

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-H-17-UR **Related File Number:**
Application Filed: 12/27/2016 **Date of Revision:**
Applicant: HUTCHINS ASSOCIATES P.C.

PROPERTY INFORMATION

General Location: North side of Gray Hendrix Rd, west of Tsawasi Rd.
Other Parcel Info.:
Tax ID Number: 91 A A 020 **Jurisdiction:** County
Size of Tract: 26700 square feet
Accessibility: Access is via Gray Hendrix Rd., a local street with a pavement width of 18' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (low density residential)
Growth Policy Plan: Planned Growth Area
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.

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

Street: 3033 Gray Hendrix Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A to RA by County Commission in December 2016 (11-C-16-RZ).

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for 1 duplex on the rear lot as identified on the development plan, subject to 8 conditions.

Staff Recomm. (Full):

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.

Action: Approved **Meeting Date:** 2/9/2017

- Details of Action:**
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.

Summary of Action: APPROVE the request for 1 duplex on the rear lot as identified on the development plan, subject to 8 conditions.

Date of Approval: 2/9/2017 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**