



Legislation Text

File #: 15-0507, **Version:** 1

Discussion and Action on Gadwell Setback Variance Request (Cook Rd.)

SUMMARY: Mr. Gadwell is requesting a 20 foot setback variance for his property at the corner of Brookstone Drive and Cook Road. He is wishing to construct a detached garage for the purpose of storing his classic car, misc. items, and to improve the presentation of his home. This would bring the setback along Cook Road from 40 feet to 20 feet. Cook Road is classified as a Collector and has a high amount of traffic due to the location of Stone Elementary, Stone Memorial High School, and Roane State Community College.

At this time, the City does not have any plans to widen Cook Road, but with the current amount of traffic and potential development in the area, the need could arise in the future. The existing ROW of Cook Road is substandard for a Collector street. In places the ROW is only 30 feet. The area around the entrance to Brookstone Drive appears to be around 40 feet. The standard width of ROW for a Collector is 60 feet. The lack of proper ROW would be a hindrance in widening Cook Road in the future.

Mr. Gadwell does have a tree buffer from the road as well as a fence (brick and rail) along the Cook Road side. Attached are pictures of Mr. Gadwell's yard and proposed location of his detached garage as well as his variance request letter.

VARIANCE REQUEST: A request for setback reduction from 40 feet to 20 feet along Cook Road for Tax Map 101H group B parcel 001.00.

STAFF RECOMMENDATION: Staff recommends denial of the variance, based on the required setback from a Collector street. Cook Road was classified as a collector prior to the development being constructed. With the substandard ROW of Cook Road and the amount of traffic on Cook Rd, the collector setbacks are needed.

NECESSARY PLANNING COMMISSION ACTION: Approve or Deny the variance request.