

**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 8 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.

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.

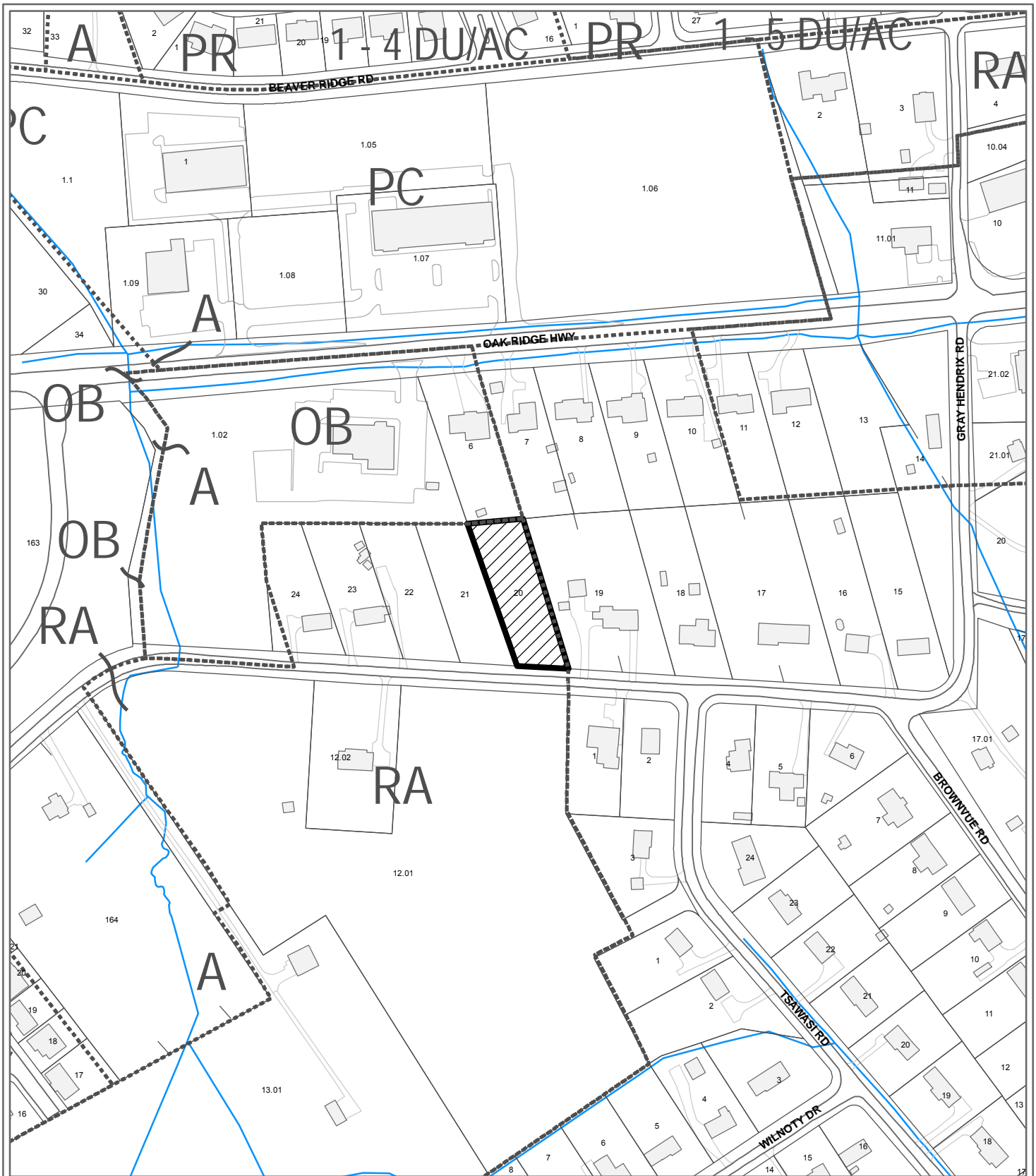
ESTIMATED TRAFFIC IMPACT: Not required.

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

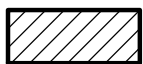
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- 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.



