

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 9-F-16-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 9/8/2016

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

OWNER(S): Jerry A. Drain

TAX ID NUMBER: 91 A A 021

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3029 Gray Hendrix Rd

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

▶ **APPX. SIZE OF TRACT:** 26120 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Subdivide property into two lots and develop two duplexes (one per lot).

7.1 du/ac

HISTORY OF ZONING: None noted.

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

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

East: Vacant land, houses / A (Agricultural)

West: Houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is located approximately .25 miles east of Karns Middle School along Gray Hendrix Rd. and there is a professional office building to the rear that fronts on Oak Ridge Hwy. To property is surrounded by detached residential development to the west, east and south, zoned A, RA and PR.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for 1 duplex on the rear lot as identified on the development plan, subject to 7 conditions. (Applicant requested 2 duplexes, one on each proposed lot)**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Knox County Minimum Subdivision Regulations.

5. Recording an approved subdivision plat that includes a minimum lot area of 10,000 square feet for Lot 1 (front lot), excluding the land area within the access easement, and 12,000 square feet for Lot 2 (rear lot).
6. Modifying the driveway radius at Gray Hendrix Road so it does not extend in front of the property to the east.
7. Recording the joint permanent easement for the shared driveway for Lots 1 & 2 that is shown on the development plan.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

**COMMENTS:**

The proposal is to divide the subject property (26,120) into two lots for the development of two duplexes under the RA zone district. The minimum lot size for a duplex in the RA zone is 12,000 square feet, however, the area dedicated for an access easement cannot be counted toward the lot area for which it crosses (section 64-24.1 of the Minimum Subdivision Regulations). This means that property is not large enough for two 12,000 square foot lots and an access easement, which crosses lot 1 (front lot). The proposed access easement is 25 feet wide and has a 20-foot wide paved surface, which is reduced to 10 feet in width once it passes the parking area for the first structure. The proposal includes a landscape buffer on the western and northern lot lines.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. The surrounding residential uses are single family houses with lot sizes that range from .5 to 1 acre in size.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed duplex development, with the recommended conditions, is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
2. The proposal meets all relevant requirements of the RA zoning district, as well as other criteria for approval of a use-on-review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The use is in conformity with the Northwest County Sector Plan which proposes LDR (Low Density Residential) for the area.

**ESTIMATED TRAFFIC IMPACT:** 53 (average daily vehicle trips)

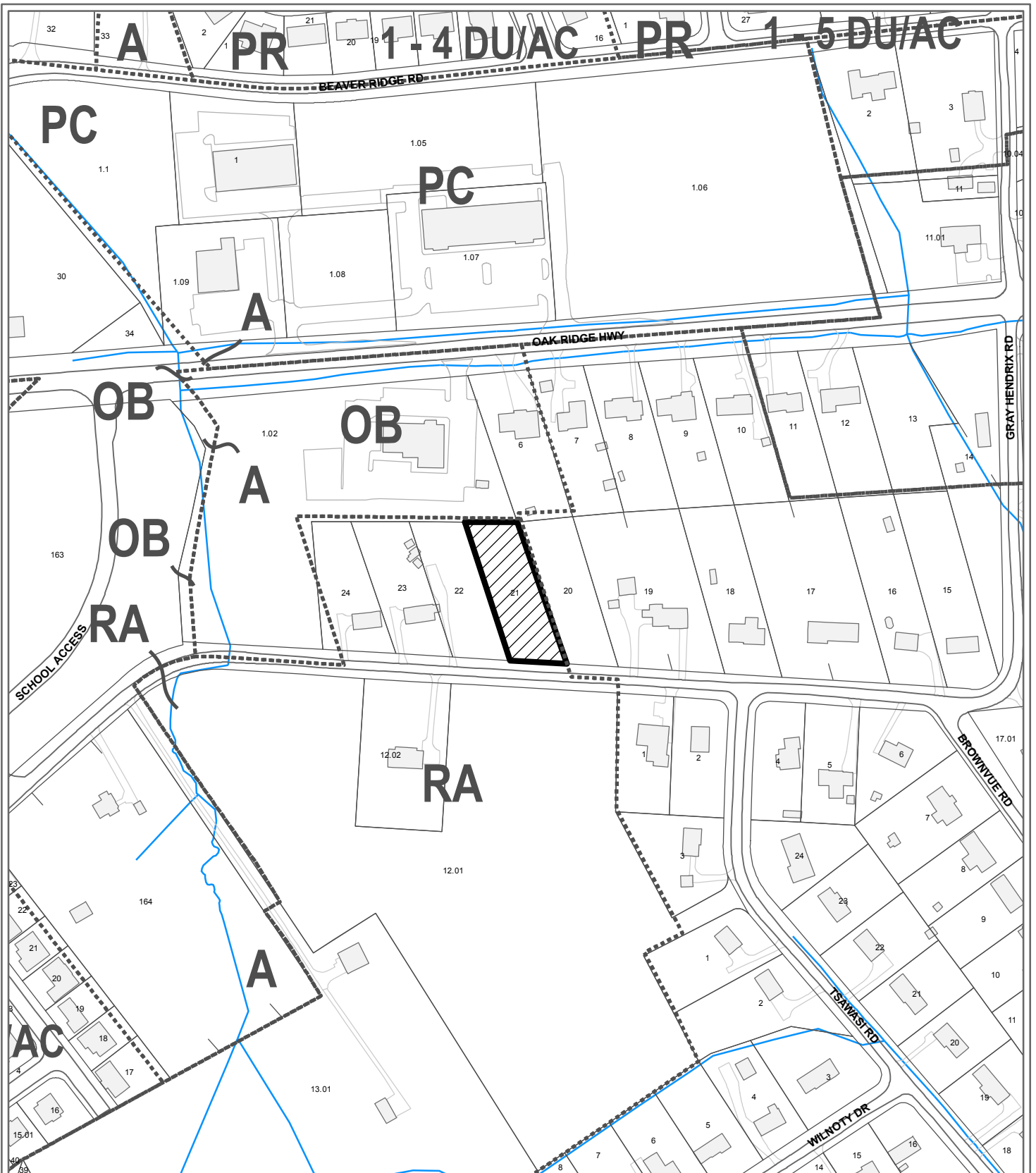
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**9-F-16-UR  
USE ON REVIEW**

