



PLAN AMENDMENT REPORT

► **FILE #:** 4-A-24-SP

AGENDA ITEM #: 39

AGENDA DATE: 4/11/2024

► **APPLICANT:** DREAM HOUSE CONSTRUCTION LLC
OWNER(S): Tariq & Areej Hamdan

TAX ID NUMBER: 106 O B 001 02 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 0 MIDDLEBROOK PIKE

► **LOCATION:** South side of Middlebrook Pike, west side of Connie Road

► **APPX. SIZE OF TRACT:** 1.28 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Middlebrook Pike, a divided highway with 76 ft of pavement width within a 111-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: Yes, this is an extension

HISTORY OF REQUESTS: Rezoned from R-1 (Low Density Residential) to R-1A (Low Density Residential) in 2005 (Case # 5-B-05-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential, public/quasi-public land (church) - LDR (Low Density Residential)

South: Single family residential - LDR (Low Density Residential)

East: Public/quasi-public land (Rehabilitation facility) - MDR (Medium Density Residential)

West: Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This stretch of Middlebrook Pike has developed with a mix of uses, including single family and multifamily residential dwellings, medical facilities, gas stations, and a church. Bearden Middle School is a little more than a half-mile to the east.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No known new roads or utilities have been introduced to this area. The parcel has access via Middlebrook Pike and Connie Road and is currently served by public water and sewer.
2. The proposed Middlebrook Pike Advanced Traffic Management System Project (capital improvement project, bid 2024) will enhance 24 signalized intersections along the road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the Northwest City Sector Plan with regards to the requested MDR classification here. However, this will be an extension of the classification from the west across Connie Road.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known government policy pertaining to this area. However, approval of the MDR classification for this area served by KUB and transit would be consistent with the General Plan's development policy 5.2 that encourages to concentrate developments in areas with adequate utilities and infrastructure.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There has been significant residential development in this part of West Hills in recent years. Within 2000-ft of the subject property, the 116-bed Parkview Retirement Community was constructed in 2018, the Lodge at Shannondale independent living facility was built in 2022, and the Ashland Keepe single-family subdivision began construction in 2022.
2. The commercial node along Middlebrook Pike has also seen a substantial increase in infill business development over the past 20 years. Examples of this include the establishment of the Middlebrook Commons strip center in 2007 and the conversion of former residential property to a retail store and urgent care clinic in 2019 and 2022, respectively.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of this classification. The property is near community activity centers, including Bearden Middle and West Hills Elementary schools, and it would provide a transition for the abutting houses to the south from the major arterial street and the high intensity development on the eastern property zoned RN-6. Furthermore, the property is served by transit and has sidewalk connections.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-A-24-RZ
4-A-24-PA

AGENDA ITEM #: 39
AGENDA DATE: 4/11/2024

► **APPLICANT:** DREAM HOUSE CONSTRUCTION LLC
OWNER(S): Tariq & Areej Hamdan

TAX ID NUMBER: 106 O B 001.02 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 0 MIDDLEBROOK PIKE

► **LOCATION:** South side of Middlebrook Pike, west side of Connie Road

► **TRACT INFORMATION:** 1.28 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Middlebrook Pike, a divided highway with 76 ft of pavement width within a 111-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** This is an extension of the land use classification, but is not an extension of the zone.

HISTORY OF ZONING REQUESTS: Rezoned from R-1 (Low Density Residential) to R-1A (Low Density Residential) in 2005 (Case # 5-B-05-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Single family residential, public/quasi-public land (church) - LDR (Low Density Residential) - O (Office), RN-3(C) (General Residential Neighborhood), previously approved planned district

South: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential)

East: Public/quasi-public land (Rehabilitation facility) - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood)

West: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential)

NEIGHBORHOOD CONTEXT: This stretch of Middlebrook Pike has developed with a mix of uses, including

single family and multifamily residential dwellings, medical facilities, gas stations, and a church. Bearden Middle School is a little more than a half-mile to the east.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development.**

- ▶ **Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the surrounding development and recommended land use classification.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the requested MDR classification here.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There has been significant residential development in this part of West Hills in recent years. Within 2000-ft of the subject property, the 116-bed Parkview Retirement Community was constructed in 2018, the Lodge at Shannondale independent living facility was built in 2022, and the Ashland Keepe single-family subdivision began construction in 2022.
2. The commercial node along Middlebrook Pike has also seen a substantial increase in infill business development over the past 20 years. Examples of this include the establishment of the Middlebrook Commons strip center in 2007 and the conversion of former residential property to a retail store and urgent care clinic in 2019 and 2022, respectively.
3. The proposed Middlebrook Pike Advanced Traffic Management System Project (capital improvement project, bid 2024) will enhance 24 signalized intersections along the road.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to the MDR land use that apply to this request.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of this classification. The property is near community activity centers, including Bearden Middle and West Hills Elementary schools, and it would provide a transition for the abutting houses to the south from the major arterial street and the high intensity development on the eastern property zoned RN-6. Furthermore, the property is served by transit and has sidewalk connections.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This section of Middlebrook Pike is experiencing significant residential and commercial development, as mentioned above. The proposed rezoning would allow development that is consistent with the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-4 district is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwellings are permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval.
2. The area has a mix of residential uses, including houses, duplexes, and multi-family developments, and it meets the intent of the RN-4 district.
3. RN-4 zone has a maximum lot area restriction of 40,000 sq ft for multi-family dwellings. The subject property is approximately 1.28 acres so it would need to be subdivided for any multi-family developments.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment is not expected to have any significant adverse impact on the surrounding area. Townhouse and multi-family dwellings would either require a staff level review or special use approval, based on the development form and number of dwelling units.
2. For any multi-family development on this property, a 10-ft Class A buffer will be required for any parking lot abutting the residential properties on the west or south. Additional foundation landscaping may also be required.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The Middlebrook Pike Corridor Study (2000) encourages new housing developments along arterial roads to be designed with noise and aesthetic considerations. The proposed rezoning would require a staff level review or special use approval for townhouses and multi-family developments should these be proposed, and staff can review such developments at that time.
3. The proposed rezoning will be consistent with the recommended MDR land use classification of the sector plan and One Year plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The property is served by transit service and is close to Bearden Middle and West Hills Elementary schools and West Hills and Bynon Park.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