**2-H-17-UR
USE ON REVIEW**



Duplex in RA (Low Density Residential)

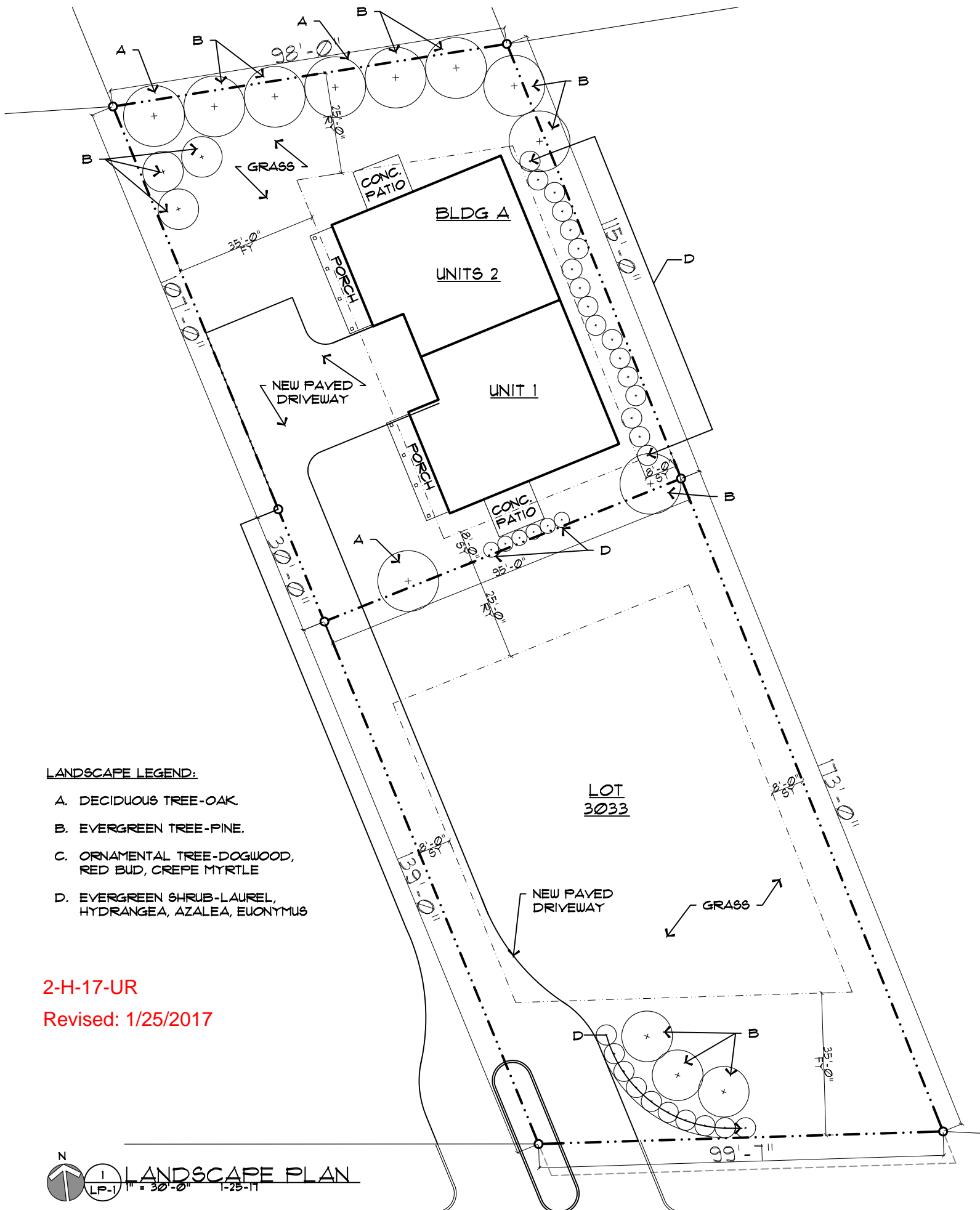
Petitioner: Hutchins Associates P.C.

