

▶ **FILE #:** 11-C-16-RZ

AGENDA ITEM #: 32

AGENDA DATE: 11/10/2016

▶ **APPLICANT:** HUTCHINS ASSOCIATES, P.C.

OWNER(S): Jerry Drain

TAX ID NUMBER: 91 A A 020

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3033 Gray Hendrix Rd

▶ **LOCATION:** North side Gray Hendrix Rd., west of Tsawasi Rd.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gray Hendrix Rd., a local street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of RA zoning from the south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / OB (Office, Medical & Related Services)

South: Gray Hendrix Rd., vacant land / RA (Low Density Residential)

East: House / A (Agricultural)

West: Vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A and RA zoning. Karns Middle School is located to the west, zoned A.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA is a logical extension of zoning from the south and west, is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in

the area.

2. The proposed RA zoning is consistent with the Northwest County Sector Plan proposal for the site.
3. A large area of RA zoning is already in place to the south and east. This proposal is an extension of that zoning.
4. The applicant proposes to develop residential uses on the property, which would be consistent with surrounding development and zoning.

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

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department. Duplexes, require a minimum lot size of 12,000 sq. ft. with sewer, or 20,000 sq. ft. without sewer, subject to approval by Knox County Health Department. Duplexes also require use on review approval by MPC in the RA zoning district.

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 applicant intends to subdivide the subject property into multiple residential lots. The site is not large enough to be subdivided under the current A zoning, which requires a minimum lot size of one acre. RA zoning will allow this 0.6 acre site to be resubdivided into two lots for residential uses.
2. The impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication will be required. Along this section of Gray Hendrix Rd., this dedication will be 25 feet from the right-of-way centerline.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

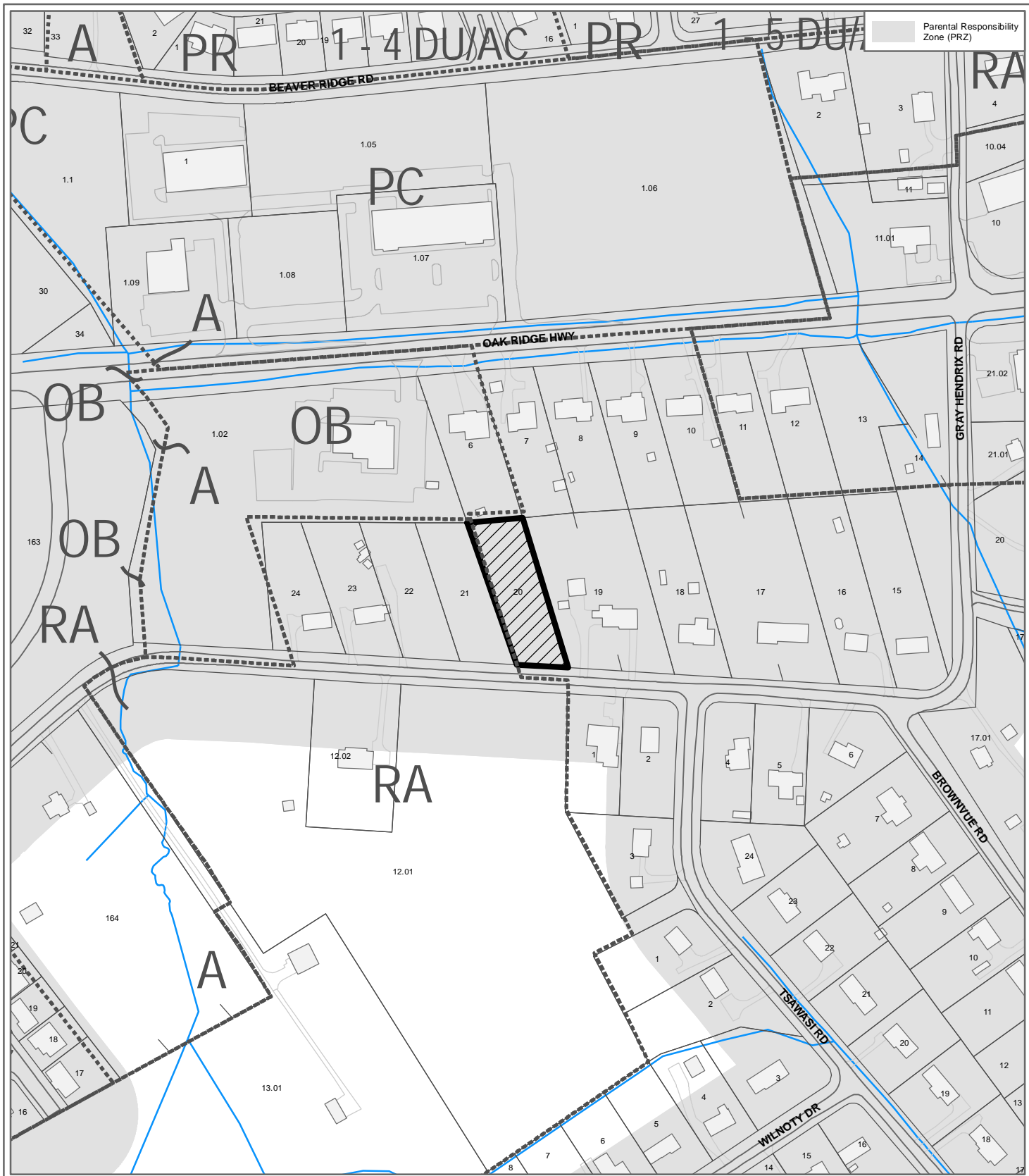
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.
4. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

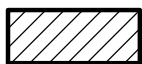
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/19/2016. If denied, MPC'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 an MPC decision in the County.



