



SPECIAL USE REPORT

► **FILE #:** 6-E-24-SU

AGENDA ITEM #: 60

AGENDA DATE: 6/13/2024

► **APPLICANT:** GIANCARLO MARUCCHI

OWNER(S): Giancarlo Marucchi Zambezi Realty, LLC

TAX ID NUMBER: 68 F C 055

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5405 CENTRAL AVENUE PIKE

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

► **APPX. SIZE OF TRACT:** 16636 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Charlene Lane, a local road with a pavement width of 15 ft within a 35-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Single family dwelling to duplex conversion in the RN-1 (Single-Family Residential Neighborhood) district

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-1 (Highway Commercial)

South: Multi-family residential, single-family residential - O (Office), RN-1 (Single-Family Residential Neighborhood)

East: Commercial - C-H-1 (Highway Commercial)

West: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The area is characterized by commercial properties fronting Central Avenue Pike, with a small section of residential development fronting Charlene Lane. Merchant Drive and I-40 are approximately 500-ft south.

STAFF RECOMMENDATION:

► **Approve the request for a conversion to a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.

3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

COMMENTS:

The request is to convert an existing single-family house into a two-family dwelling. The project does not involve additions to the existing house's footprint. The application includes interior floor plans.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

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

A. The proposed two-family dwelling is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

B. The proposed use is consistent with the Office (O) land use classification in the North City Sector Plan, which notes that medium density residential uses may be suitable in areas suited for office development; a two-family dwelling is considered a low density residential use and is compatible with the area.

C. The proposed use complies with the One Year Plan's location criteria for a duplex as it is located on a minor arterial street and provides a desirable buffer between residential and non-residential areas. The use also complies with the One Year Plan's criteria for conversions, where the structure meets the location criteria and does not require significant variances from the provisions of the zoning ordinances.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The RN-1 zone is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville. Two-family dwellings may also be allowed with special use approval.

B. The RN-1 zone requires a minimum lot size of 15,000 sq. ft. for two-family dwellings. The subject property is approximately 16,000 sq. ft. The site plan conforms to the dimensional standards for two-family dwellings in the RN-1 (Single-Family Residential Neighborhood) district. The principal use standards for two-family dwellings (Article 9.3.J) only apply to new construction.

C. The final site plan will require minor revisions to comply with Article 11. Parking space placement and design must comply with all requirements of the City of Knoxville Zoning Ordinance and Engineering Department prior to issuance of a building permit.

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

A. The proposed two-family dwelling is adjacent to another two-family dwelling and across the street from a multi-story hotel building.

B. The project does not involve modifications to the existing building's footprint, so the two-family dwelling will remain compatible with the existing houses in the neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed two-family dwelling is considered a low-density residential use and is compatible with other residential uses in the vicinity.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. A two-family dwelling is not expected to significantly impact traffic on surrounding streets.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

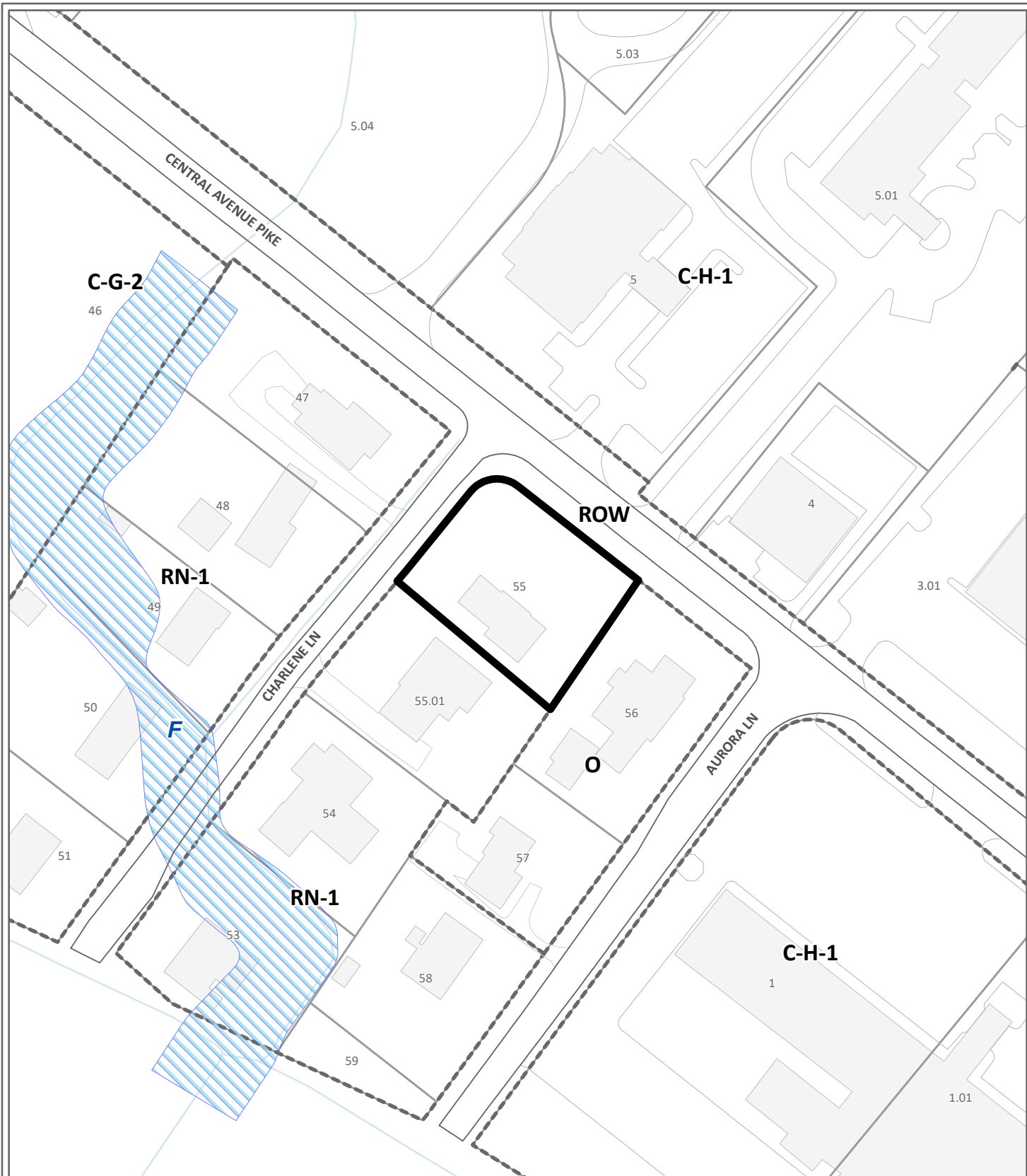
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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.



