



SPECIAL USE REPORT

▶ **FILE #:** 10-C-20-SU

AGENDA ITEM #: 39

AGENDA DATE: 10/8/2020

▶ **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:

▶ **POSTPONE** the request until the November 12, 2020 Planning Commission meeting as requested by the applicant.

The applicant is requesting postponement to allow additional time to address comments from staff.

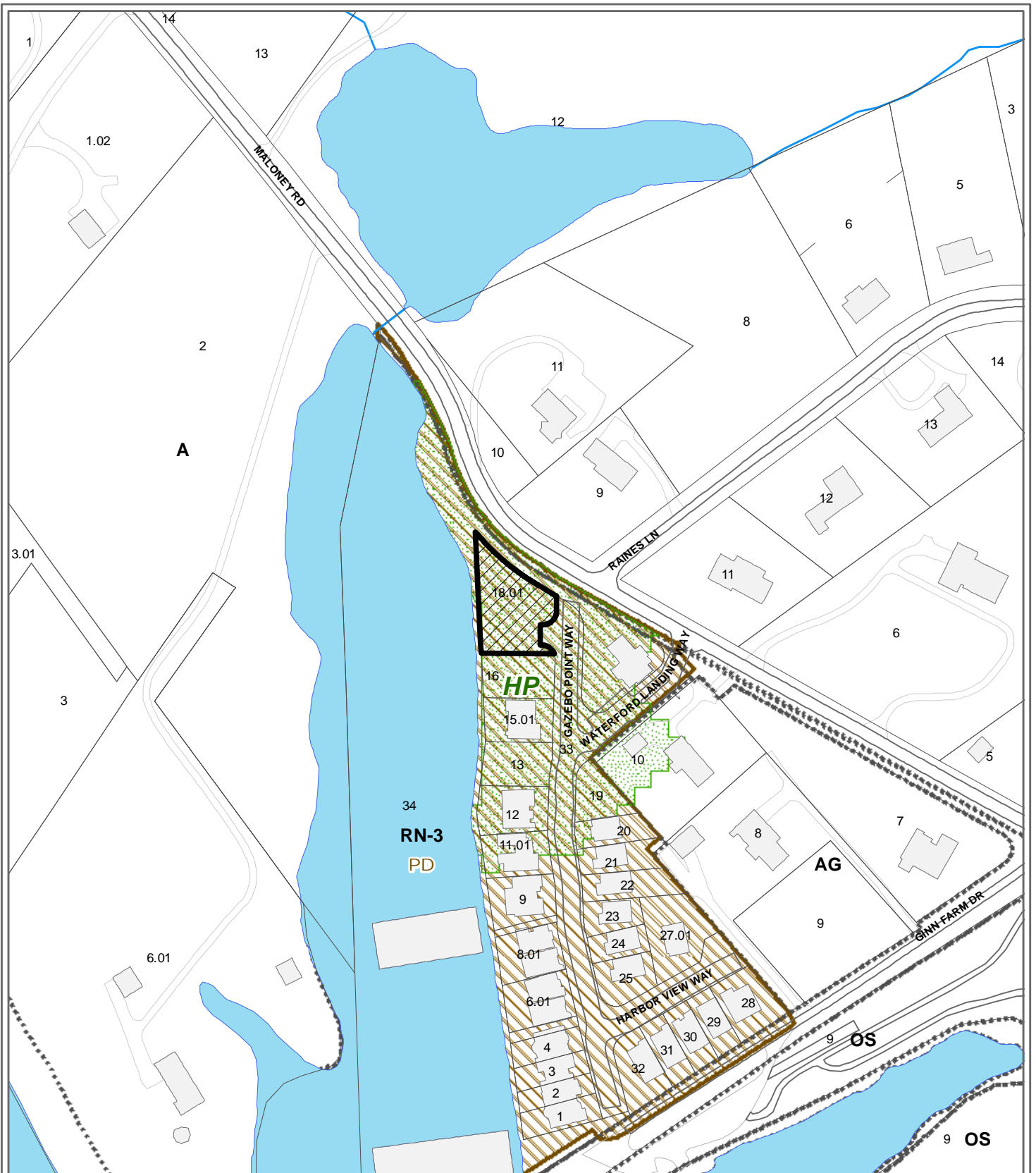
COMMENTS:

This request is to reduce the 20' front setback to 12' where the road turnaround extends into the property.

