

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 10-C-20-SU
Application Filed: 8/24/2020
Applicant: ROBERT COCHRAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest end of Gazebo Point Way, southwest of Maloney Rd., northwest of Ginn Farm Dr.
Other Parcel Info.:
Tax ID Number: 135 H C 01801 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via Gazebo Point Way, a private street with 26' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Reduction of front setback from 20 feet to 12 feet **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential & HP (Hillside Prote
Growth Policy Plan: N/A
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.

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

Street: 3101 Gazebo Point Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-3 (General Residential Neighborhood) / HP (Hillside Protection) / PD (Planned Development)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned RP-1 1-8 du/ac in 2002 (1-E-02-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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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 curbline 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 curbline 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.

Action: Approved**Meeting Date:** 11/12/2020**Details of Action:**

Summary of Action: 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.

Date of Approval: 11/12/2020**Date of Denial:****Postponements:** 10/8/2020**Date of Withdrawal:****Withdrawn prior to publication?:** ☐ **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** Knoxville City Council**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:**