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)

Original Print Date: 5/6/2024

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

Map No: 68
Jurisdiction: City

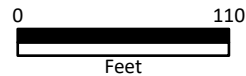
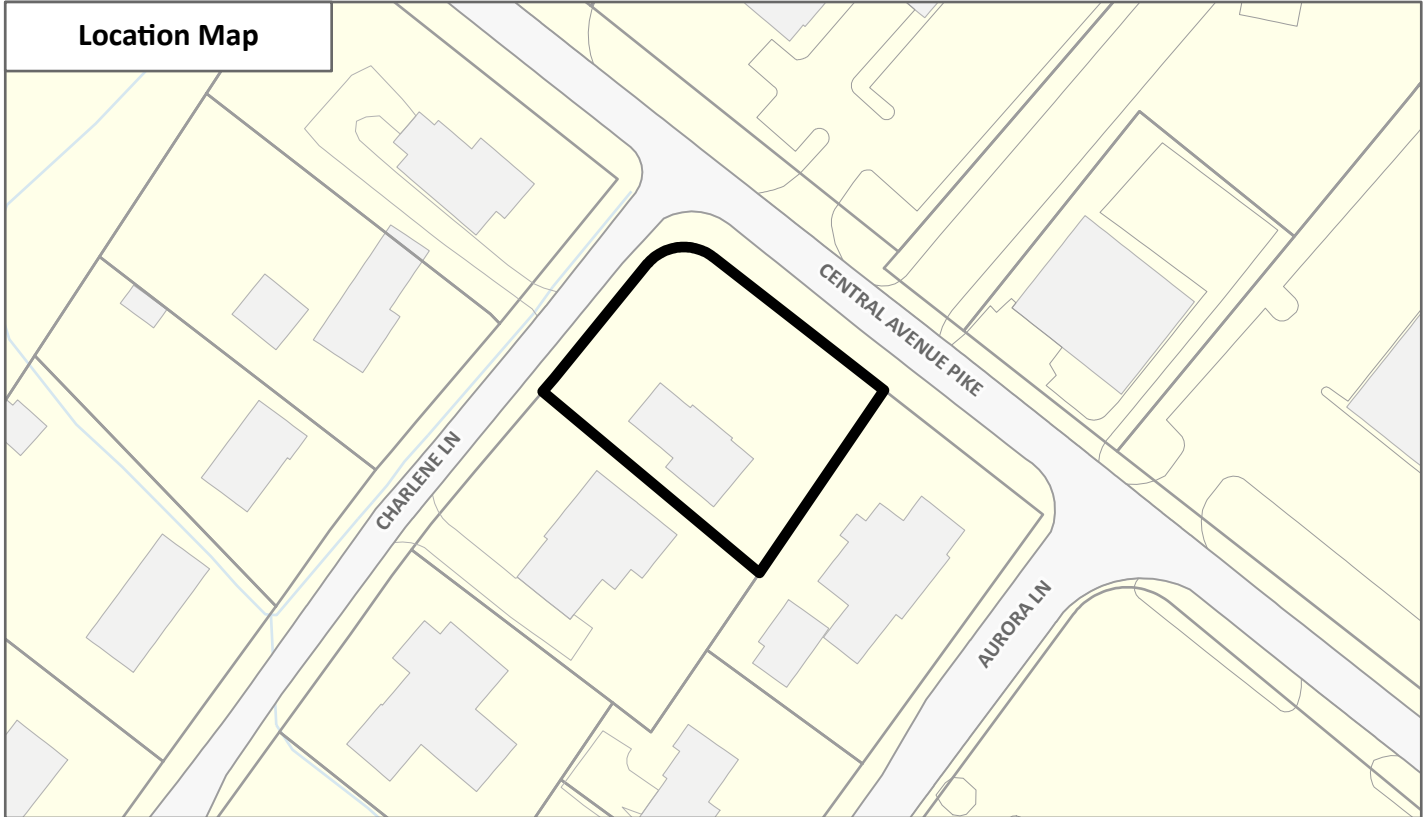


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-E-24-SU



Case boundary

0 110
Feet

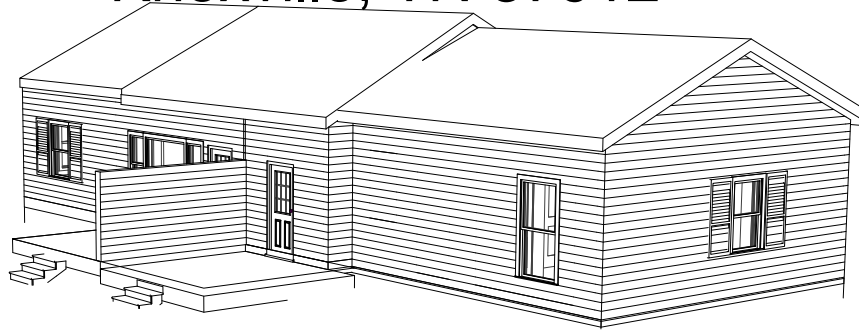


PERMIT SET

Zambezi Realty, LLC

HOME TO DUPLEX RENOVATION

5405 Central Ave Pike Knoxville, TN 37912



SCOPE OF WORK & BUILDING SIZE:

EXISTING 1,500SF SINGLE FAMILY RESIDENTIAL HOME TO BE REMODELED & RENOVATED TO A DUPLEX W/ UPGRADED FINISHES. EXISTING FOUNDATION, EXTERIOR WALLS, & ROOF STRUCTURE TO REMAIN. 1-HR FIRE RATED WALL TO BE INSTALLED

ZONING & REQUIREMENTS

PARCEL ID: 068FC055
CLT MAP: 68 INSERT: F GROUP: C
PARCEL: 55 WARD: 39 CITY BLOCK: 39630
PLANNING SECTOR: NORTH CITY
ZONING: RN-1

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

CLIMATE ZONE = 4
WIND SPEED: 90 MPH
SEISMIC DESIGN CATEGORY - C
WEATHERING - SEVERE
FROST LINE - 12 INCHES
TERMITE - MODERATE TO HEAVY

APPLICABLE CODES

2018 IRC - INTERNATIONAL RESIDENTIAL CODE

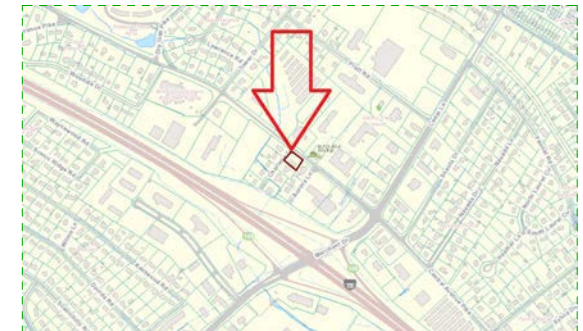
DIMENSIONAL STANDARDS & SETBACKS

	ZONE REQD	PROVIDED
MIN LOT SIZE	15,000sf	16,623sf ETR
MIN LOT WIDTH	75ft	118ft ETR
MAX BLDG HT	35ft	16ft ETR
MAX BLDG COVERAGE	30%	12.25%
MIN FRONT SETBACK	25ft	57'-5" ETR
MIN INT SIDE SETBACK	8ft	13'-9" ETR
MIN CORNER SIDE STBK	15ft	41'-3" ETR
MIN REAR SETBACK	25ft	15'-10" ETR

