



USE ON REVIEW REPORT

► **FILE #:** 7-D-23-UR

AGENDA ITEM #: 49

AGENDA DATE: 7/13/2023

► **APPLICANT:** CARLOS PALACIOS

OWNER(S): Carlos Palacios Dante Homes, LLC

TAX ID NUMBER: 38 I E 002

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7420 PELLEAUX RD

► **LOCATION:** Northeast side of Pelleaux Rd, southeast of Windy Knoll Dr, northwest of E Emory Rd

► **APPX. SIZE OF TRACT:** 13409 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Pelleaux Road, a major collector road with an 18-ft pavement width within a 70-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** RA (Low Density Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Duplex

HISTORY OF ZONING: The property was rezoned from A (Agricultural) to RA (Low Density Residential) in June 1999.

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land - RA (Low Density Residential)

South: Single-family residential - RA (Low Density Residential)

East: Agriculture/forestry/vacant land - RA (Low Density Residential)

West: Single-family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is characterized by low-density residential development on relatively large lot sizes, with higher density residential development to the south.

STAFF RECOMMENDATION:

► **Approve the request for one duplex in the RA zoning district, subject to 2 conditions.**

- 1) Meeting all applicable requirements of Knox County Engineering & Public Works.
- 2) Meeting all applicable requirements of Knox County Codes Administration.

With the conditions noted, this plan meets the requirements for approval in the RA zoning district.

COMMENTS:

The applicant is requesting approval for one new two-story duplex on a 13,700 sq. ft. lot in the RA zoning district.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2).

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The use is consistent with the North County Sector Plan, which proposes LDR (Low Density Residential) for the area, allowing residential density less than six dwelling units per acre.

B. The site is located within the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities. The subject lot, measuring approximately 13,700 sq. ft., meets the minimum lot size for a duplex of 12,000 square feet in the RA zone.

B. The LDR (Low Density Residential) land use class allows RA zoning, which permits duplexes as a use on review.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding area is characterized by residential uses with relatively large lot sizes.

B. The subject neighborhood features one- and two-story, contemporary houses. The proposed duplex will be compatible in height, scale, and placement on the lot with the surrounding area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed duplex is considered a low-density residential use and is compatible with other low-density residential uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. A duplex would be a minor increase in density for the area, and would not significantly impact traffic on surrounding streets.

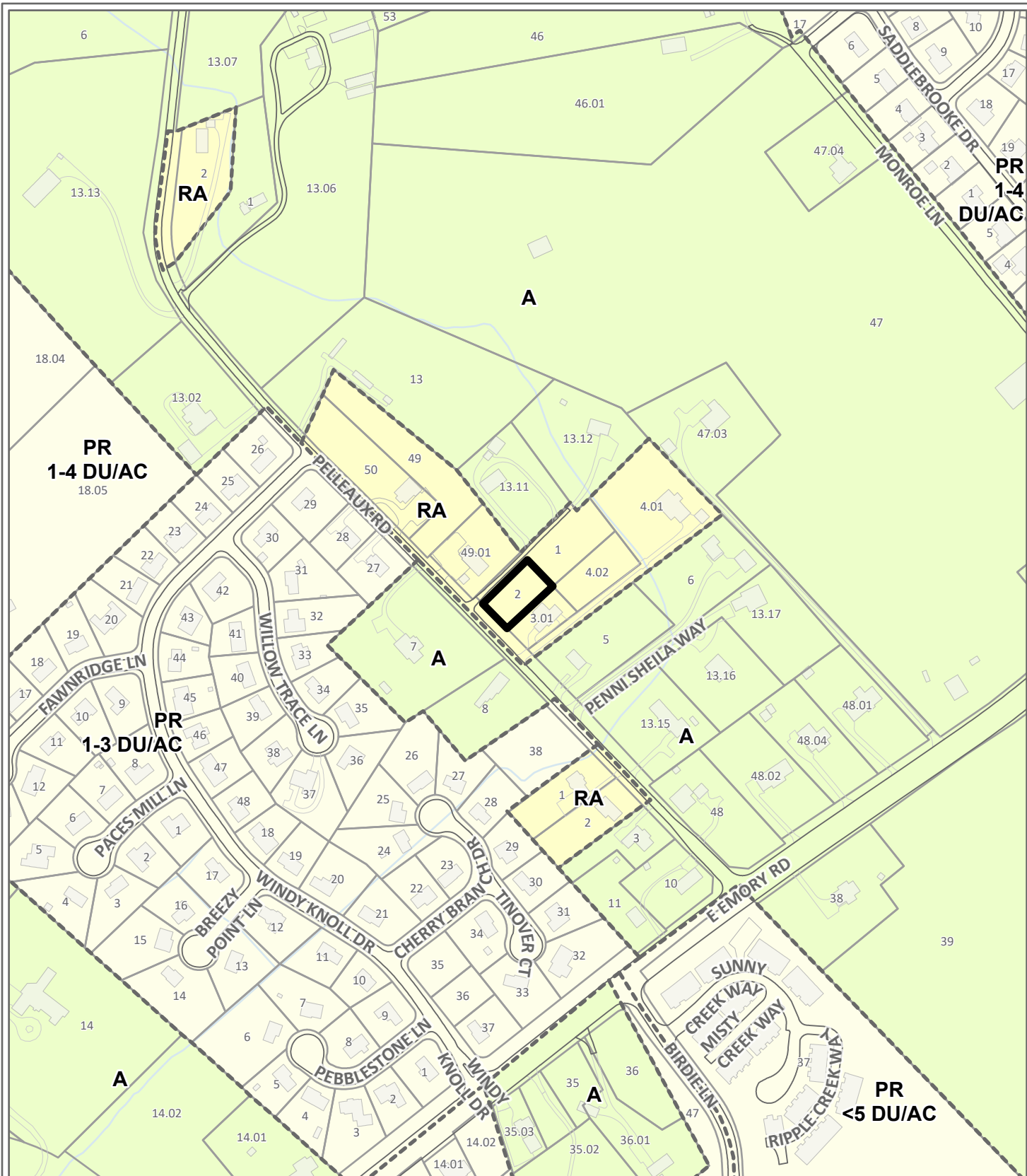
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

