

# SPECIAL USE REPORT

▶ **FILE #:** 10-C-20-SU

**AGENDA ITEM #:** 42

**AGENDA DATE:** 11/12/2020

▶ **APPLICANT:** ROBERT COCHRAN

OWNER(S): Robert Cochran

TAX ID NUMBER: 135 H C 01801

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3101 Gazebo Point Way

▶ **LOCATION:** Northwest end of Gazebo Point Way, southwest of Maloney Rd., northwest of Ginn Farm Dr.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Gazebo Point Way, a private street with 26' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** RN-3 (General Residential Neighborhood) / HP (Hillside Protection) / PD (Planned Development)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Reduction of front setback from 20 feet to 12 feet

HISTORY OF ZONING: The property was zoned RP-1 1-8 du/ac in 2002 (1-E-02-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family & rural residential / A (Agricultural)

South: Attached & detached residential / RN-3 (General Residential Neighborhood)

East: Community amenity, single family residential / RN-3 (General Residential Neighborhood) & AG (General Agricultural)

West: Fort Loudon Lake, Rural residential / RN-3 (General Residential Neighborhood) & A (Agricultural)

NEIGHBORHOOD CONTEXT: Property in the area is zoned A, AG, RN-1 and OS. Development in the area consists of single family dwellings, a U.T. farm and Fort Loudon Lake.

## STAFF RECOMMENDATION:

▶ **APPROVE** the reduction of the required front yard setback from 20 feet to 10 feet on the west lot line and to 5 feet on the north lot line of the road turnaround that extends into Lot 17R, as shown on the plot plan, subject to 4 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. The front yard setback reduction to 10 feet will require that the residence include a two car garage, at a minimum.
4. The minimum distance between the back of the existing curblin to the house shall be 20 feet.

With conditions noted above, this request meets the requirements of the former RP-1 zone (current zoning RN-3/HP/PD), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