SHEET LIST

NO.	SHEET NAME	ISSUE DATE	CURRENT REV	REV DATE
01 GENERAL				
G100	COVER SHEET	05/18/2024	1	5-28-2024
G101	GENERAL NOTES	05/18/2024	1	5-28-2024
02 CIVIL				
C100	SITE PLAN	05/18/2024	1	5-28-2024
04 ARCHITECTURAL				
A100	EXISTING/DEMO FLOOR PLAN	05/18/2024	1	5-28-2024
A101	PROPOSED FLOOR PLAN	05/18/2024	1	5-28-2024
A200	BUILDING ELEVATIONS	05/18/2024	1	5-28-2024
A300	BUILDING SECTIONS	05/18/2024	1	5-28-2024
A301	BUILDING SECTIONS	05/18/2024	1	5-28-2024
A401	WALL SECTION & DETAILS	05/18/2024	1	5-28-2024

LOCATION MAP



KNOXVILLE | KNOX COUNTY PLANNING
400 MAIN ST., #403
KNOXVILLE, TN 37902
865-215-2500
FILE # 145-04-SU

Consultant
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No.	Description	Date
1	Revision 1	5-28-2024

Zambezi Realty, LLC
HOME TO DUPLEX RENOVATION
5405 Central Ave Pike
Knoxville, TN 37912

COVER SHEET

Project number	224016	G100
Date	05.25.2024	
Drawn by	EKG	
Checked by	CdL	
Scale		

PERMIT SET

ABBREVIATIONS

°F	DEGREE FAHRENHEIT
#	POUND OR NUMBER
&	AND
@	AT
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BD	BOARD
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FIXT	FIXTURE
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
GF	GROUND FAULT CIRCUIT INT
GYP BD	GYP SUM BOARD
HVAC	HEAT, VENT & AIR CONDITIONING
INSUL	INSULATED OR INSULATION
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MMR	MOLD & MOISTURE RESISTANT
MTL	METAL
NO	NUMBER
OC	ON CENTER
PLUMB	PLUMBING
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SSTL	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TLT	TOILET
TO	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD

ARCHITECT'S NOTES:

1. SEPARATE LICENSED CONTRACTORS WHO ARE REGISTERED W/ THE CITY OF KNOXVILLE SHALL BE REQD TO PERFORM ELECTRICAL, PLUMBING, AND MECHANICAL WORK. THESE CONTRACTORS WILL NEED TO OBTAIN THEIR OWN PERMITS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMENCEMENT OF THE WORK.
3. THE INTENT OF THESE DRAWINGS IS THAT ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO BUILDING CODES LISTED ON COVER SHEET AND ALL OTHER APPLICABLE CODES GOVERNING WORK INDICATED ON DRAWINGS.
4. GC TO VERIFY ALL WALL LOCATIONS, THICKNESS & DIMS W/ BUILDING PLANS PRIOR TO CONSTRUCTION.
5. THE GC SHALL COORDINATE THE PLACEMENT OF FOOTINGS, COLUMNS, SLABS, WALLS, SHAFTS, ETC. W/ ALL SUB-CONTRACTORS INVOLVED.
6. WALLS ARE REPRESENTED ON FLOOR PLANS AS 4" OR 6" FOR CLARITY & ARE TO BE BUILT W/ 3 1/2" & 5 1/2" STUDS W/ EITHER 1/2" GYP BD OR 1/2" SHEATHING DEPENDING ON LOCATION WITHIN PLAN.
7. ROOF STRUCTURE (RIDGE BEAM & RAFTERS) TO BE DESIGNED PER BUILDING SUPPLY RECOMMENDATION.
8. THE ARCHITECT HAS MADE EVERY EFFORT TO SET FORTH IN THE CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE GENERAL CONTRACTOR IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS & DISCREPANCIES IN THE DRAWINGS SHALL NOT EXCUSE THEM FROM PROVIDING A COMPLETED PROJECT TO THE OWNER'S SATISFACTION.
9. THE GC SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILL AND ATTENTION. THEY SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS ANNOTATED WITH THE LATEST REVISIONS AND CLARIFICATIONS FOR THE USE BY ALL.
10. CGP COVERAGE, BONDS, COVENANTS, PLATS, DETENTION, SPAP, WATER QUALITY (FF), FLOODPLAIN DEVELOPMENT PERMIT, DOWNSTREAM STUDY, ETC. MAY BE REQUIRED AS PART OF THE PERMITTING FOR THIS SITE.

MECHANICAL NOTES:

1. THE MECHANICAL CONTRACTOR IS TO VERIFY COMPLIANCE OF ALL HVAC ENERGY REQUIREMENTS LISTED BELOW.
2. SUPPLY AND RETURN DUCTS IN ATTICS INSULATED \geq R-8 WHERE DUCT IS \geq 3" IN DIAMETER AND \geq R-6 WHERE \leq 3". SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING INSULATED \geq R-6 FOR DIAMETER \geq 3" AND R-4.2 FOR $<$ 3" IN DIAMETER.
3. BUILDING CAVITIES ARE NOT USED AS DUCTS OR PLENUMS.
4. HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F ARE INSULATED TO \geq R-3.
5. PROTECTION OF INSULATION ON HVAC PIPING.
6. DUCT TIGHTNESS TEST RESULT OF \leq 4 CFM/100 FT² ACROSS THE SYSTEM OR \leq 3 CFM/100 FT² WITHOUT AIR HANDLER @ 25 PA. FOR ROUGH-IN TESTS, VERIFICATION MAY NEED TO OCCUR DURING FRAMING INSPECTION.
7. DUCTS ARE PRESSURE TESTED TO DETERMINE AIR LEAKAGE WITH EITHER: ROUGH-IN TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT TIME OF TEST. POSTCONSTRUCTION TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE.
8. AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURER AT \leq 2% OF DESIGN AIR FLOW.
9. PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
10. HEAT PUMP THERMOSTAT INSTALLED ON HEAT PUMPS.
11. ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT MEET EFFICACY AND AIR FLOW LIMITS.