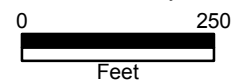


Subdivide property into two lots and develop two duplexes (one per lot) in RA (Low Density Residential)

Petitioner: Undefined

Map No: 91

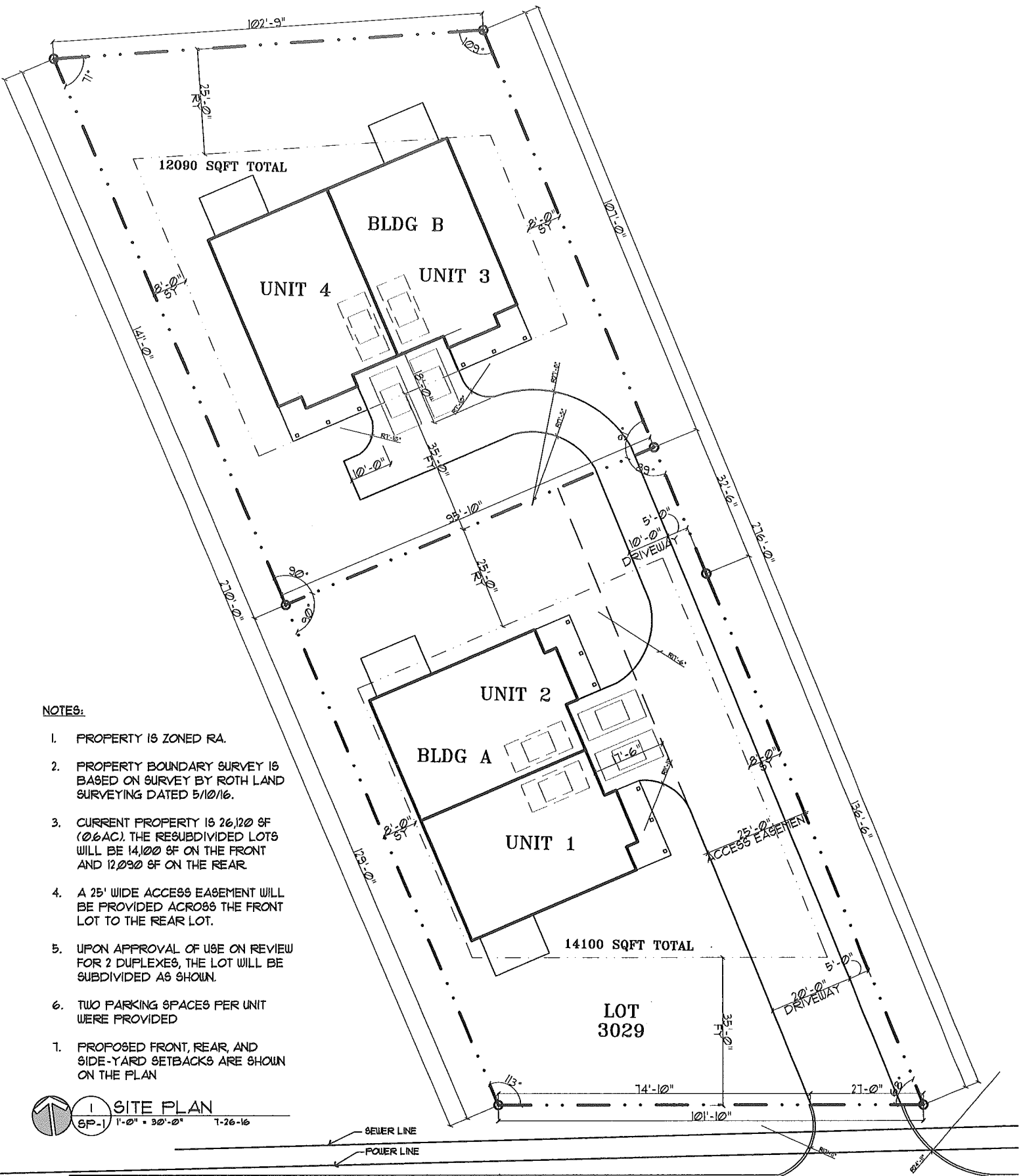
Jurisdiction: County



Original Print Date: 8/12/2016

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



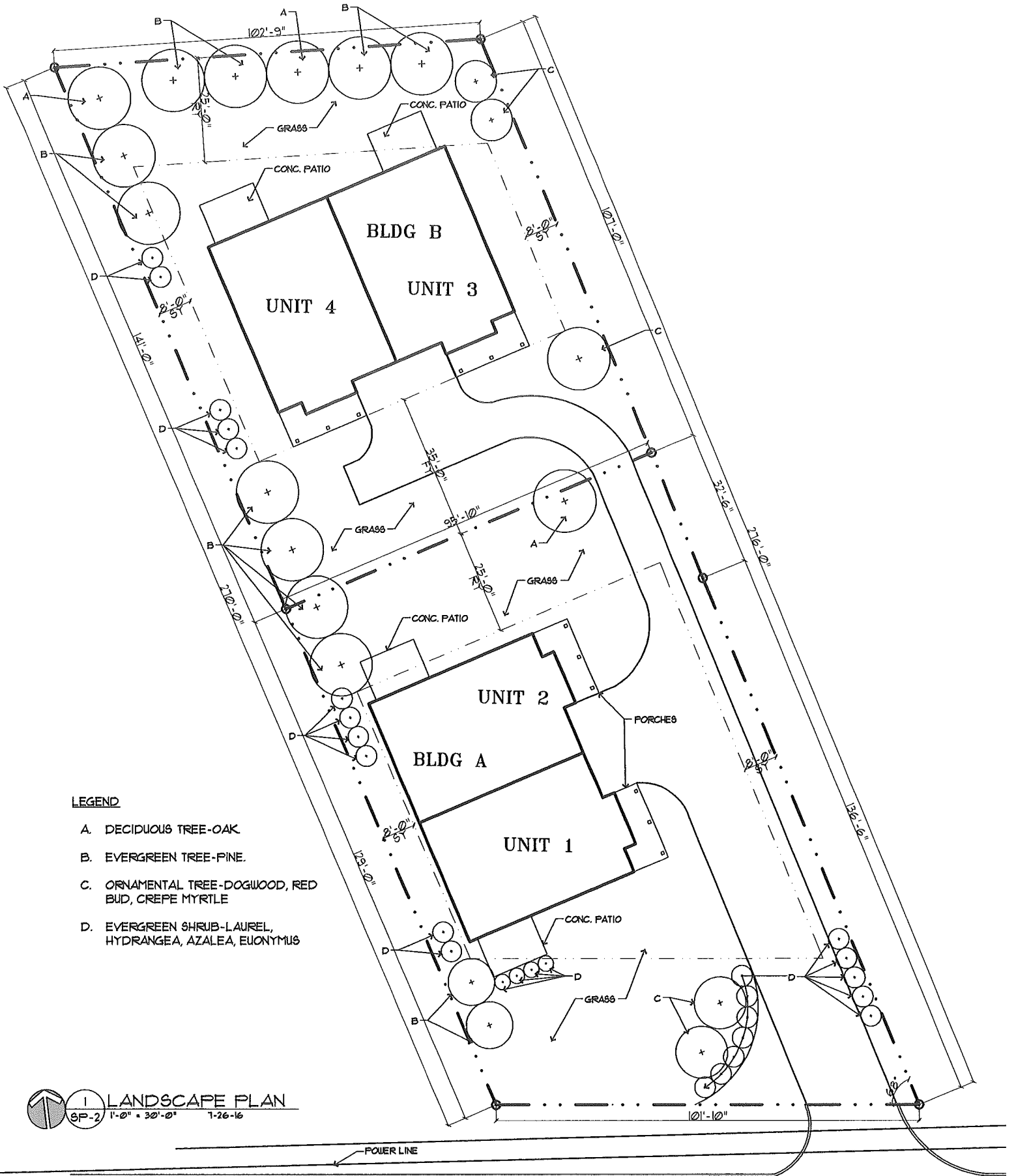
**NOTES:**

1. PROPERTY IS ZONED RA.
2. PROPERTY BOUNDARY SURVEY IS BASED ON SURVEY BY ROTH LAND SURVEYING DATED 5/10/16.
3. CURRENT PROPERTY IS 26,120 SF (0.6AC). THE RESUBDIVIDED LOTS WILL BE 14,100 SF ON THE FRONT AND 12,090 SF ON THE REAR.
4. A 25' WIDE ACCESS EASEMENT WILL BE PROVIDED ACROSS THE FRONT LOT TO THE REAR LOT.
5. UPON APPROVAL OF USE ON REVIEW FOR 2 DUPLEXES, THE LOT WILL BE SUBDIVIDED AS SHOWN.
6. TWO PARKING SPACES PER UNIT WERE PROVIDED
7. PROPOSED FRONT, REAR, AND SIDE-YARD SETBACKS ARE SHOWN ON THE PLAN