**11-C-16-RZ
REZONING**

From: A (Agricultural)
To: RA (Low Density Residential)



Petitioner: Hutchins Associates, P.C.

Map No: 91

Jurisdiction: County



Original Print Date: 10/19/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: Hutchins Associates P.C.

Date Filed: 9/26/2016 Meeting Date: Nov. 10, 2016

Application Accepted by: Mike Reynolds

Fee Amount: 500.00 File Number: Rezoning 11-C-16-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 3033 Gray Hendrix Rd.

General Location: North side Gray Hendrix Rd., West of Tsawasi Rd.

Parcel ID Number(s): 091A1020

Tract Size: .6 acres

Existing Land Use: Vacant

Planning Sector: NW County

Growth Policy Plan: Planned Growth

Census Tract: 60.01

Traffic Zone: 213

Jurisdiction: City Council _____ District
 County Commission 6 District

Requested Change

REZONING

FROM: A (Agricultural)

TO: RA (Low Density Residential)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Residential

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Jerry Drain

Company: J.D.C. Masonry

Address: 5935 Beaver Ridge Rd.

City: Knoxville State: TN Zip: 37931

Telephone: _____

Fax: 865-670-0254

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Hutchins

Company: Hutchins Associates P.C.

Address: 4025 Newcorn Ave.

City: Knoxville State: TN Zip: 37919

Telephone: 865-584-1809

Fax: _____

E-mail: david@hutchinspc.com

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: David Hutchins

PLEASE PRINT

Name: David Hutchins

Company: _____

Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: _____

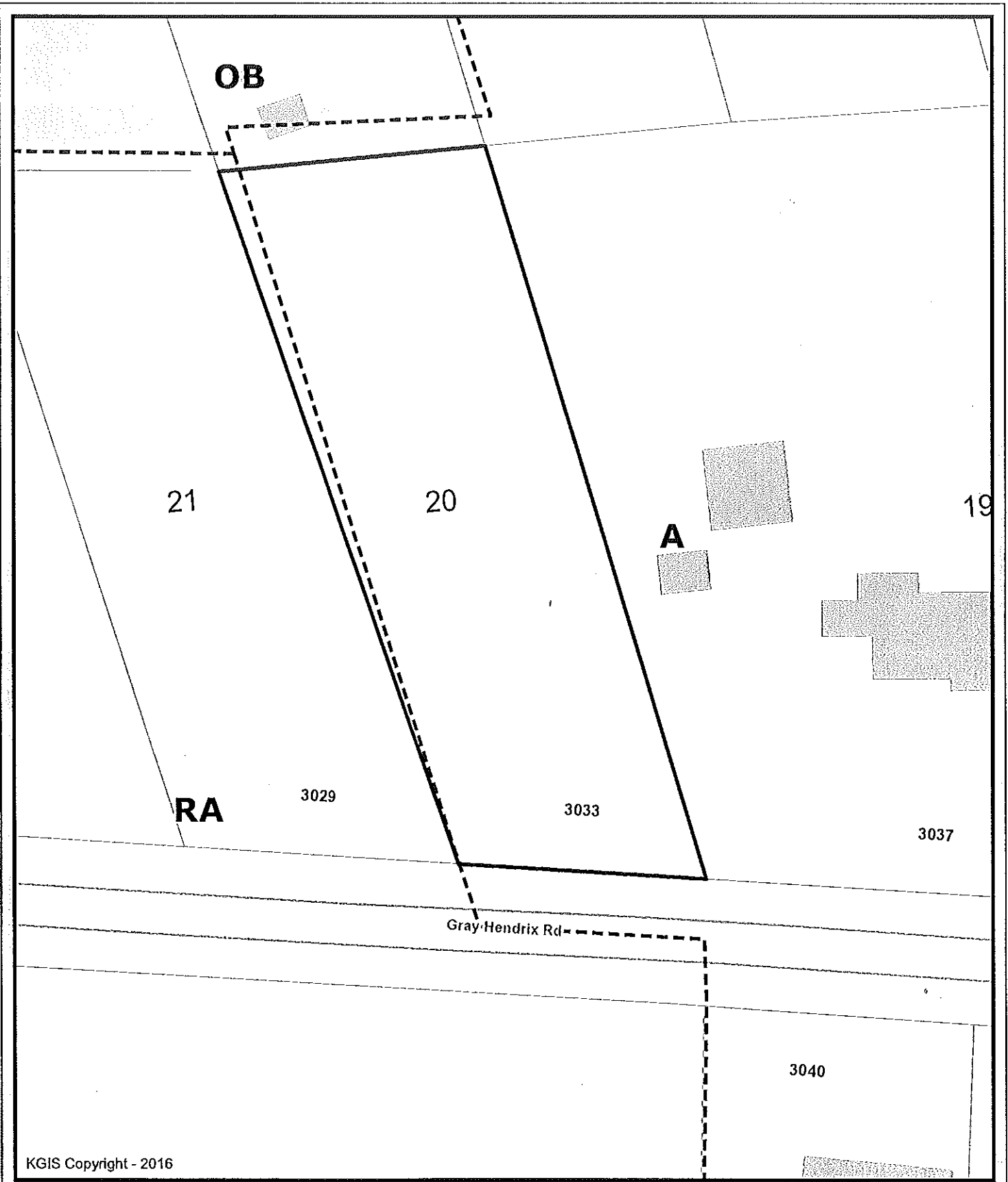
E-mail: _____

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
David Hutchins	4025 Newcom Ave	KNOXVILLE	TN	37919		
Jerry Drain	5935 Beaver Ridge Rd.	KNOXVILLE	TN	37931	✓	

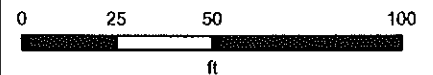


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Knoxville - Knox County - KUB Geographic Information System



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