2015 ENERGY CODE NOTES:

1. HEATING & COOLING EQUIPMENT IS SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHOD APPROVED BY THE CODE OFFICIAL.
2. ALL EXTERIOR DOORS TO HAVE A MIN U-FACTOR OF .22
3. WINDOWS TO HAVE A MIN U-FACTOR OF .22 AND SHGC OF .25
4. U-FACTORS OF PENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE W/ THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
5. AIR BARRIER AND THERMAL BARRIER INSTALLED PER MFR INSTRUCTIONS.
6. PENESTRATIONS NOT SITE BUILT ARE LISTED AS MEETING AAMA /WDMA/CSA 101/I.S.2/A440 OR OR HAVE INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
7. HOT WATER PIPES ARE INSULATED TO \geq R-3.
8. AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUST.
9. ALL INSTALLED INSULATION SHALL BE LABELED OR THE INSTALLED R-VALUES ARE PROVIDED.
10. WALL INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS
11. CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300 FT²
12. VENTED ATTICS WITH AIR PERMEABLE INSULATION INCLUDE BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTENDS OVER INSULATION.
13. ATTIC ACCESS HATCH AND DOOR INSULATION \geq R-VALUE OF THE ADJACENT ASSEMBLY.
14. BLOWER DOOR TEST @ 50 PA. \leq 5 ACH IN CLIMATE ZONES 1-2, AND \leq 3 ACH IN CLIMATE ZONES 3-8.
15. HOT WATER BOILERS SUPPLYING HEAT THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
16. COMPLIANCE CERTIFICATE TO BE POSTED.
17. MFR MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS SHALL BE PROVIDED.

ELECTRICAL NOTES:

1. IC-RATED RECESSED LIGHTING FIXTURES SEALED @ HOUSING/INTERIOR FINISH AND LABELED TO INDICATE \leq 2.0 CFM
2. 75% OF LAMPS IN PERMANENT FIXTURES OR 75% OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. DOES NOT APPLY TO LOW-VOLTAGE LIGHTING.
3. FUEL GAS LIGHTING SYSTEMS HAVE NO CONTINUOUS PILOT LIGHT.

PLUMBING NOTES:

1. THE PLUMBING CONTRACTOR IS TO VERIFY COMPLIANCE OF ALL APPLICABLE BUILDING CODES AND LOCAL CODES.
2. HOT WATER PIPES SHALL BE INSULATED TO \geq R-3.

SYMBOLS LEGEND:

CALLOUT HEAD	
DOOR TAG	
ELEVATION TAG	
ELEVATION CALLOUT	
NORTH ARROW	
ROOM TAG	
SECTION CALLOUT	
VIEW TITLE/ CALLOUT / SCALE	
WINDOW TAG	



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400 MAIN ST. #403
KNOXVILLE, TN 37902
865-215-2500
FILE # 4-6-24-SU

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No.	Description	Date
1	Revision 1	5-28-2024

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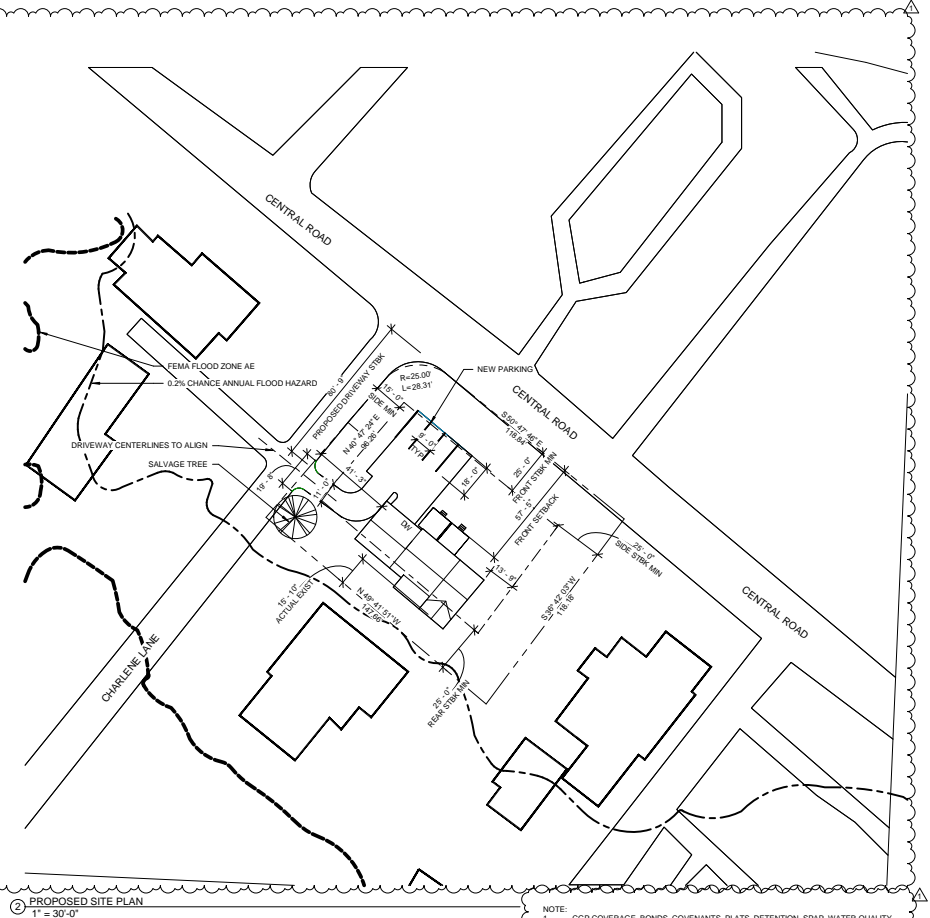
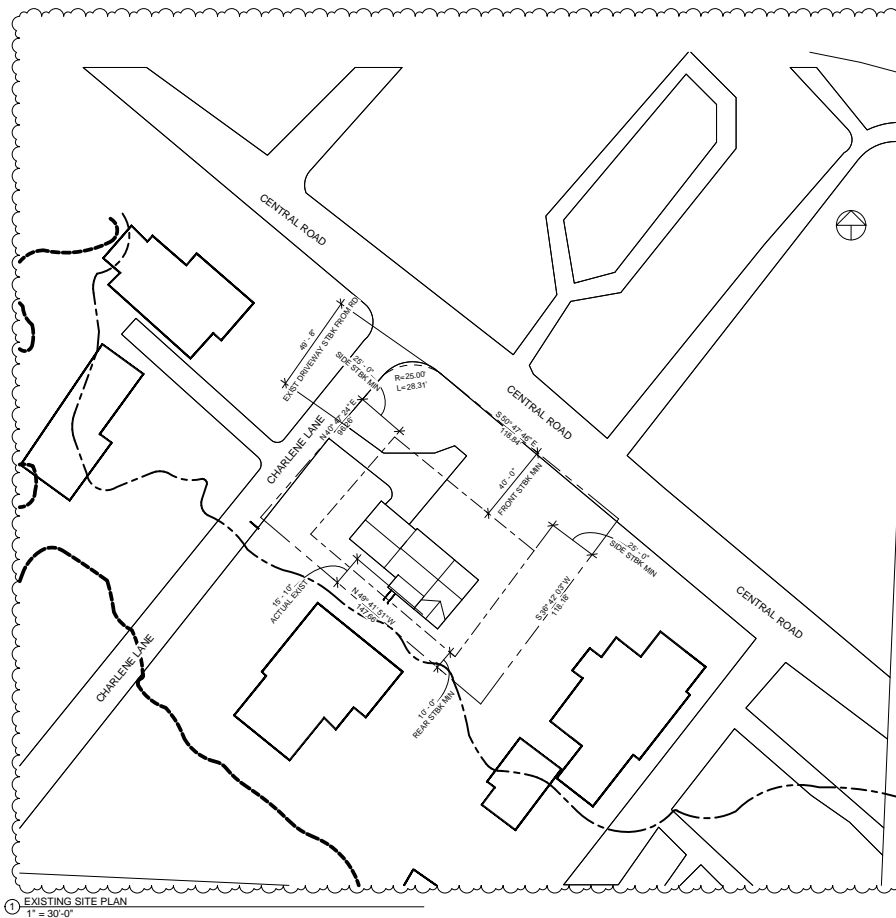
GENERAL NOTES

