

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-B-24-RZ                      **Related File Number:**  
**Application Filed:** 5/9/2024                      **Date of Revision:**  
**Applicant:** R. TRACY CLAIBORNE

## PROPERTY INFORMATION

**General Location:** South side of Osborne Rd, east of Moshina Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 84 077                      **Jurisdiction:** County  
**Size of Tract:** 1.16 acres  
**Accessibility:** Access is via Osborne Road, a major collector street with a pavement width of 18-ft within a 41-ft right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** East County                      **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Urban Growth Boundary  
**Neighborhood Context:** The surrounding area has a rural character, with forested and agricultural lands and single-family houses on large lots. Single-family houses on smaller lots are moderately interspersed and located off of side streets. There is a townhouse development south of the subject property.

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

**Street:** 1508 OSBORNE RD  
**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, this is not an extension.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approved the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development in the area.

Staff Recomm. (Full):

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

- 1. The area to the northeast of the subject property has been slowly transitioning from forested and agricultural land to residential uses since the early 1990s.
- 2. Strawberry Plains Pike is nearby to the south and contains some PR zoning with up to 4 du/ac in addition to commercial nodes at intersections with other classified streets.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THIS RESOLUTION.

- 1. The RA (Low Density Residential) zone is intended to maintain a residential environment. The lot sizes allowed in the RA zone permits low density development consistent with the low density, rural nature of the area in general.
- 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

- 1. The low-density residential intent of the RA zone is consistent with surrounding development and is not anticipated to cause any adverse impacts.
- 2. The minimum lot area in the RA zone is 10,000 sq ft for single-family houses and 12,000 sq ft for duplexes. With a lot area of 1.16 ac, based on minimum lot area alone, the subject property could yield between 4-7 dwelling units, depending on the type of dwelling desired.

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 subject site falls is designated as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. The RA zone is listed as being directly related to the SR place type. The allowed uses within RA align with the primary and secondary uses of SR, which are predominantly residential and civic in nature.
- 2. The subject property is located within the Knoxville Urban Growth Boundary of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development.
- 3. Rezoning the property to RA complies with the Comprehensive Plan's implementation policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses of the RA zone are compatible with other residential development in the area.

Action:

Approved

Meeting Date: 7/11/2024

Details of Action:

Summary of Action:

Approved the RA (Low Density Residential) zone because it is consistent with the Knox County

Comprehensive Plan and surrounding development in the area.

**Date of Approval:**

7/11/2024

**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:** 8/19/2024

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**