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

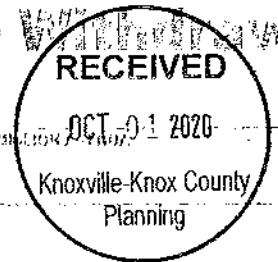
Map No: 135

Jurisdiction: City



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

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

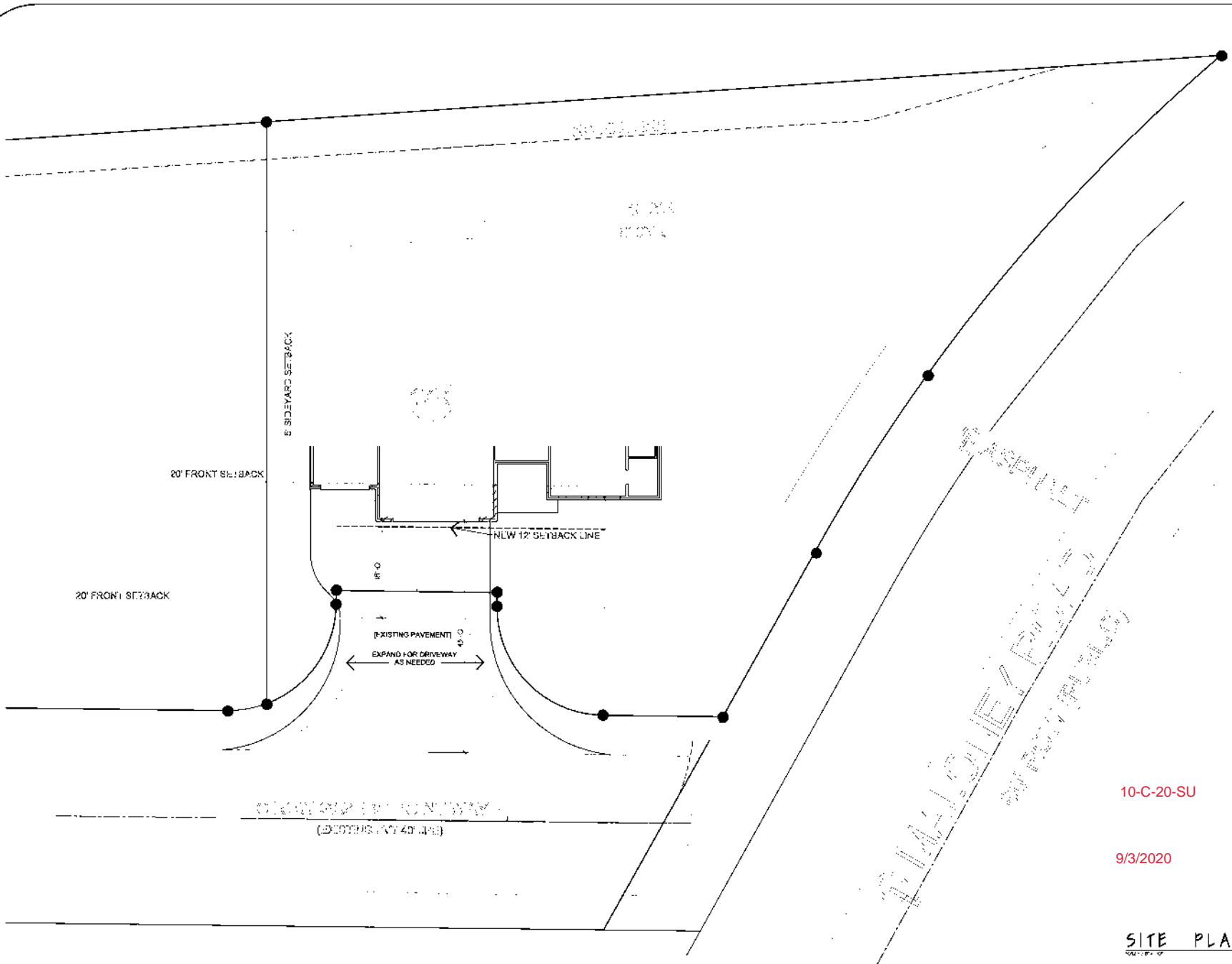
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

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.



DRAWN BY	
A RESIDENCE FOR	
ROBERT COCHRAN	LOT 17R
THE GAZEBO AT WATERCROCK COVE	
10% CONSIDERED AT:	
DWG	06/06/00
JOB NO.	N/A
DRAWN BY	SCAMM & B

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

10-C-20-SU

9/3/2020

SITE PLAN

© 2019 JERRY ESCHMAN
 ALL RIGHTS RESERVED. THIS DESIGN IS SOLD TO THE HOMEOWNER FOR THE 24' DUAL 10' PLANS. NO OTHER RIGHTS OR PERMISSIONS ARE GRANTED. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

7
 OF 7

(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.



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

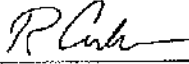
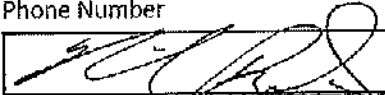
- Proposed Subdivision Name _____ Unit / Phase Number _____
- Parcel Change
- Combine Parcels Divide Parcel Total Number of Lots Created: _____
- Other (specify): _____
- Attachments / Additional Requirements _____

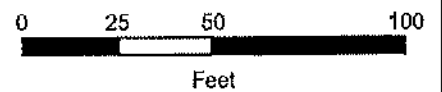
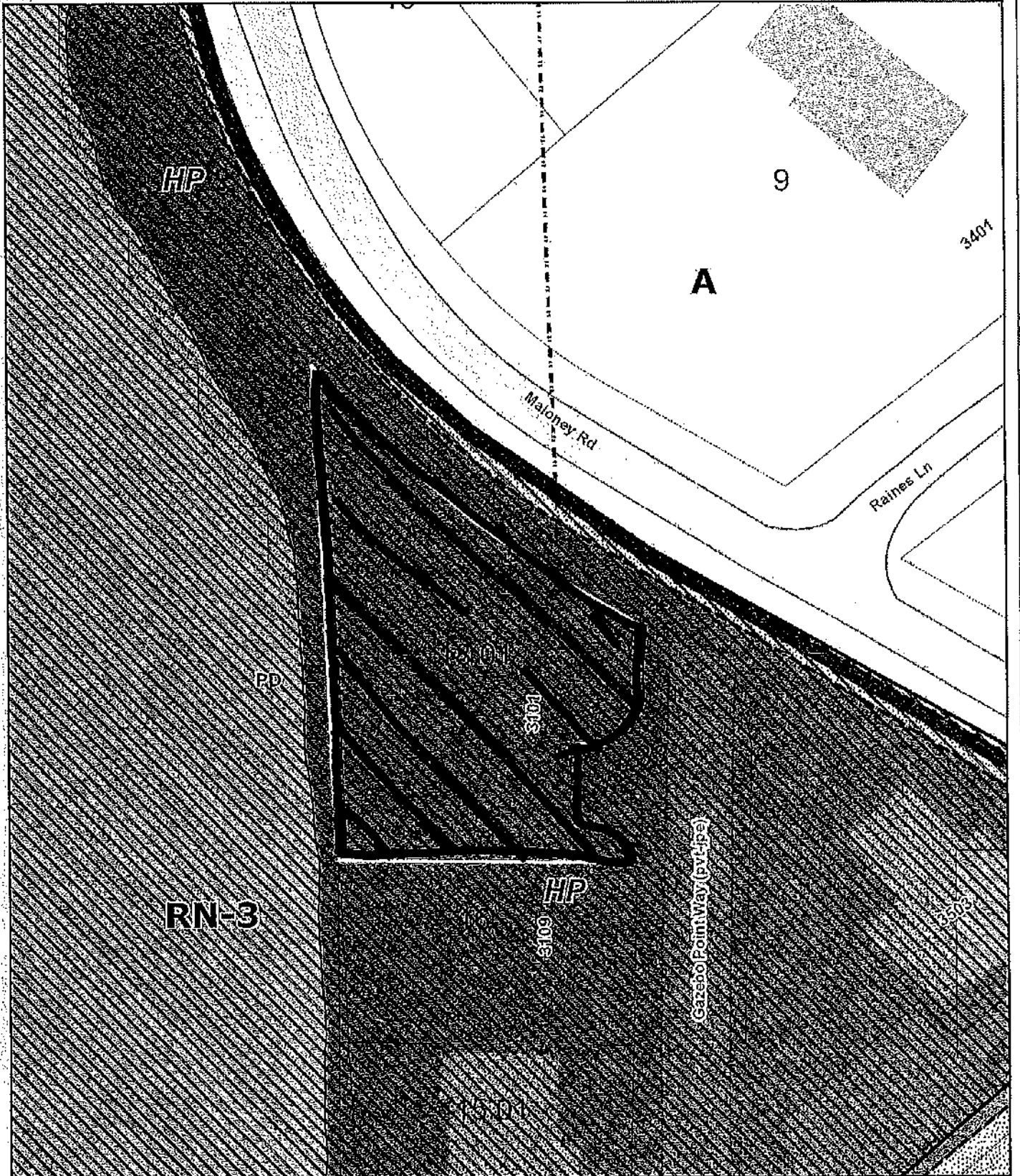
ZONING

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

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL: \$450.00
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0402	
	ATTACHMENTS	FEE 2:	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request			
ADDITIONAL REQUIREMENTS	FEE 3:		
<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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