Project number	224016
Date	05.25.2024
Drawn by	Author
Checked by	Checker

G101

Scale 1/4" = 1'-0"

PERMIT SET



- NOTE:
1. CSP COVERAGE, BONDS, COVENANTS, PLATS, DETENTION, SPAP, WATER QUALITY (FF), FLOODPLAIN DEVELOPMENT PERMIT, DOWNSTREAM STUDY, ETC. MAY BE REQUIRED AS PART OF THE PERMITTING FOR THIS SITE.
 2. BUILDING NOT LOCATED IN FEMA FLOOD PLAIN OR FLOOD HAZARD AREA, OWNER ADVISED TO OBTAIN FLOOD INSURANCE DUE TO PROXIMITY TO FLOOD ZONE.

PARKING REQUIREMENTS (11.4)

	MIN PARKING	MAX PARKING
DWELLING - 2-FAMILY	2 PER DU	NO LIMIT

SITE PLAN

Project number	224016
Date	05.25.2024
Drawn by	EKG
Checked by	CdL

C100

Scale 1" = 30'-0"



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FILE # 16-04-SU

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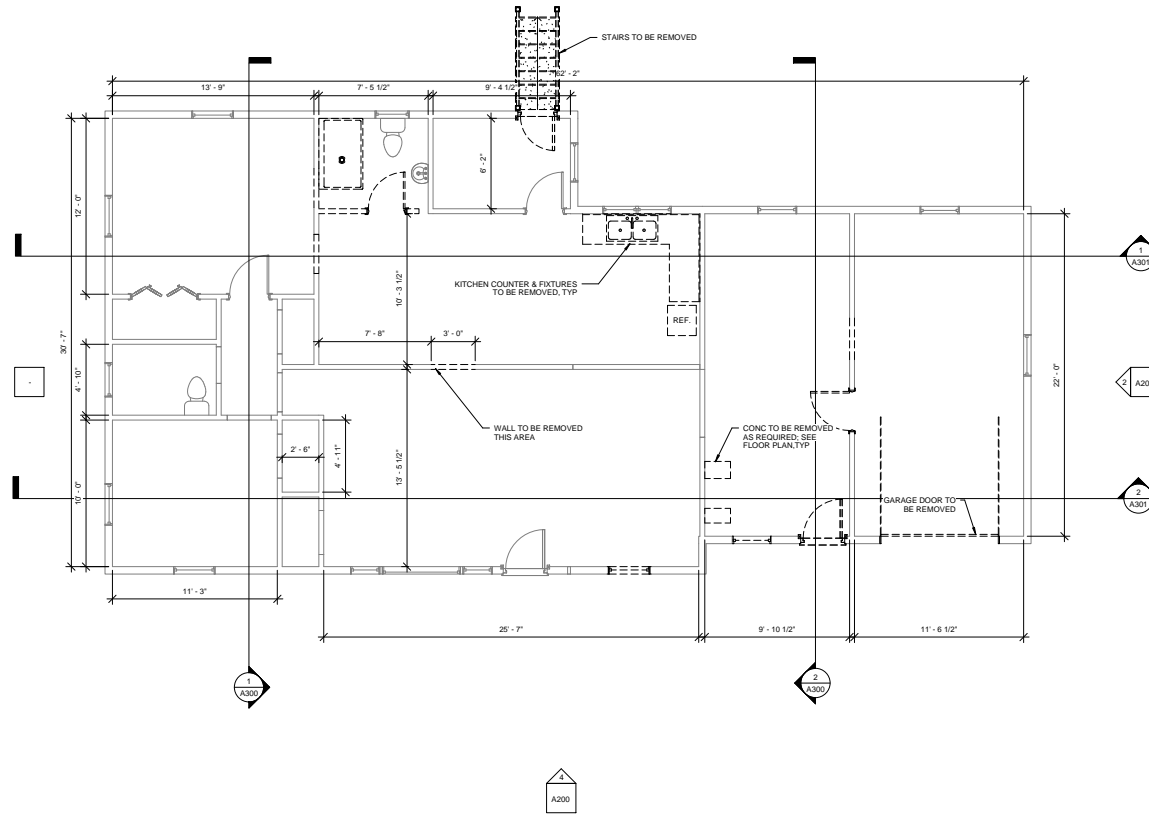
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HOME TO DUPLEX RENOVATION
5405 Central Ave Pike
Knoxville, TN 37912

PERMIT SET

PERMIT SET



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



KNOWLEDGE ARCHITECTURE
LLC
1001 N. 10TH ST.
SUITE 100
KNOXVILLE, TN 37912
865-215-2500
865-215-2501
info@canutoad.com
www.canutoad.com