**COMMENTS:**

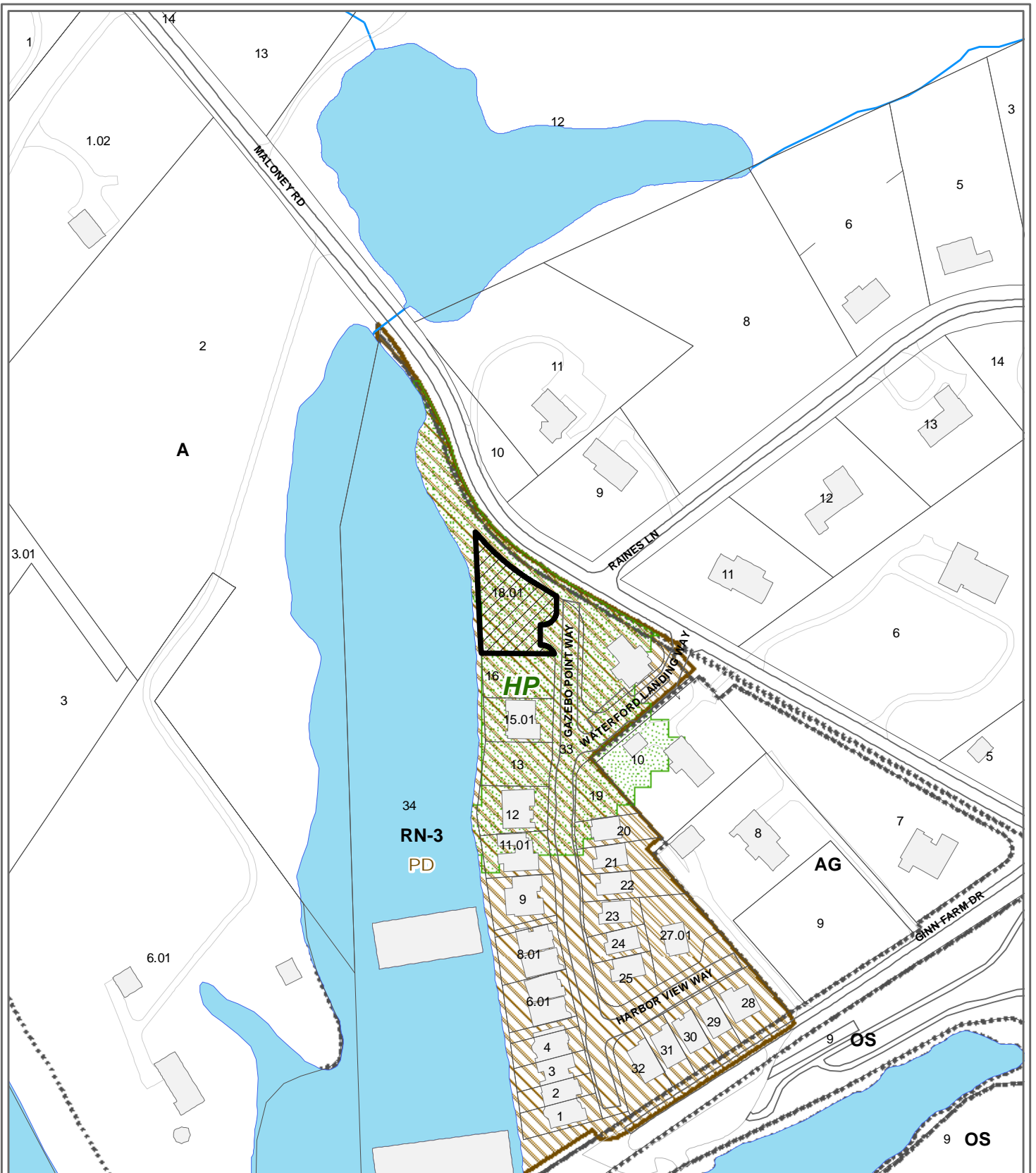
This request is to reduce the 20-foot front setback for Lot 17R in The Gazebo at Waterford Cove subdivision where the road turnaround extends into the property. The proposed setback from the lot line at the end of the turnaround will be 10 feet and the setback on the northern edge of the turnaround is 5 feet (see the hatched area on the plot plan). The 10-foot setback will allow for a 20-foot driveway length from the edge of the existing curblin of the turnaround to the house which is enough for a normal sized vehicle to be parked in the driveway and not extend into the actual turnaround of the private road. The current design of the house has a three car garage. The 5-foot setback on the north side of the turnaround will allow the house to more easily extend closer to the road and align with the other houses on the street. The partial house footprint shown on the plot plan is not the final house design and it is anticipated to be modified if the setback reductions are approved.

A "No Parking" sign may be required to be installed in the turnaround so the driveway to the house does not get blocked. The location and design of the sign, if required, will be determined during permitting.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-C-20-SU  
SPECIAL USE**

Petitioner: Cochran, Robert



Reduction of front setback from 20 feet to 12 feet in RN-3 (General Residential Neighborhood) /HP/PD

