

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 7-D-23-UR **Related File Number:**  
**Application Filed:** 6/1/2023 **Date of Revision:**  
**Applicant:** CARLOS PALACIOS

## PROPERTY INFORMATION

**General Location:** Northeast side of Pelleaux Rd, southeast of Windy Knoll Dr, northwest of E Emory Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 38 I E 002 **Jurisdiction:** County  
**Size of Tract:** 13409 square feet  
**Accessibility:** Access is via Pelleaux Road, a major collector road with an 18-ft pavement width within a 70-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is characterized by low-density residential development on relatively large lot sizes, with higher density residential development to the south.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 7420 PELLEAUX RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from A (Agricultural) to RA (Low Density Residential) in June 1999.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Lindsay Crockett

**Staff Recomm. (Abbr.):** Approve the request for one duplex in the RA zoning district, subject to 2 conditions.

**Staff Recomm. (Full):** 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.

**Action:** Approved with Conditions

**Meeting Date:** 7/13/2023

**Details of Action:**

**Summary of Action:** Approve the request for one duplex in the RA zoning district, subject to 2 conditions.

**Date of Approval:** 7/13/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**