Consultant
Address
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No.	Description	Date
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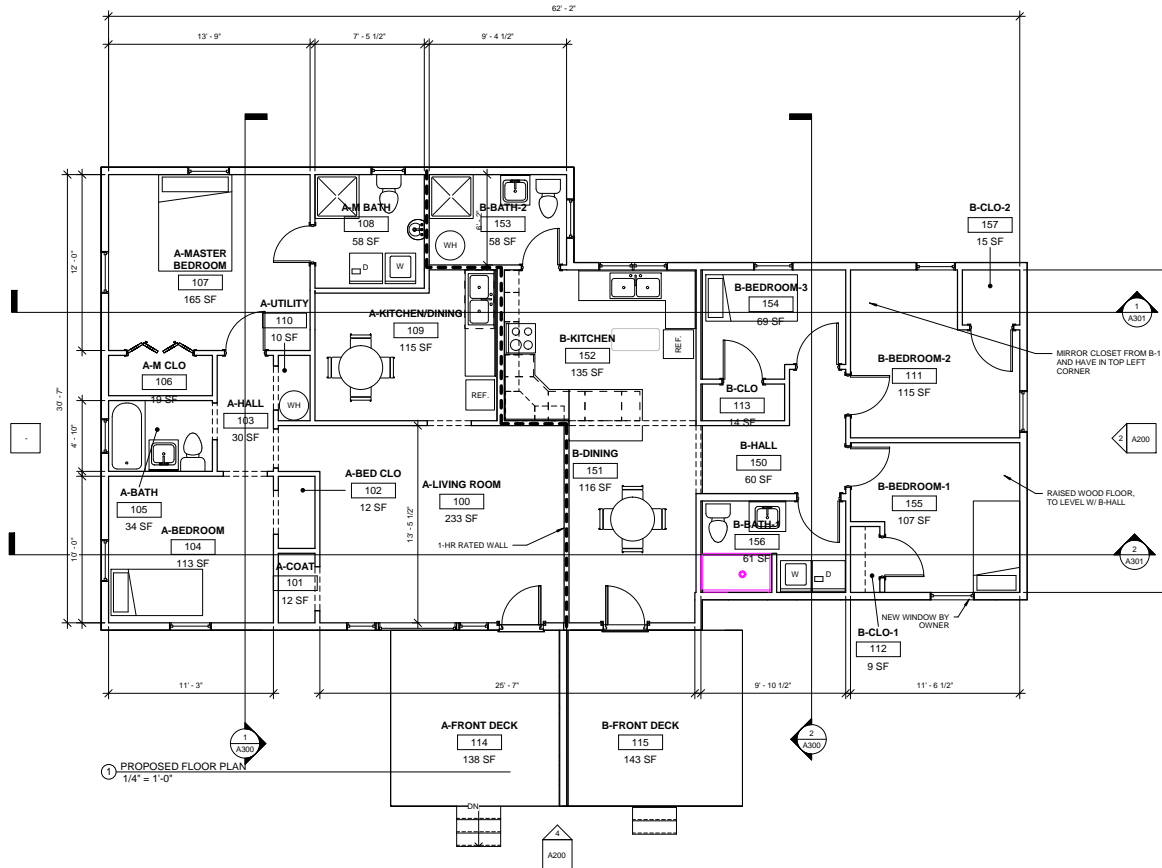
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EXISTING/DEMO FLOOR PLAN
Project number 224016
Date 05.25.2024
Drawn by EKG
Checked by CdL

A100

Scale 1/4" = 1'-0"

PERMIT SET



ROOM SCHEDULE			
Number	Name	Area	Comments
100	A-LIVING ROOM	233 SF	
101	A-COAT	12 SF	
102	A-BED CLO	12 SF	
103	A-HALL	30 SF	
104	A-BEDROOM	113 SF	
105	A-BATH	34 SF	
106	A-M CLO	19 SF	
107	A-MASTER BEDROOM	165 SF	
108	A-M BATH	58 SF	
109	A-KITCHEN/DINING	115 SF	
110	A-UTILITY	10 SF	
111	B-BEDROOM-2	115 SF	
112	B-CLO-1	9 SF	
113	B-CLO	14 SF	
114	A-FRONT DECK	138 SF	
115	B-FRONT DECK	143 SF	
150	B-HALL	60 SF	
151	B-DINING	116 SF	
152	B-KITCHEN	135 SF	
153	B-BATH-2	58 SF	
154	B-BEDROOM-3	69 SF	
155	B-BEDROOM-1	107 SF	
156	B-BATH-1	61 SF	
157	B-CLO-2	15 SF	
Grand total: 24		1841 SF	

1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



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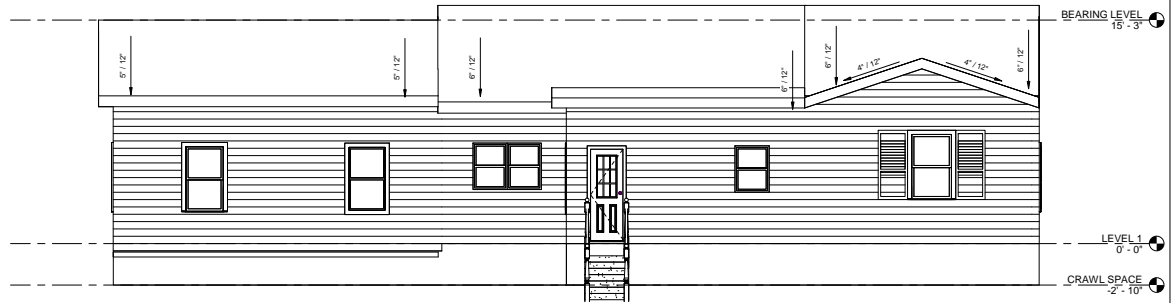
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PROPOSED FLOOR PLAN
Project number 224016
Date 05.25.2024
Drawn by EKG
Checked by CdL

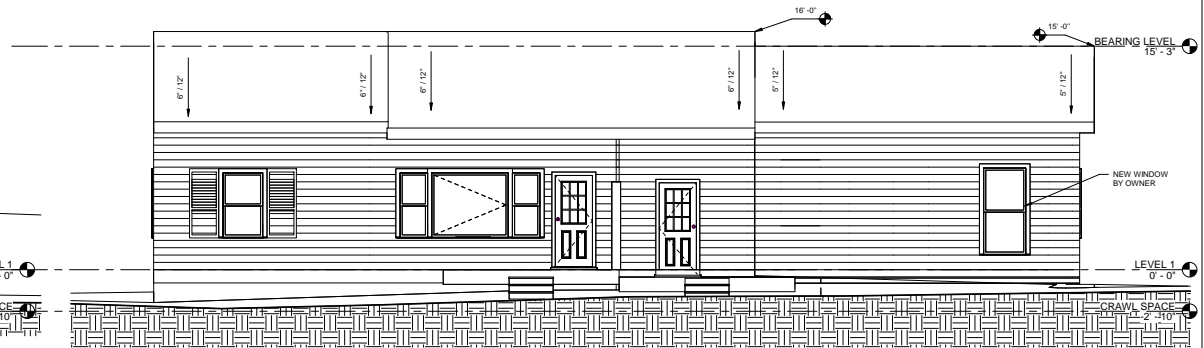
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Scale 1/4" = 1'-0"

PERMIT SET



③ WEST ELEVATION
1/4" = 1'-0"



④ EAST ELEVATION
1/4" = 1'-0"

	BUILDING ELEV
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Consultant
Address
Address
Phone
Fax
e-mail