Map No: 91

Jurisdiction: County



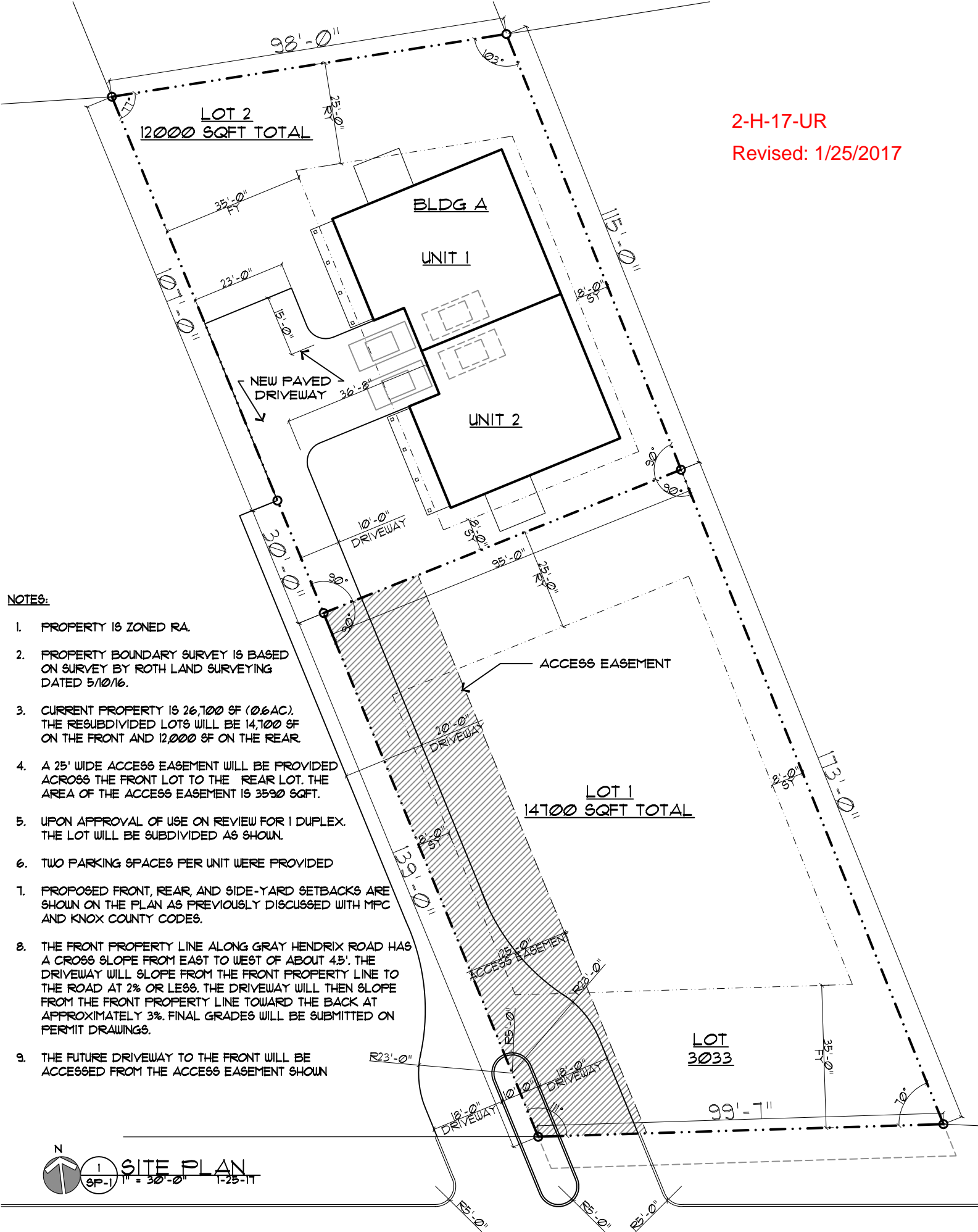
Original Print Date: 1/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



LANDSCAPE LEGEND:

