

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

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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.

PAGE #:















Development Request

DEVELOPMENT **SUBDIVISION** ZONING Development Plan Concept Plan Plan Amendment □ Planned Development Final Plat Sector Plan One Year Plan ✓ Use on Review / Special Use □ Hillside Protection COA □ Rezoning **Carlos Palacios Applicant Name** Affiliation 6/1/2023 7/13/2023 7-D-23-UR Meeting Date (if applicable) Date Filed 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** PO Box 12376 Knoxville TN 37912 **Carlos Palacios Dante Homes, LLC** 865-770-0485 / info@danteho Owner Name (if different) **Owner Address** Owner Phone / Email 7420 PELLEAUX RD **Property Address** 38 I E 002 13409 square feet Parcel ID Part of Parcel (Y/N)? Tract Size Hallsdale-Powell Utility District Hallsdale-Powell Utility District Sewer Provider 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** LDR (Low Density Residential) **Planned Growth Area**

Planning Sector Sector Plan Land Use Classification

🗌 Development Plan 🛛 🗌 Plan	ned Development 🛛 🖌 Use d	on Review / Special Use	Related	City Permit Number(
Hillside Protection COA		lential 🗌 Non-residenti		-
Home Occupation (specify)				
Other (specify) Duplex				
SUBDIVSION REQUEST				
			Related	d Rezoning File Numbe
Proposed Subdivision Name				
Unit / Phase Number		Total Number of Lots Cre	eated	
Additional Information				
Attachments / Additional Req	uirements			
ZONING REQUEST				
Zoning Change			Pend	ling Plat File Number
Proposed Zo	ning			
Plan				
Plan				
	Plan Designation(s)			
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Amendment Proposed F	Plan Designation(s) Previous Zoning Requests			
Amendment Proposed F Proposed Density (units/acre)				
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	Carlos Palacios Dante Homes, LLC	6/1/2023
Property Owner Signature	Please Print	Date

Planning KNOXVILLE I KNOX COUNTY	Development Development Plan Planned Development Use on Review / Special Use Hillside Protection COA	t Reques SUBDIVISION Concept Plan Final Plat	St ZONING Plan Amendment SP OYP Rezoning
CARLOS PAU Applicant Name	LACIOS	Affiliatio	on
5/18/23 Date Filed	Meeting Date (if applicable)	7-D-23-0	File Number(s)
CORRESPONDENCE All con	respondence related to this application sh	ould be directed to the ap	proved contact listed below.
🗹 Applicant 🛛 Property Owner	Option Holder Project Surveyor	🗌 Engineer 🔲 Archit	tect/Landscape Architect
CARLOS PALACI Name	OS DANTE Company		LLC
P.0. Box 12376 Address	Knoxulue	TN State	37912. ZIP
865-770-0485 Phone	INFO QDANTEH	omes. Com	
CURRENT PROPERTY INFO	A		······································
DANTE HOMES, LA Property Owner Name (if different)	Property Owner Address	KNOX, TIN 379	112 (865)770-0485 Property Owner Phone
7420 PELLEAU Property Address		38IE002 Parcel ID	
HPWD Sewer Provider	HPUD Water Provider		NO Septic (Y/N)
STAFF USE ONLY			
General Location		Tract Siz	е
City County District	Zoning District	Existing Land Use	
Planning Sector	Sector Plan Land Use Classification	Growth	Policy Plan Designation

DEV	ELOP	MEN	T REQ	UEST
			No. of Concession, Name	

Development Plan	🛛 Use on Review / Special Use 🛛 Hillside Protection COA	Related City Permit Number(s)
	□ Non-Residential	
Home Occupation (spe	cify) RENTAL PROPERTY	
Other (specify)		

SUBDIVISION REQUEST

Proposed Subdivision Name Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created Other (specify) Combine Parcels Divide Parcel Total Number of Lots Created Other (specify) Attachments / Additional Requirements ZONING REQUEST Proposed Zoning Proposed Zoning Proposed Zoning Proposed Plan Designation(s) Proposed Density (units/acre) Previous Rezoning Requests Other (specify) STAFF USE ONLY PLAT TYPE Staff Review Planning Commission ATTACHMENTS Design Plan Certification (<i>Final Plat</i>) Staff Review Special Use (Concept Plan) Staff Review Spe			Related Rezoning File Number
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Phone Number Email	App <u>ficant</u> Signature Please Print		Date
Phone Number Email	(845)770-0485 INFO@DA	NTEHOMESCOM	
CARLOS PALACIOS	CARIAS	PALACIOS	

Property Owner Signature

ARCOS Please Print

Date Paid



Sign Posting & Removal Requirement

Revised April 2021

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		Sign posted by Staff	
File Number: 7-D-23-UR		Sign posted by Applicant	