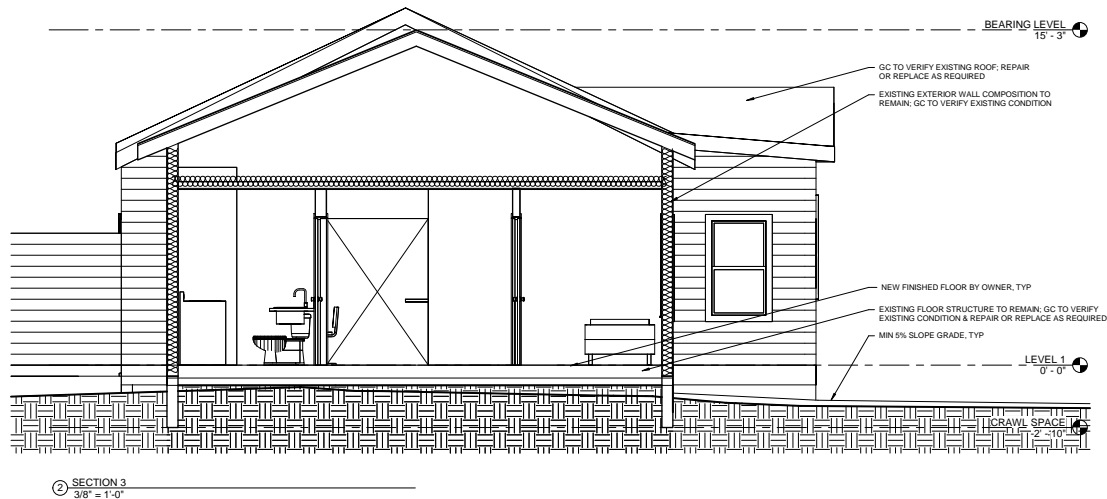
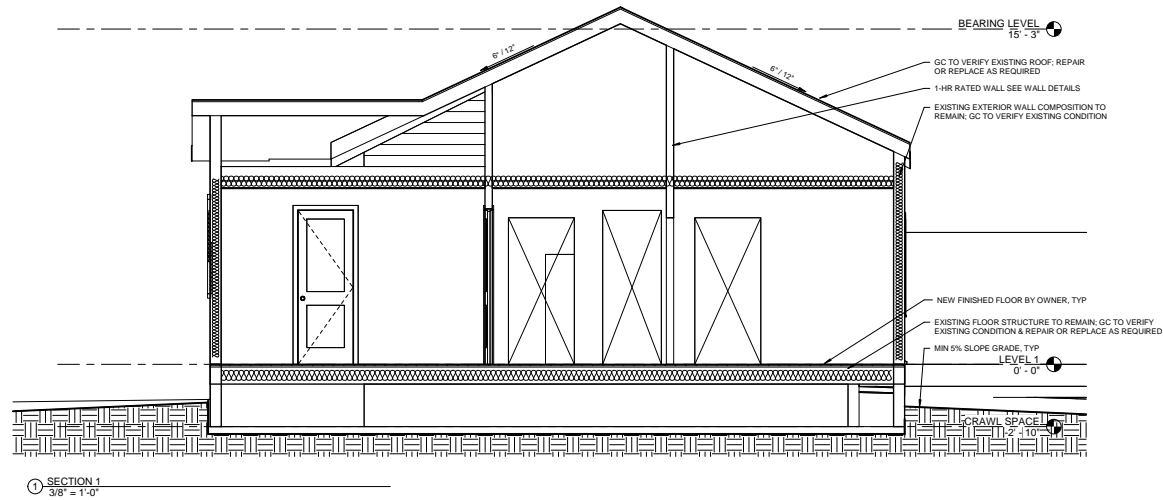
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Phone
Fax
e-mail

[illegible]

Zambezi Realty, LLC
HOME TO DUPLEX RENOVATION
5405 Central Ave Pike
Knoxville, TN 37912

BUILDING ELEVATIONS		<div style="font-size: 2em; font-weight: bold; text-align: center;">A200</div>
Project number	224016	
Date	05.25.2024	
Drawn by	EKG	
Checked by	CdL	
		Scale 1/4" = 1'-0"

PERMIT SET



KNOWLEDGE | KNOX COUNTY PLANNING
400 MAIN ST., #403
KNOXVILLE, TN 37902
865-215-2500
FLEXIBLE-ON-SU

Consultant
Address
Address
Phone
Fax
e-mail

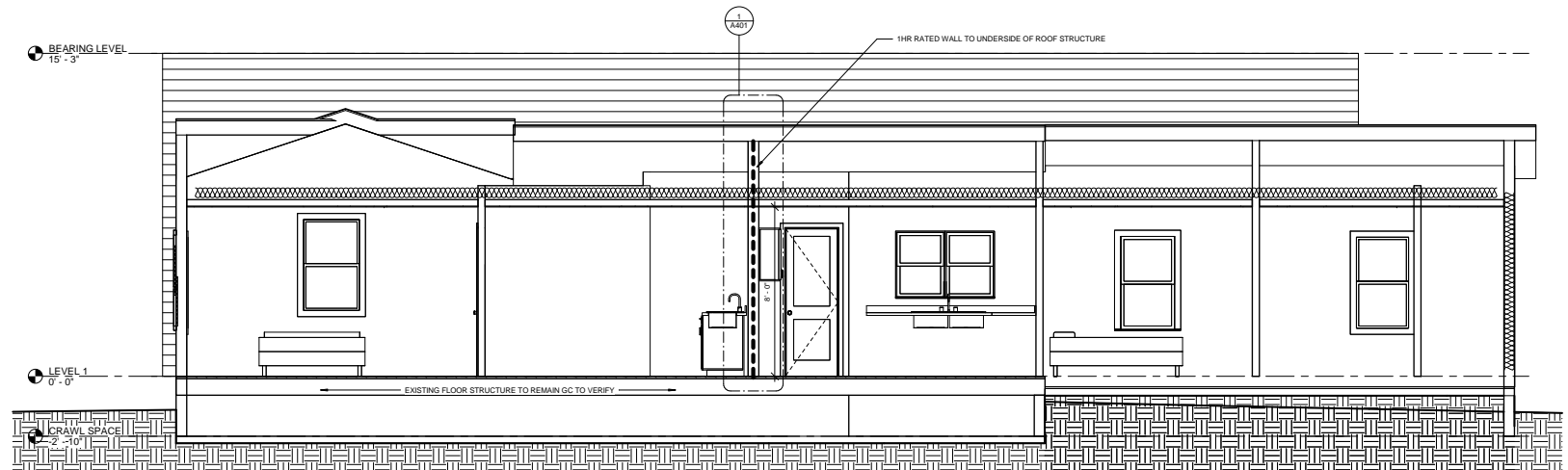
Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date
1	Revision 1	5-28-2024