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

2-H-17-UR
 Revised: 1/25/2017



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 26,100 SF (0.6 AC). THE RESUBDIVIDED LOTS WILL BE 14,700 SF ON THE FRONT AND 12,000 SF ON THE REAR.
4. A 25' WIDE ACCESS EASEMENT WILL BE PROVIDED ACROSS THE FRONT LOT TO THE REAR LOT. THE AREA OF THE ACCESS EASEMENT IS 3590 SQFT.
5. UPON APPROVAL OF USE ON REVIEW FOR 1 DUPLEX. 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 AS PREVIOUSLY DISCUSSED WITH MPC AND KNOX COUNTY CODES.
8. THE FRONT PROPERTY LINE ALONG GRAY HENDRIX ROAD HAS A CROSS SLOPE FROM EAST TO WEST OF ABOUT 4.5'. THE DRIVEWAY WILL SLOPE FROM THE FRONT PROPERTY LINE TO THE ROAD AT 2% OR LESS. THE DRIVEWAY WILL THEN SLOPE FROM THE FRONT PROPERTY LINE TOWARD THE BACK AT APPROXIMATELY 3%. FINAL GRADES WILL BE SUBMITTED ON PERMIT DRAWINGS.
9. THE FUTURE DRIVEWAY TO THE FRONT WILL BE ACCESSED FROM THE ACCESS EASEMENT SHOWN.

SITE PLAN
 SP-1 1" = 30'-0" 1-25-17



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Re: February 9 Meeting

1 message

jay blackwell <jblackw37@hotmail.com>
Reply-To: jblackw37@hotmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jan 31, 2017 at 9:33 PM

To Commission Members,

Concerning Knox County Board of Zoning Appeal Meeting February 9 at 1:30pm

Item # 51 Hutchins Associates P.C. 2-H-17-UR

I attended a meeting of the Knoxville/Knox County Metropolitan Planning Commission On September 8, 2016 at 1:30pm. This meeting was on Use on Review for the lot adjacent to the Subject Property.

The determination of the hearing was the Land owner could build a single family on the front of the property and a duplex on the rear. Several Property Owners attended the Meeting and submitted a Petition signed from approximately 30 home owners in the immediate area stating they were opposed to Duplexes being built on the site. We are opposed to Duplexes being built on this site as well. This is largely a single family home development and many homeowners feel Duplexes will have a adverse affect on their property values. Many potential home buyers will not even consider buying a home with Rental property in the immediate area. I'm sure the developer would feel the same way if duplexes were to be built next to his property.

I believe they recently had this property rezoned from A to RA.

Seems like they are asking for a lot of concessions to use the property differently than how it was originally zoned.

I own property adjacent to the subject property.

If the commission feels that this development is best for the community, I request that Developer at (his expense) be required to install a 6" wood Privacy fence as a buffer to the adjacent residential Homes. These are commonly seen all over Knox county.

If you have any questions feel free to contact me,

Jay M Blackwell
[920-915-7774](tel:920-915-7774)

Thank you for your time!

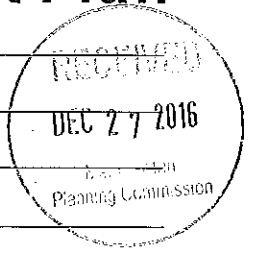
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This message was directed to commission@knoxmpc.org

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Hutchins Associates P.C.
 Date Filed: 12/27/2016 Meeting Date: 2/9/2016
 Application Accepted by: Mike Reynolds
 Fee Amount: _____ File Number: Development Plan
 Fee Amount: \$450.00 File Number: Use on Review 2-H-17-UR



PROPERTY INFORMATION

Address: 3033 Gray Hendrix Rd.
 General Location: North side Gray Hendrix Rd., West of Tsawasi Rd.
 Tract Size: 26,700 sqft No. of Units: 2
 Zoning District: RA
 Existing Land Use: Vacant land

Planning Sector: NW County
 Sector Plan Proposed Land Use Classification: LDR
 Growth Policy Plan Designation: Planned growth
 Census Tract: 60-01
 Traffic Zone: 213
 Parcel ID Number(s): 091AA020
 Jurisdiction: City Council _____ District
 County Commission 6 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: _____

