

**SPECIAL USE**

**6-E-24-SU**

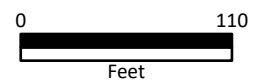
**Petitioner:** Giancarlo Marucchi



Single family dwelling to duplex conversion in the RN-1 (Single-Family Residential Neighborhood) district in RN-1 (Single-Family Residential Neighborhood)

**Map No:** 68  
**Jurisdiction:** City

**Original Print Date:** 5/6/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Giancarlo Marucchi**

Applicant Name

Affiliation

**5/1/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-E-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Giancarlo Marucchi Zambezi Realty, LLC**

Name / Company

**5405 Central Avenue Pike Knoxville TN 37919**

Address

**865-207-4253 / GoZambeziRealty@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Giancarlo Marucchi Zambezi Realty, LLC**

Owner Name (if different)

**5405 Central Avenue Pike Knoxville TN 37919**

Owner Address

**865-207-4253 / GoZambeziRealt**

Owner Phone / Email

**5405 CENTRAL AVENUE PIKE**

Property Address

**68 F C 055**

Parcel ID

**16636 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast quadrant of the intersection of Central Avenue Pike and Charlene Lane**

General Location

City

**Council District 5**

**RN-1 (Single-Family Residential Neighborhood)**

**Single Family Residential**

County District

Zoning District

Existing Land Use

**North City**

**O (Office)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

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) <b>Single family dwelling to duplex conversion in the RN-1 (Single-Family Residen</b>	

## SUBDIVISION REQUEST

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

## ZONING REQUEST

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

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$450.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Giancarlo Marucchi</b> Please Print	<b>5/1/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Giancarlo Marucchi Zambezi Realty, LLC</b> Please Print	<b>5/1/2024</b> 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

Giancarlo Marucchi

Owner

Applicant Name

Affiliation

04/29/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

**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

Giancarlo Marucchi

Zambezi Realty LLC

Name

Company

5405 Central Ave. Pike

Knoxville

TN

37912

Address

City

State

ZIP

(865)207-4253

GoZambeziRealty@gmail.com

Phone

Email

**CURRENT PROPERTY INFO**

Zambezi Realty LLC

1419 Hopewell Rd. Knoxville TN, 37920

(865)207-4253

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5405 Central Ave. Pike Knoxville TN, 37912

068FC055

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

**DEVELOPMENT REQUEST**

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

Related City Permitt Number(s)

Home Occupation (specify) \_\_\_\_\_

**Convert this house from Single Family house to a Duplex.**

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number     Combine Parcels     Divide Parcel    Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change    Proposed Zoning \_\_\_\_\_

Plan Amendment Change    Proposed Plan Designation(s) \_\_\_\_\_

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**

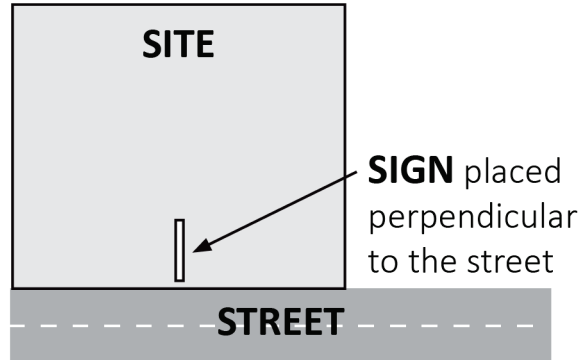
- I declare under penalty of perjury the foregoing is true and correct:  
**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

Giancarlo Marucchi    Giancarlo Marucchi    04/29/2024  
Applicant Signature    Please Print    Date

(865)207-4253    GoZambeziRealty@gmail.com  
Phone Number    Email

Zambezi Realty LLC    Zambezi Realty LLC    04/29/2024  
Property Owner Signature    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:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Giancarlo Marucchi

Date: 05/01/2024

File Number: 6-E-24-SU

- Sign posted by Staff
- Sign posted by Applicant