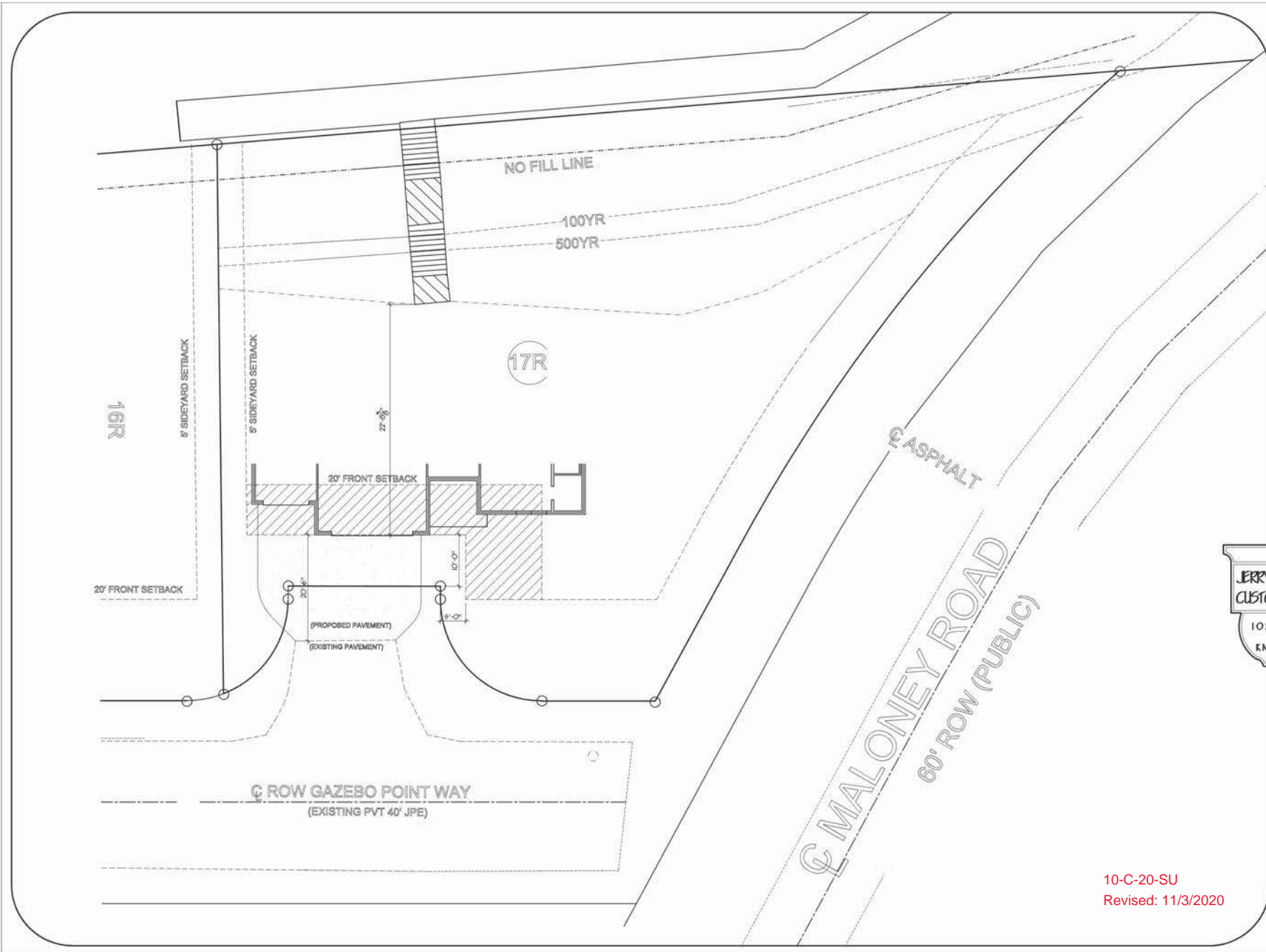
Map No: 135

Jurisdiction: City



Original Print Date: 9/1/2020  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:



REVISION:

A RESIDENCE FOR:	ROBERT COCHRAN
TO BE CONSTRUCTED AT:	LOT 17R THE GAZEBO AT WATERFORD COVE
DMS:	00/00/00
JOB NO.:	N/A
DRAWN BY:	ESGMN/J.G.M.