**SITE PLAN**  
 SP-1 1'-0" = 30'-0" 7-26-16


GRAY HENDRIX ROAD

9-F-16-UR  
 7/26/16

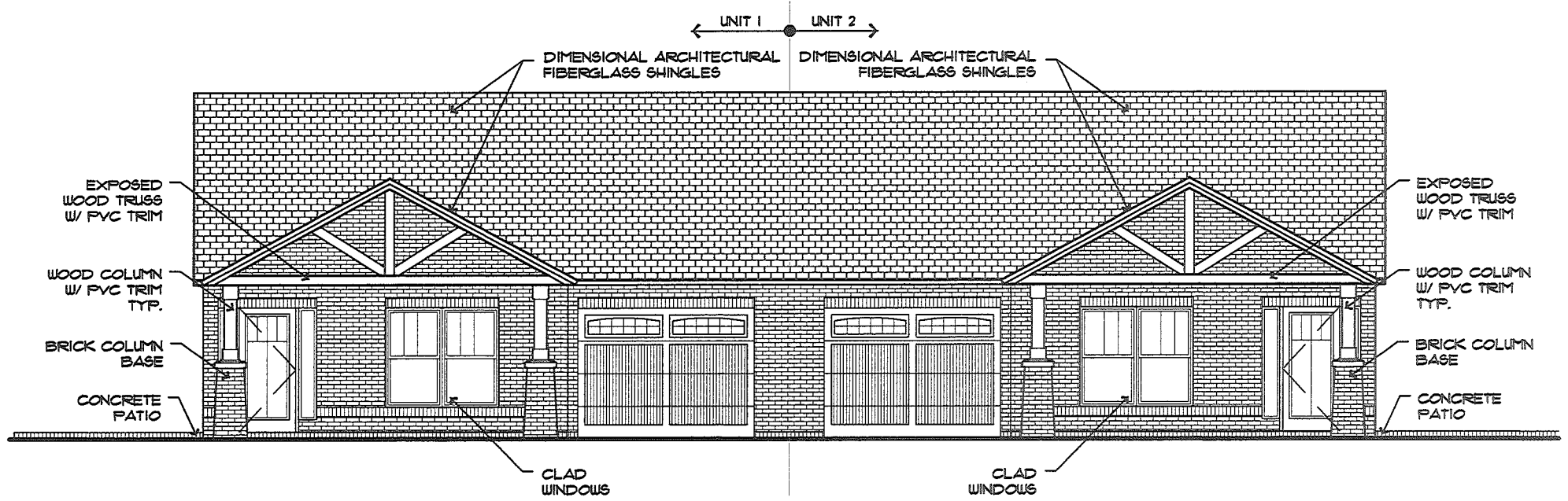


**LEGEND**

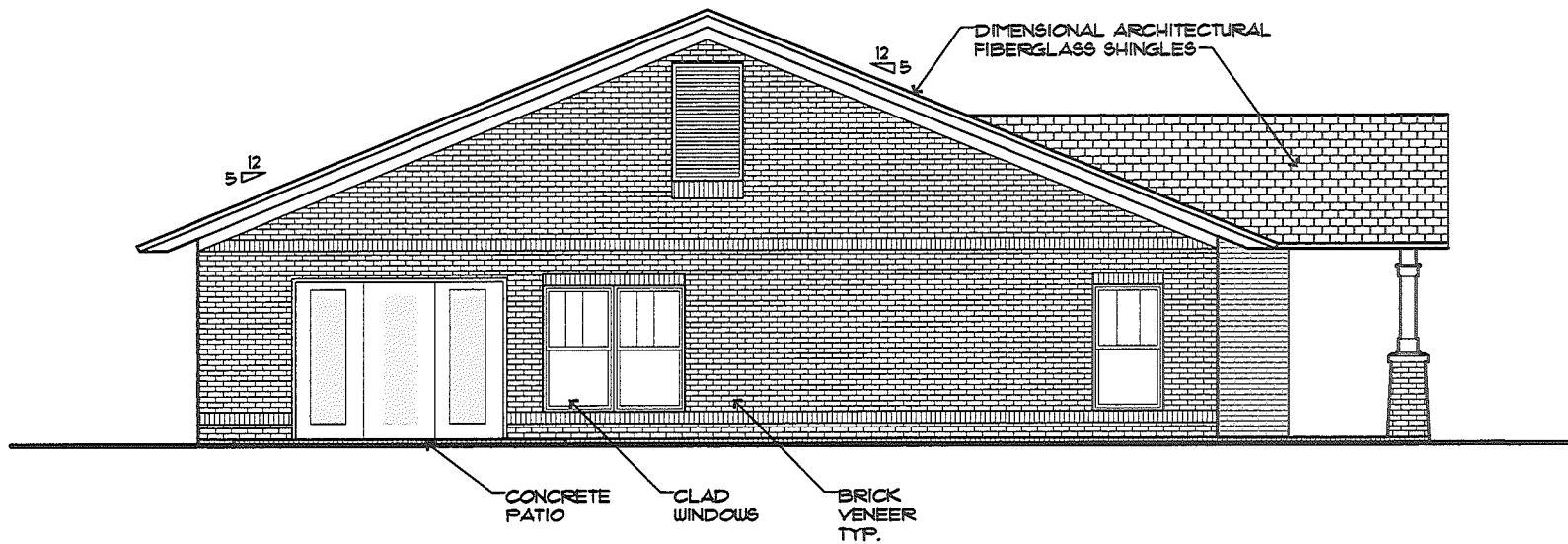
- A. DECIDUOUS TREE-OAK
- B. EVERGREEN TREE-PINE
- C. ORNAMENTAL TREE-DOGWOOD, RED BUD, CREPE MYRTLE
- D. EVERGREEN SHRUB-LAUREL, HYDRANGEA, AZALEA, EUONYMUS


**1 LANDSCAPE PLAN**  
 SP-2 1'-0" = 30'-0" 7-26-16

GRAY HENDRIX ROAD



1 FRONT ELEVATION  
 EV-1 1/8" = 1'-0" 7-26-16



1 SIDE ELEVATION  
EV-2 1/8" = 1'-0" 7-26-16



+20%

Use on Review  Development Plan

Name of Applicant: Hutchins Associates P.C.

Date Filed: 7/26/16 Meeting Date: \_\_\_\_\_

Application Accepted by: Marc Payne

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$540.00 File Number: Use on Review 9-F-16-UR

**PROPERTY INFORMATION**

Address: 3029 Gray Hendrix Rd.

