

☐ City

Commission District 9

A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RB (General Residential)**

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$650.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

William Dale Rhoton

2/26/2024

Applicant Signature

Please Print

Date

Phone / Email

William Dale Rhoton

2/26/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Applicant Name William Dale Rhoton Affiliation _____

Date Filed 2/26/2024 Meeting Date (if applicable) 4/11/26

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name William Dale Rhoton Company _____

Address 4315 French Road City Knox, Tenn. State 37920 ZIP _____

Phone Knox 865-660-3620 Email dale.rhoton1951@gmail.com

CURRENT PROPERTY INFO

Property Owner Name (if different) Wm. Dale Rhoton Property Owner Address 4315 French Rd Property Owner Phone 865-660-3620

Property Address 611 W. Governor John Sevier Hwy. Parcel ID _____

Sewer Provider Knox Chapter Water Provider Knox Chapter Septic (Y/N) NO

STAFF USE ONLY

General Location _____ Tract Size _____

☐ City ☐ County District _____ Zoning District _____ Existing Land Use _____

Planning Sector _____ Sector Plan Land Use Classification _____ Growth Policy Plan Designation _____

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning ChangeProposed Zoning RB☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

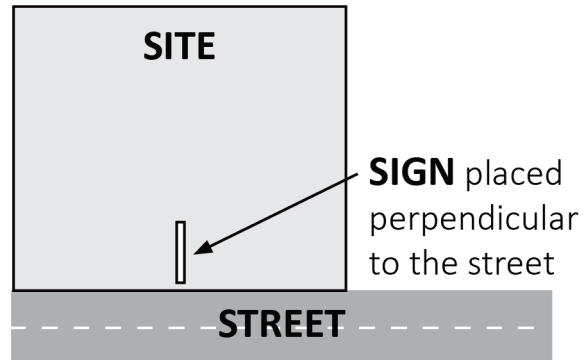
William Dale Rhoton
Applicant SignatureWILLIAM DALE RHOTON
Please Print2/26/24
Date865-660-3620
Phone Numberdale.rhoton1951@gmail.com
Email

Property Owner Signature

Please Print

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: William Dale Rhoton

Date: 02/26/2024

File Number: 4-O-24-RZ



Sign posted by Staff



Sign posted by Applicant