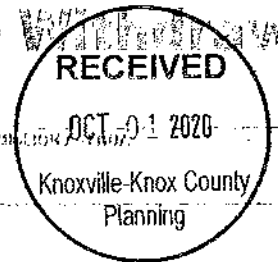
**JERRY ESCHMAN  
CUSTOM HOME DESIGNS**  
1025 BUCKTHORN DRIVE  
KNOXVILLE, TENNESSEE  
865-686-9696


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SHEET NUMBER  
**5**  
OF

10-C-20-SU  
Revised: 11/3/2020

Request to Postpone • Table • Withdraw



Name of Applicant: Robert Cochran

AS IF APPLICABLE TO THE COMPELLING INTERESTS REGULATIONS

Original File Number(s): 10 C 20 30

Date Scheduled for Planning Review: 10/8/2020

Date Request Filed: 10/1/2020

Request Accepted by: Michael Reynolds

REQUEST

Postpone

Please postpone the above application(s) until:

11/12/2020

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Needed more time to obtain requested survey & to schedule a site visit

Eligible for Fee Refund?  Yes  No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative

Signature: Robert M Cochran

PLEASE PRINT

Name: Robert Cochran

Address: 1603 Cottage Wood Way

City: Knoxville State: TN Zip: 37919

Telephone: 407-908-9283

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

E-mail: rob.cochranrv@gmail.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

(1) Download and fill out the form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org).



## DEVELOPMENT REQUEST

### DEVELOPMENT

- Development Plan  
 Planned Development  
 Use on Review / Special Use

### SUBDIVISION

- Concept Plan  
 Final Plat

### ZONING

- Plan Amendment  
 Rezoning

Robert Cochran

Applicant Name	Affiliation	
8/24/20	10/8/2020	10-C-20-SU
Date Filed	Meeting Date (if applicable)	File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant  
  Owner  
  Option Holder  
  Project Surveyor  
  Engineer  
  Architect/Landscape Architect

Robert Cochran

Name	Company		
1603 Cottage Wood Way	Knoxville	TN	37919
Address	City	State	Zip
407-908-9283	rob.cochranrv@gmail.com		
Phone	Email		

## CURRENT PROPERTY INFO

Robert Cochran	1603 Cottage Wood Way, Knoxville	407-908-9283
Owner Name (if different)	Owner Address	Owner Phone
3101 Gazebo Point Way	135HC01801	
Property Address	Parcel ID	
South Lakemoore Hills area, west of Alcoa Hwy	SW of Maloney Rd, NW of Gazebo Point Way	.3 acres
General Location	NW of Gina Jean Dr	Tract Size
1st district	RN-3/HP/PD (formally RP-1 1-8 du/ac)	
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
South County	LDR & HP	Inside City
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant	N	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

# REQUEST

DEVELOPMENT

- Development Plan     Use on Review / Special Use
- Residential     Non-Residential

- Home Occupation (specify): \_\_\_\_\_
- Other (specify): Request amendment to setback due to roadway turn around area encroaching lot

SUBDIVISION

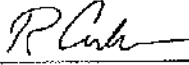
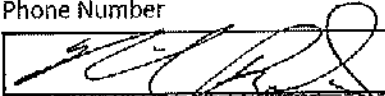
- Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_
- Parcel Change
- Combine Parcels     Divide Parcel    Total Number of Lots Created: \_\_\_\_\_
- Other (specify): \_\_\_\_\_
- Attachments / Additional Requirements \_\_\_\_\_