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.



USE ON REVIEW

7-D-23-UR

Petitioner: Carlos Palacios



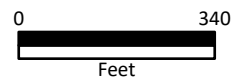
Duplex in RA (Low Density Residential)

Original Print Date: 6/9/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 38

Jurisdiction: County









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

Carlos Palacios

Applicant Name

Affiliation

6/1/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-D-23-UR

File Number(s)

CORRESPONDENCE

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

Carlos Palacios Dante Homes, LLC

Name / Company

PO Box 12376 Knoxville TN 37912

Address

865-770-0485 / info@dantehomes.com

Phone / Email

CURRENT PROPERTY INFO

Carlos Palacios Dante Homes, LLC

Owner Name (if different)

PO Box 12376 Knoxville TN 37912

Owner Address

865-770-0485 / info@danteho

Owner Phone / Email

7420 PELLEAUX RD

Property Address

38 I E 002

Parcel ID

13409 square feet

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Pelleaux Rd, southeast of Windy Knoll Dr, northwest of E Emory Rd

General Location

☐ City

Commission District 7

RA (Low Density Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

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 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

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$450.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Carlos Palacios	6/1/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Carlos Palacios Dante Homes, LLC	6/1/2023
	Please Print	Date



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

CARLOS PALACIOS

Applicant Name

Affiliation

5/18/23

Date Filed

Meeting Date (if applicable)

File Number(s)

7-D-23-UR

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

CARLOS PALACIOS

Name

DANTE HOMES, LLC

Company

P.O. Box 12376

Address

KNOXVILLE

City

TN

State

37912

ZIP

865-770-0485

Phone

INFO@DANTEHOMES.COM

Email

CURRENT PROPERTY INFO

DANTE HOMES, LLC

Property Owner Name (if different)

P.O. BOX 12376

Property Owner Address

KNOX, TN 37912

Property Owner Phone

(865) 770-0485

7420 PELLEAUX RD

Property Address

038IE.002

Parcel ID

HPUD

Sewer Provider

HPUD

Water Provider

NO

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

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) RENTAL PROPERTY

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

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

CARLOS PALACIOS
Please Print

5/18/23
Date

Phone Number

(865) 770-0485

Email

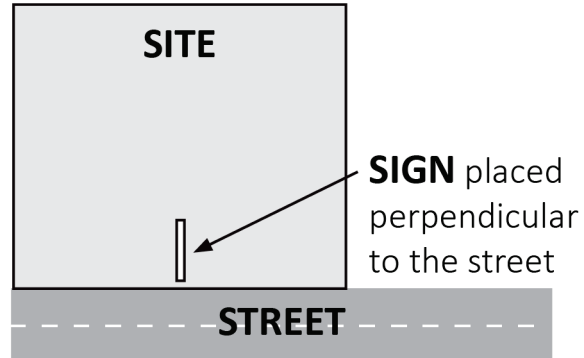
INFO@DANTEHOMES.COM

Property Owner Signature

CARLOS PALACIOS
Please Print

Date Paid

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:

_____ 6/30/2023 _____ and _____ 7/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Carlos Palacios

Date: 6/1/2023

File Number: 7-D-23-UR



Sign posted by Staff



Sign posted by Applicant