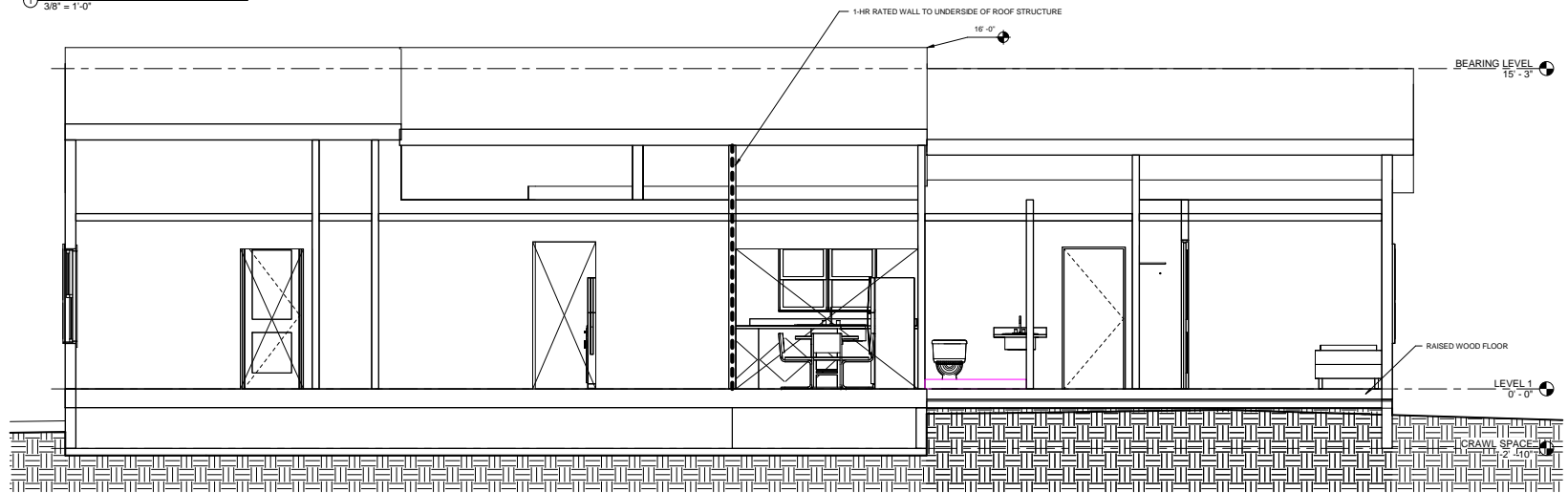
Zambezi Realty, LLC
HOME TO DUPLEX RENOVATION
5405 Central Ave Pike
Knoxville, TN 37912

BUILDING SECTIONS		
Project number	224016	A300
Date	05.25.2024	
Drawn by	EKG	
Checked by	CdL	
Scale		3/8" = 1'-0"

PERMIT SET



SECTION 2
3/8" = 1'-0"



SECTION 4
3/8" = 1'-0"



KNOWLEDGE | KNOX COUNTY PLANNING
400 MAIN ST. #403
KNOXVILLE, TN 37902
865-215-2500
FILE # 16-04-SU

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date
1	Revision 1	5-28-2024

Zambezi Realty, LLC
HOME TO DUPLEX RENOVATION
5405 Central Ave Pike
Knoxville, TN 37912

BUILDING SECTIONS		
Project number	224016	A301
Date	05.25.2024	
Drawn by	EKG	
Checked by	CdL	
Scale		3/8" = 1'-0"

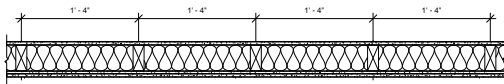
PERMIT SET

DESIGN NO. UL U305

FIRE RATING: 1 HOUR
STC RATING: 28
SOUND TEST: USC-151/236
SYSTEM THICKNESS: 5.38" (137 MM)
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD-BEARING)

ASSEMBLY REQUIREMENTS:

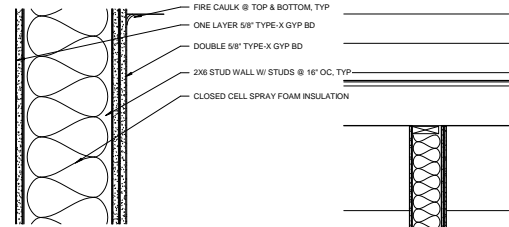
GYPSUM PANELS: ONE LAYER 5/8" (15.9 MM) SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULX™)
WOOD STUDS: 2" X 4" (38 X 89 MM) WOOD STUDS, 16" (406 MM) O.C.
INSULATION: 2-1/2" (64 MM) FIBERGLASS INSULATION
GYPSUM PANELS: TWO LAYERS 5/8" (15.9 MM) SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULX™)



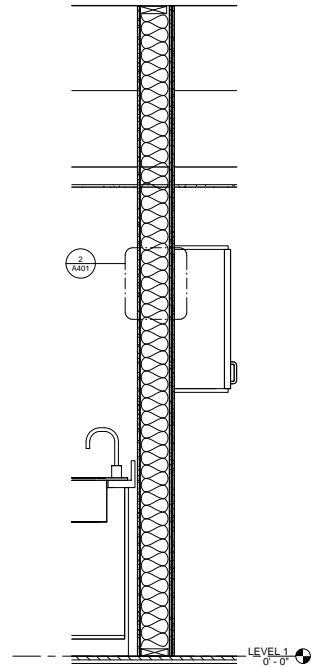
U305
1 1/2" = 1'-0"

GENERAL WALL NOTES:

- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
- WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.



RATED WALL DETAIL
3" = 1'-0"



SECTION 2 - Callout 1
1" = 1'-0"



KNOWVILLE | KNOX COUNTY PLANNING
400 MAIN ST., #403
KNOXVILLE, TN 37902
865-215-2500
FILE # 4-6-24-SU

Consultant
Address
Address
Phone
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e-mail

Consultant
Address
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Phone
Fax
e-mail

No.	Description	Date
1	Revision 1	5-28-2024

Zambezi Realty, LLC
HOME TO DUPLEX RENOVATION
5405 Central Ave Pike
Knoxville, TN 37912

WALL SECTION & DETAILS	
Project number	224016
Date	05.25.2024
Drawn by	EKG
Checked by	CdL

A401
Scale As indicated



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) Single family dwelling to duplex conversion in the RN-1 (Single-Family Residen			

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	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

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

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.

Giancarlo Marucchi	5/1/2024
Applicant Signature	Date

Phone / Email

Giancarlo Marucchi Zambezi Realty, LLC	5/1/2024
Property Owner Signature	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

May 1, 2023

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

Home Occupation (specify) _____

Convert this house from Single Family house to a Duplex.

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel _____

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

Pending Plat File Number

☐ 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

Giuseppe 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

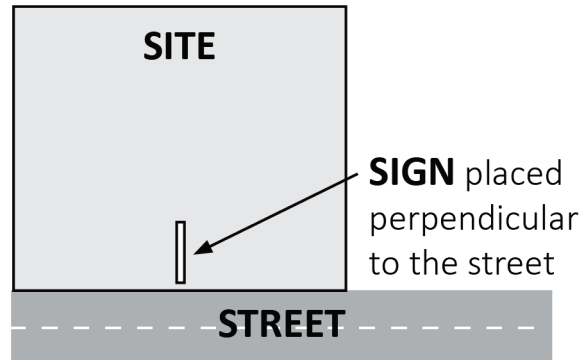
04/29/2024

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