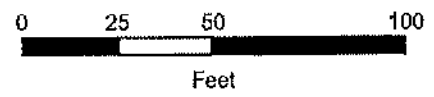
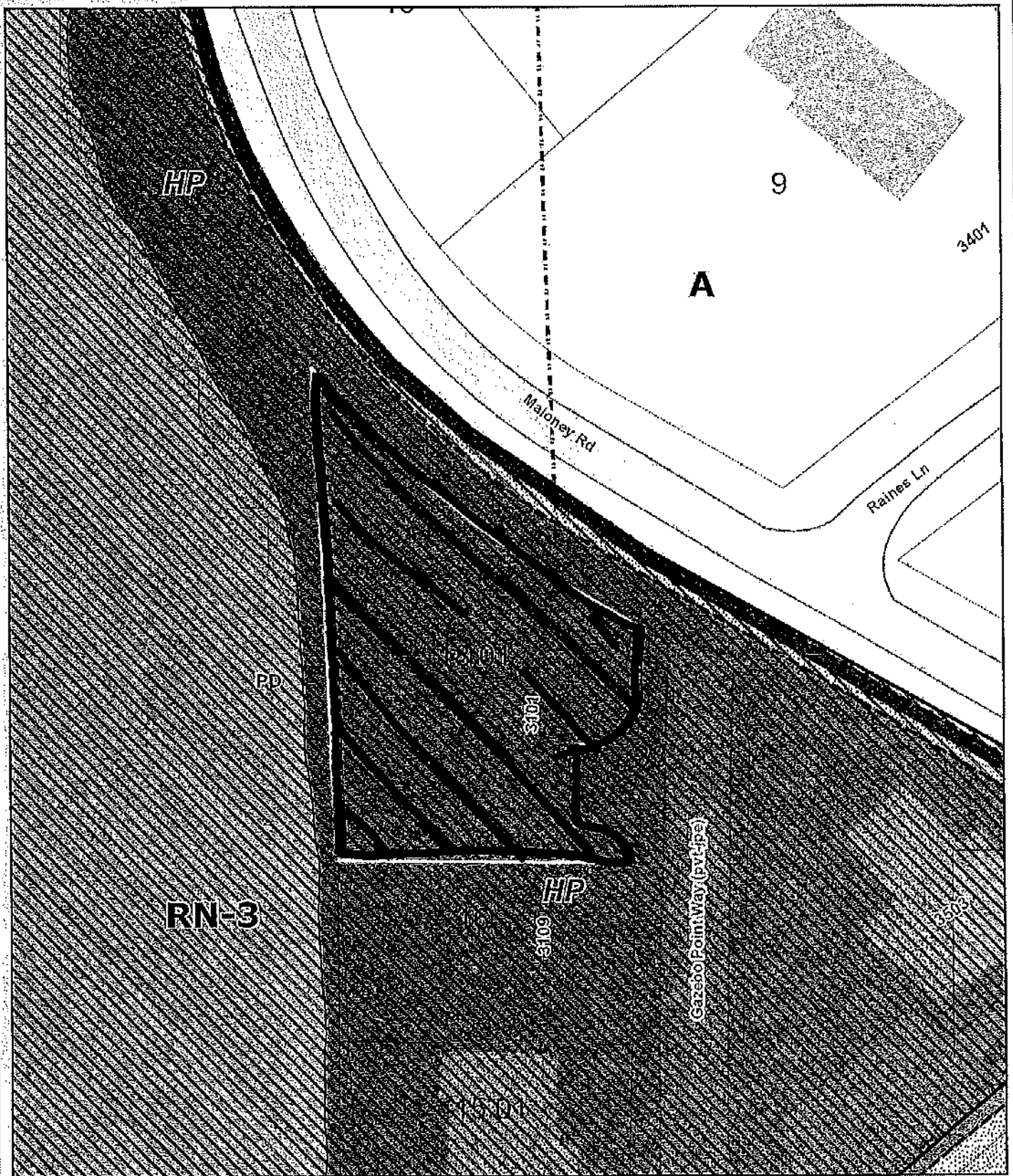
ZONING

- Zoning Change: \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_
- Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_
- Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_
- Other (specify): \_\_\_\_\_

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>  <b>\$450.00</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0402	
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request			
<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>		
<input type="checkbox"/> Design Plan Certification (Final Plat only)			
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)			
<input type="checkbox"/> Traffic Impact Study			

**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Robert Cochran	8/24/20
Applicant Signature	Please Print	Date
407-908-9283	rob.cochranrv@gmail.com	
Phone Number	Email	
	Michael Reynolds	8/25/2020
Staff Signature	Please Print	Date



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