

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

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File Number: 9-F-16-UR **Related File Number:**
Application Filed: 7/26/2016 **Date of Revision:**
Applicant: HUTCHINS ASSOCIATES P.C.

PROPERTY INFORMATION

General Location: North side Gray Hendrix Rd., west of Tsawasi Rd.
Other Parcel Info.:
Tax ID Number: 91 A A 021 **Jurisdiction:** County
Size of Tract: 26120 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
Surrounding Land Use:
Proposed Use: Subdivide property into two lots and develop two duplexes (one per lot). **Density:** 7.1 du/ac
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 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.

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

Street: 3029 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: None noted.

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 7 conditions. (Applicant requested 2 duplexes, one on each proposed lot)

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.
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.

Action: Approved

Meeting Date: 9/8/2016

Details of Action:

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Summary of Action:

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Date of Approval:

9/8/2016

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: