

SPECIAL USE REPORT

► **FILE #:** 3-A-23-SU

AGENDA ITEM #: 15

AGENDA DATE: 3/9/2023

► **APPLICANT:** TAE CHO

OWNER(S): Tae Cho New Season Properties, LLC

TAX ID NUMBER: 123 N A 007

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 5636 MAGAZINE RD

► **LOCATION:** Southeast corner of Magazine Road, between Oliver Road and White Oak Drive, 0.5 mi east of Martin Mill Pike

► **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Magazine Road, a minor collector street with a 17-ft pavement width within a 60-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek

► **ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is comprised of single-family residential houses with medium to large lot sizes, with nearby churches, public parks, and vacant land.

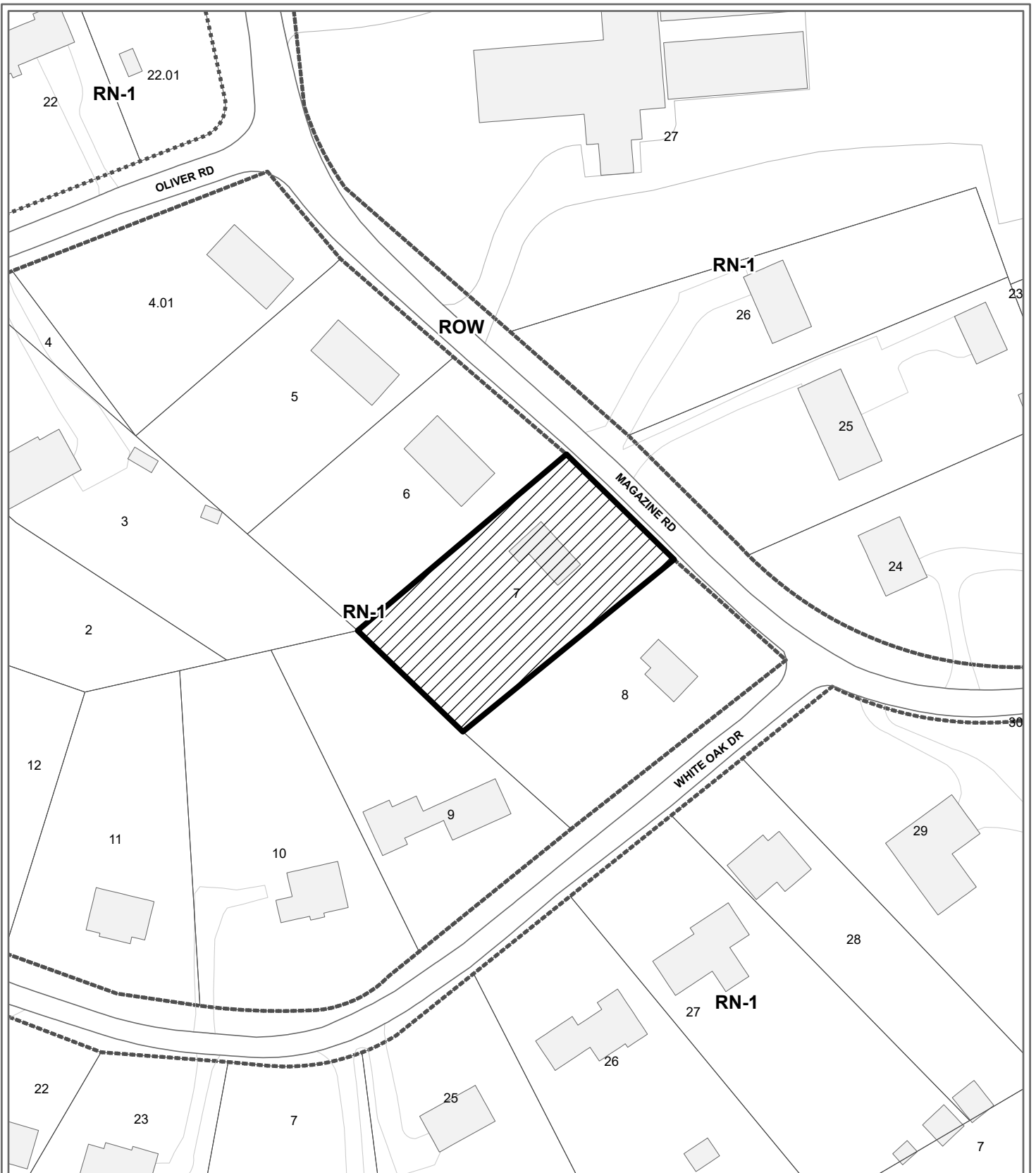
STAFF RECOMMENDATION:

► Applicant has requested withdrawal.

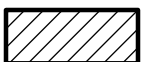
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the .
The date of the hearing will depend on when the appeal application is filed.



**3-A-23-SU
SPECIAL USE**



Duplex in RN-1 (Single-Family Residential Neighborhood)

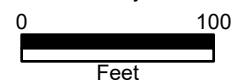
Original Print Date: 2/14/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Tae Cho

Map No: 123

Jurisdiction: City

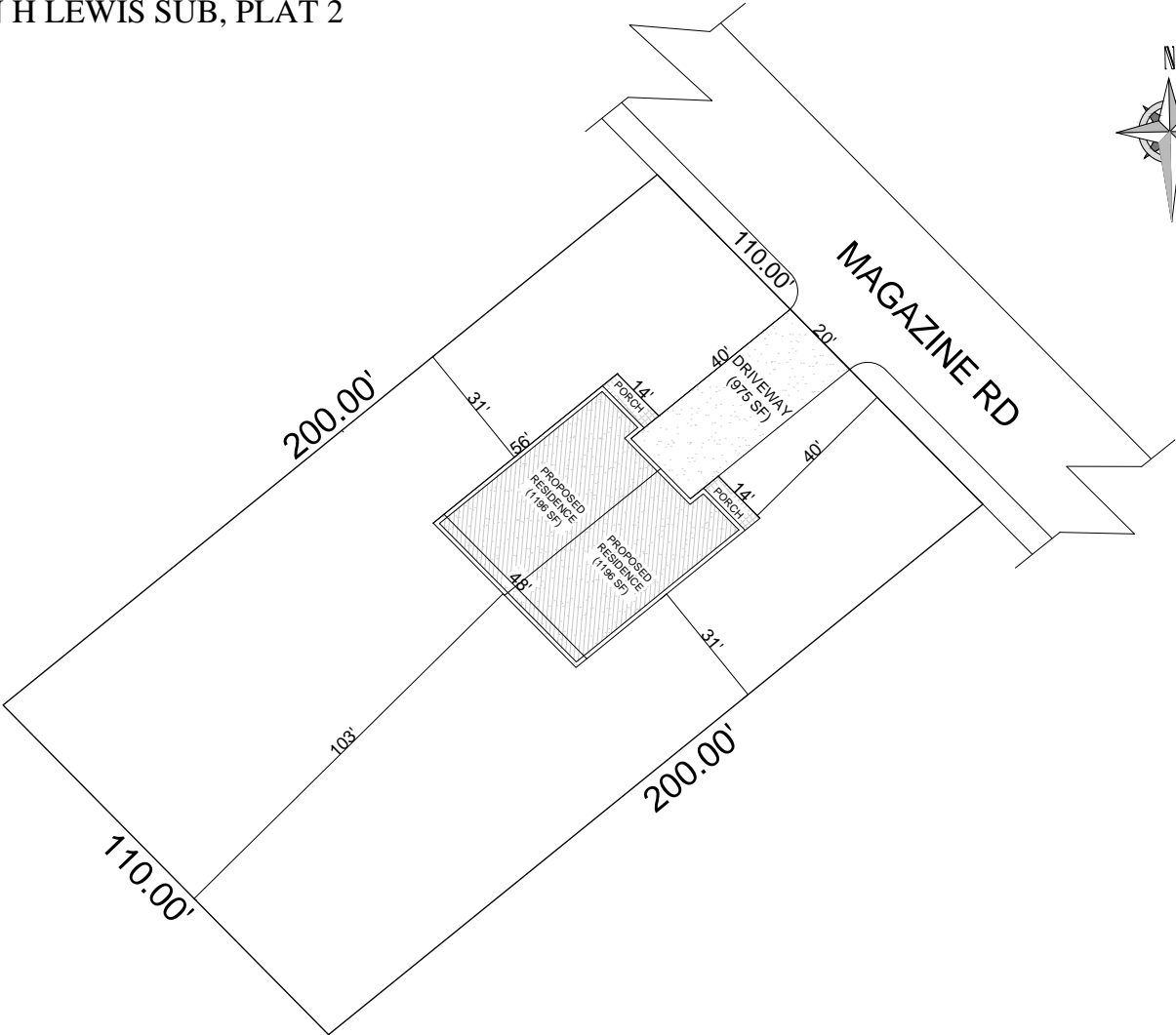


SITE PLAN

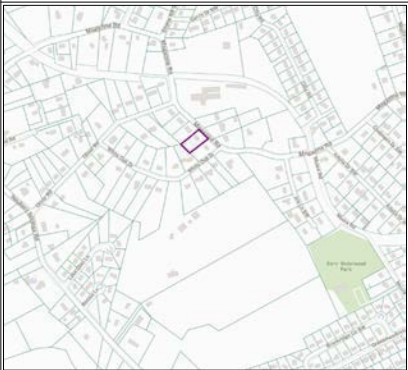
LOCATION:5636 Magazine Rd, Knoxville, TN 37920, USA

LEGAL DESCR.,: JOHN H LEWIS SUB, PLAT 2

PARCEL ID:123NA007



VICINITY MAP



SCOPE OF WORK

-SITE PLAN OF THE PROPERTY UNDER REVIEW
SHOWING THE PROPOSED SEMI-DETACHED
RESIDENTIAL DEVELOPMENT.

LOT SIZE

0.50 Acres

SHEET TITLE

SITE PLAN

LOT OWNER:

NEW SEASON
PROPERTIES LLC

DEEN'S CONSULTS

Architects , Planners & Project Managers

ISMAILAOTU@GMAIL.COM

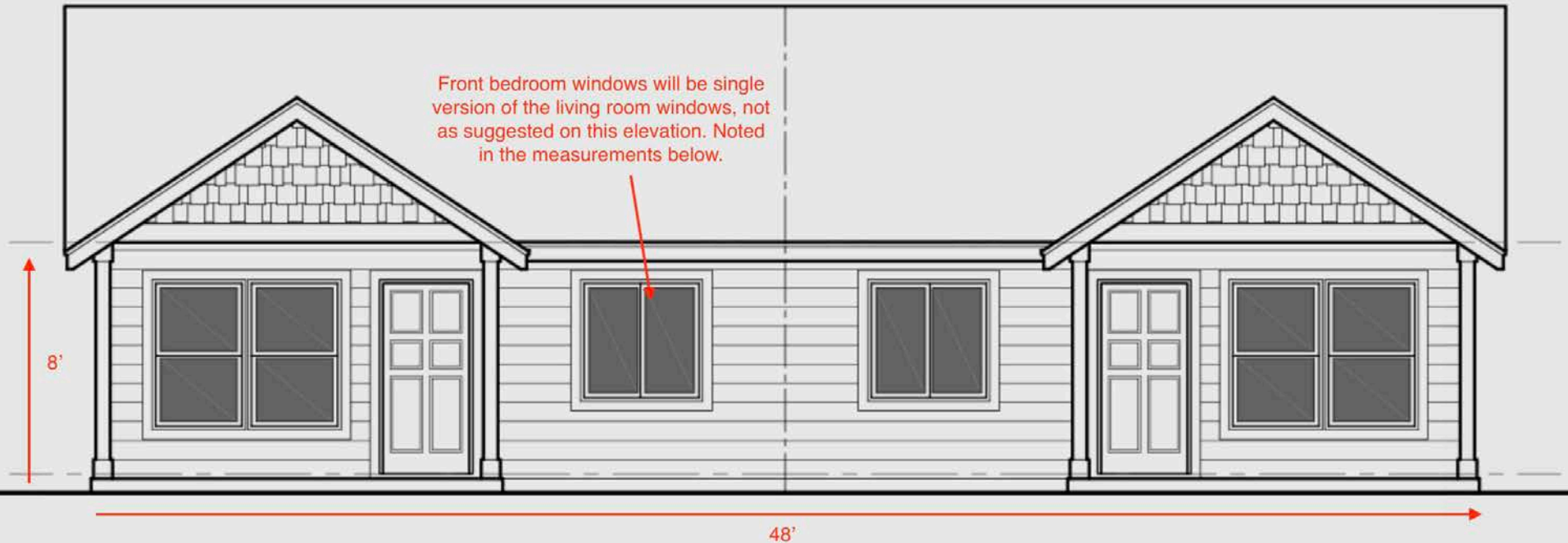
ARCHITECT Deen's consult
DRAWN Deen's consult
CHECKED BY Deen's consult

