

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

▶ **FILE #:** 2-H-17-UR

AGENDA ITEM #: 51

AGENDA DATE: 2/9/2017

▶ **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 of Gray Hendrix Rd, west of Tsawasi Rd.

▶ **APPX. SIZE OF TRACT:** 26700 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 land

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: The property was rezoned from A to RA by County Commission in December 2016 (11-C-16-RZ).

SURROUNDING LAND USE AND ZONING: North: Office, detached houses / OB (Office, Medical, and Related Services) and A (Agricultural)

South: Gray Hendrix Rd, vacant land, detached houses / RA (Low Density Residential) and A (Agricultural)

East: Detached houses / A (Agricultural)

West: Vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is located approximately .25 miles east of Karns Middle School along Gray Hendrix Rd. and are detached houses and a professional office building to the rear that front 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 6 conditions.**

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,

including but not limited to the design of the shared driveway.

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. Obtaining all necessary variances, including but not limited to the angle of the driveway.
7. Recording the exclusive permanent easement for the shared driveway for Lots 1 & 2 that is shown on the development plan.
8. Installation of a minimum 6-foot opaque privacy fence on Lot 2, as shown on the landscape 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 (26,700) into two lots for the development of one duplex on Lot 2 and a detached house on Lot 1. The proposed access will be shared between the two subject lots and the adjacent 2 lots to the west, which were approved by the planning commission in September (9-F-16-UR). The proposed driveway includes a boulevard design with 18-foot driveway access points on either side of a 10-foot median. Beyond the median, the driveway narrows to 20 feet wide paved surface. The proposal includes a landscape buffer on the eastern and northern lot lines, and staff is recommending a minimum 6-foot opaque privacy fence be installed along the eastern lot line for Lot 2, where the duplex will be located.

EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY 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 KNOXVILLE 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 PLANS

1. The use is in conformity with the Northwest County Sector Plan which proposes LDR (Low Density Residential) for the area.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

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.