General Location: N/3 Gray Hendrix Rd  
due west of Tsaussis Rd

Tract Size: 26,120 S.F No. of Units: 4  
(2 structures)

Zoning District: RA

Existing Land Use: Vacant

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:  
LDR

Growth Policy Plan Designation: Planned

Census Tract: 60.01

Traffic Zone: 213

Parcel ID Number(s): 091AA021

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6<sup>th</sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Jerry Drain

Company: JDC 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: 4625 Newcom Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865-584-1809

Fax: \_\_\_\_\_

E-mail: david@hutchinspc.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)  
\_\_\_\_\_  
\_\_\_\_\_

Other (Be Specific)

Create two lots for Duplexes in an RA zone.  
\_\_\_\_\_  
\_\_\_\_\_

**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: \_\_\_\_\_

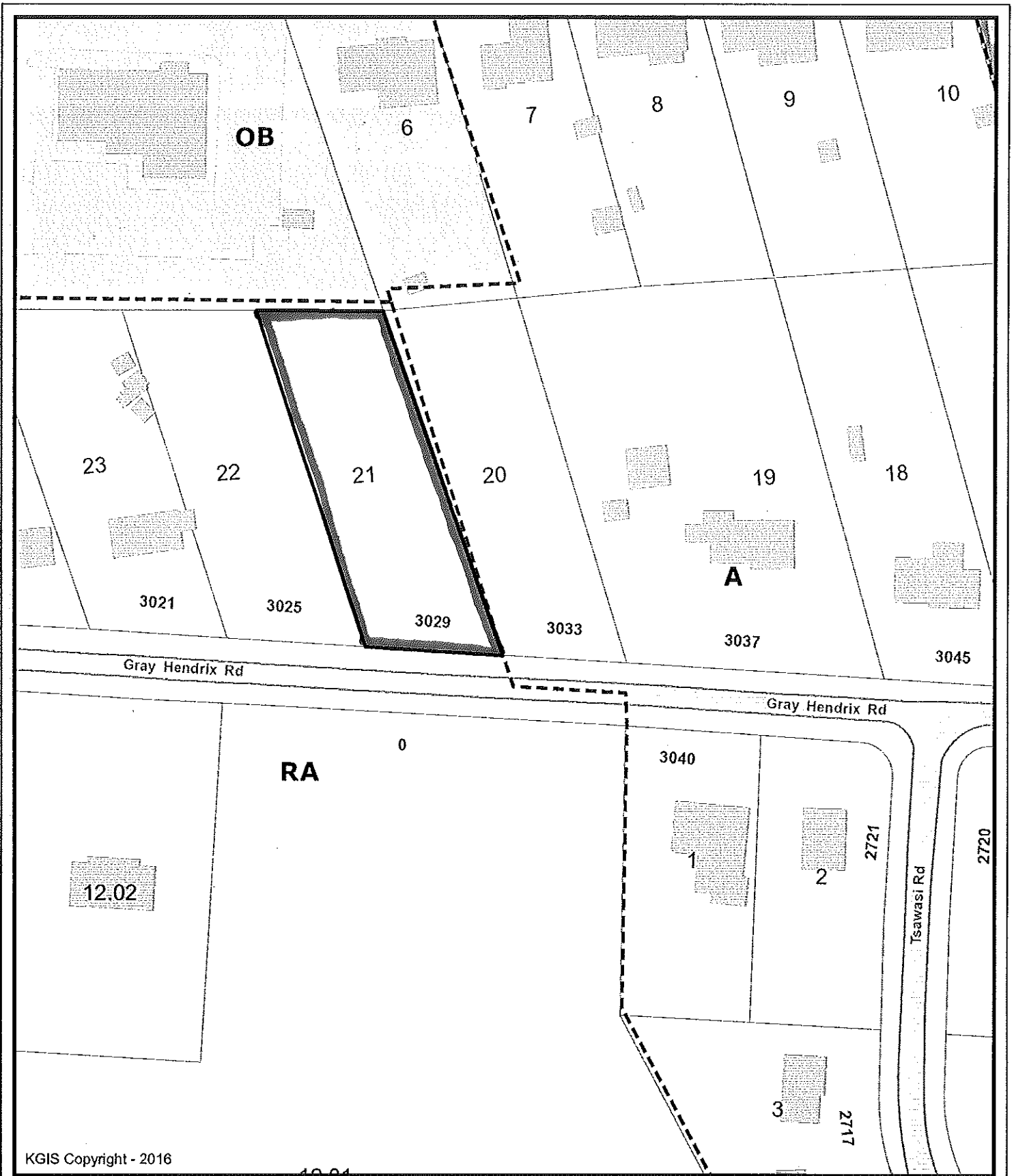
Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_





KGIS Copyright - 2016

Letter Portrait

Printed: 7/26/2016 at 3:43:46 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.