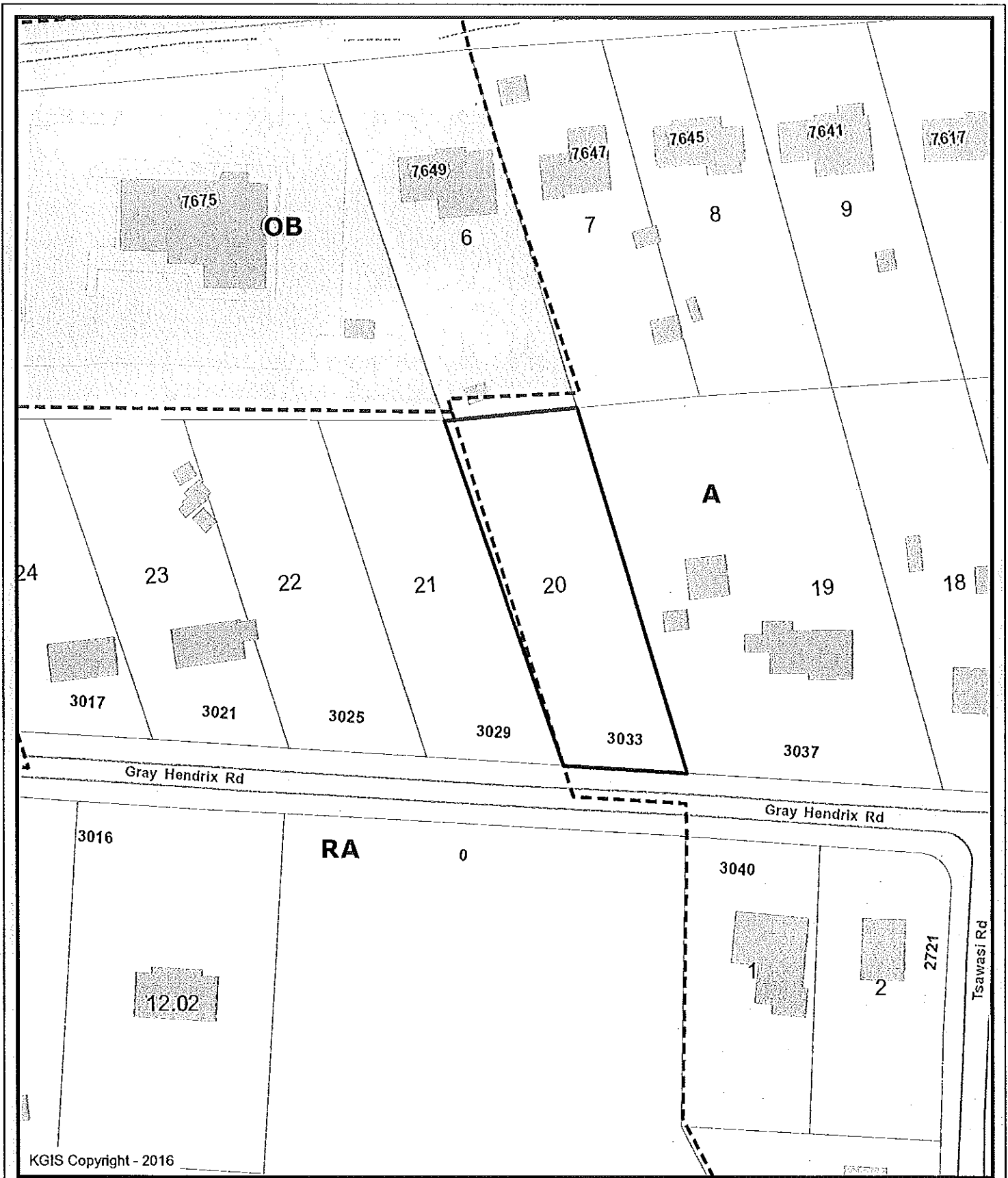
APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: David Hutchins
 Company: Hutchins Associates P.C.
 Address: 4025 Newcom Ave
 City: Knoxville State: TN Zip: 37919
 Telephone: 865-584-1809
 Fax: _____
 E-mail: david@hutchinspc.com

APPROVAL REQUESTED

Development Plan: ___ Residential ___ Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
Duplex

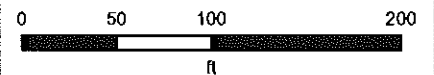
APPLICATION AUTHORIZATION
 I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
 Signature: David Hutchins
 PLEASE PRINT
 Name: David Hutchins
 Company: _____
 Address: - see above -
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____



Letter Portrait

Printed: 12/27/2016 at 3:36:03 PM

Knoxville - Knox County - KUB Geographic Information System



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