

**SPECIAL USE**

**11-C-24-SU**

**Petitioner:** Damon A Falconnier



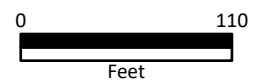
Duplex in RN-2 (Single-Family Residential Neighborhood)

**Map No:** 94

**Jurisdiction:** City

**Original Print Date:** 10/9/2024

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

**Damon A Falconnier**

Applicant Name

**Architect**

Affiliation

**9/27/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-C-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Damon Falconnier Falconnier Design Co.**

Name / Company

**4622 Chambliss Ave Knoxville TN 37919**

Address

**865-584-7868 / faldesco@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Monty Merchant Gateway Enterprises, L 9905 Tierra Verde Dr Knoxville TN 37922**

Owner Name (if different)

Owner Address

**865-386-8401**

Owner Phone / Email

**1424 NOLAN AVE**

Property Address

**94 B H 031**

Parcel ID

Part of Parcel (Y/N)?

**14758 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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>Two-family dwelling</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

### 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
<b>\$450.00</b>	
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>Damon A Falconnier</b> Please Print	<b>9/27/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Monty Merchant Gateway Enterprises, LLC</b> Please Print	<b>9/27/2024</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
  - PA
- Rezoning

Damon A Falconnier

Architect

Applicant Name

Affiliation

9/27/2024

11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-C-24-SU

## 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

Damon A Falconnier

Falconnier Design Co

Name

Company

4622 Chambliss Ave

Knoxville

TN

37919

Address

City

State

ZIP

865-584-7868

faldesco@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Gateway Enterprises, LLC

9905 Tierra Verde Dr

865-386-8401

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1424 Nolan Ave

094BH031

Property Address

Parcel ID

KUB

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

## DEVELOPMENT REQUEST

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

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

**New Duplex in RN-2 Zoning**

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

\_\_\_\_\_  Combine Parcels    Divide Parcel

Unit / Phase Number

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  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
0401	\$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**

**Damon Falconnier** Digitally signed by Damon Falconnier  
Date: 2024.09.27 10:51:17 -04'00'

**Damon A Falconnier**

**9/27/2024**

Applicant Signature

Please Print

Date

**865-584-7868**

**faldesco@gmail.com**

Phone Number

Email

**monty merchant** Digitally signed by monty merchant  
DN: cn=Monty Merchant, o=monty merchant, email=monty.merchant@outlook.com  
Reason: I am the author of this document  
Location:  
Date: 2024.09.27 12:19:03-0400  
Font: PDF Reader Version: 2024.2.3

**Monty Merchant**

**09/30/2024, SG**

Property Owner Signature

Please Print

Date Paid

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

**11/01/2024**

~~11/2/2024~~

**11/15/2024**

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting

**Damon Falconnier**

Digitally signed by Damon Falconnier  
Date: 2024.09.27 14:17:58 -04'00'

**Damon A Falconnier**

**9/27/2024**

Applicant Signature

Applicant Name

Date

**11-C-24-SU**  
**FILE NUMBER**