SCALE 1"=10' DATE 02-03-2023

SHEET NO.

01

File No: 3-A-23-SU
5636 Magazine Road
New Season Properties LLC



- Living room will be (2x) 32"w x 52"h windows (each unit)
- Front bedroom window will be (1x) 32"w x 52"h (each unit)
- Front doors will be 36"w x 80"h (each unit)

-Full duplex facade surface area (excluding gables, details not yet available):
 $48'w \times 8' = 384 \text{ sq ft}$

-Total surface area of windows (70 sq ft) and doors (40 sq ft) = 110 sq ft



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Tae Cho

Applicant Name

Affiliation

1/5/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-A-23-SU

File Number(s)

CORRESPONDENCE

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

Tae Cho New Season Properties, LLC

Name / Company

875 Hwy 321 N Ste 600 Lenoir City TN 37771

Address

865-771-3887 / newseasonpropertiesllc@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Tae Cho New Season Properties, LLC

Owner Name (if different)

875 Hwy 321 N Ste 600 Lenoir City TN 37771

Owner Address

865-771-3887 / newseasonprop

Owner Phone / Email

5636 MAGAZINE RD

Property Address

123 N A 007

Parcel ID

Part of Parcel (Y/N)?

0.5 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

S of Magazine Rd, east of W Martin Mill Pk

General Location

☒ City

Council District 1

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

South City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Duplex _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$450.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 3	

AUTHORIZATION

Tae Cho	1/5/2023
Applicant Signature	Date
Please Print	
Phone / Email	
Tae Cho New Season Properties, LLC	1/5/2023
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Tae Cho

New Season Properties LLC

Applicant Name

Affiliation

1/5/23

3/9/23

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 ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Tae Cho

New Season Properties LLC

Name

Company

875 HWY 321 N STE 600

Lenoir City

TN

37771

Address

City

State

ZIP

(865) 771-3887

newseasonpropertiesllc@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Please see above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5636 Magazine Rd, Knoxville, TN 37920

123NA007

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Duplex

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION


Applicant Signature

Tae Cho

Please Print

01 / 05 / 2023

Date

(865) 771-3887

Phone Number

newseasonpropertiesllc@gmail.com

Email


Property Owner Signature

Tae Cho

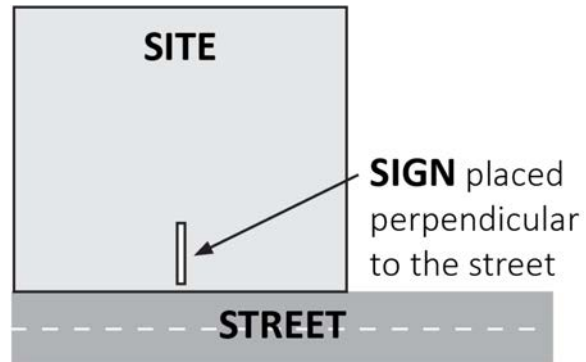
Please Print

01 / 05 / 2023

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Tae Cho

Date: 1/5/23

File Number: 3-A-23-SU

☒ Sign posted by Staff
☐ Sign posted by Applicant