ESTIMATED TRAFFIC IMPACT: Not required.

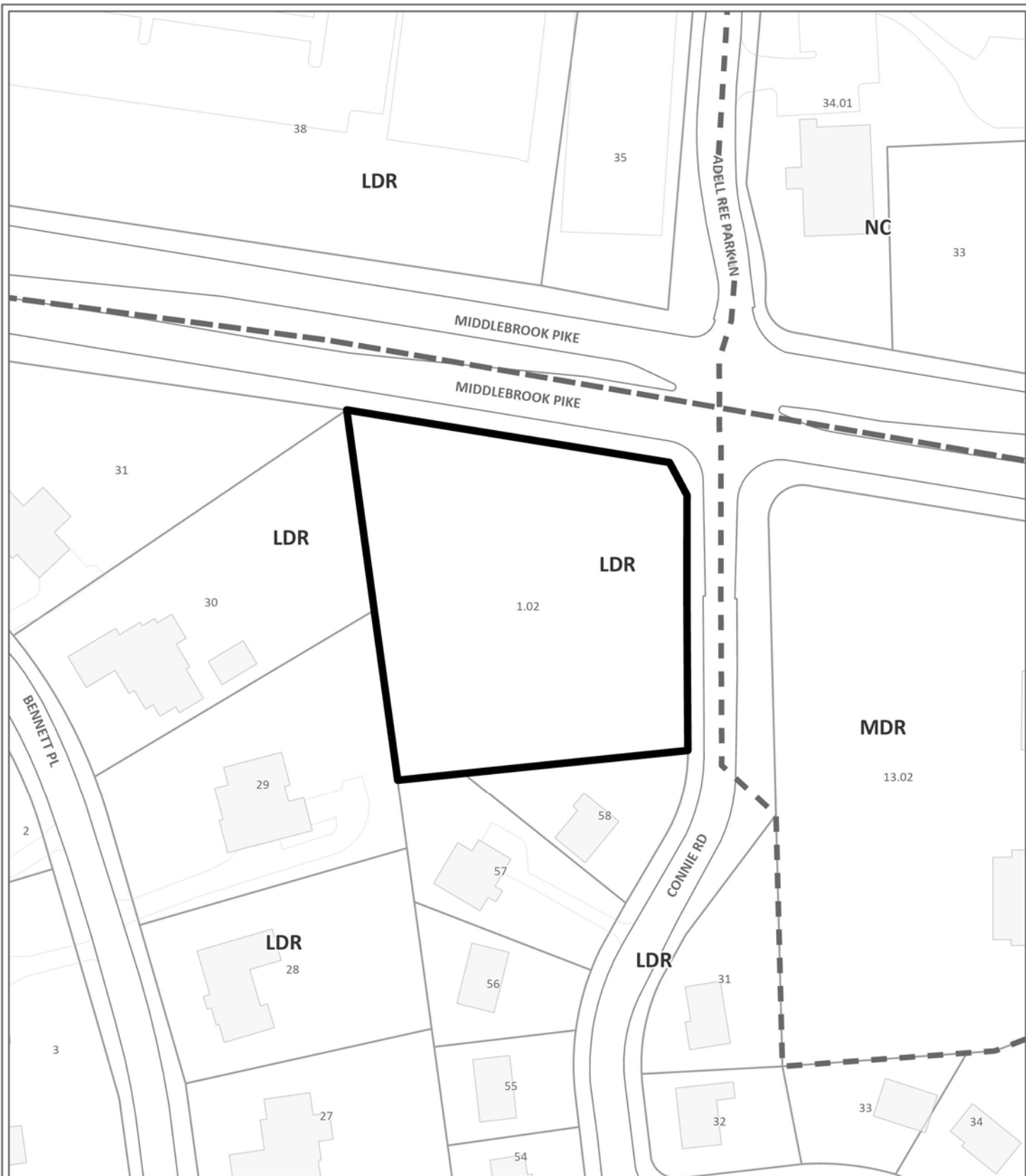
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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.
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Appellants have 15 days to appeal a Planning Commission decision in the City.



**4-A-24-SP
NORTHWEST CITY SECTOR PLAN MAP**

Petitioner: Dream House Construction LLC



From: LDR (Low Density Residential)

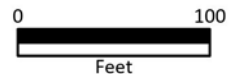
To: MDR (Medium Density Residential)

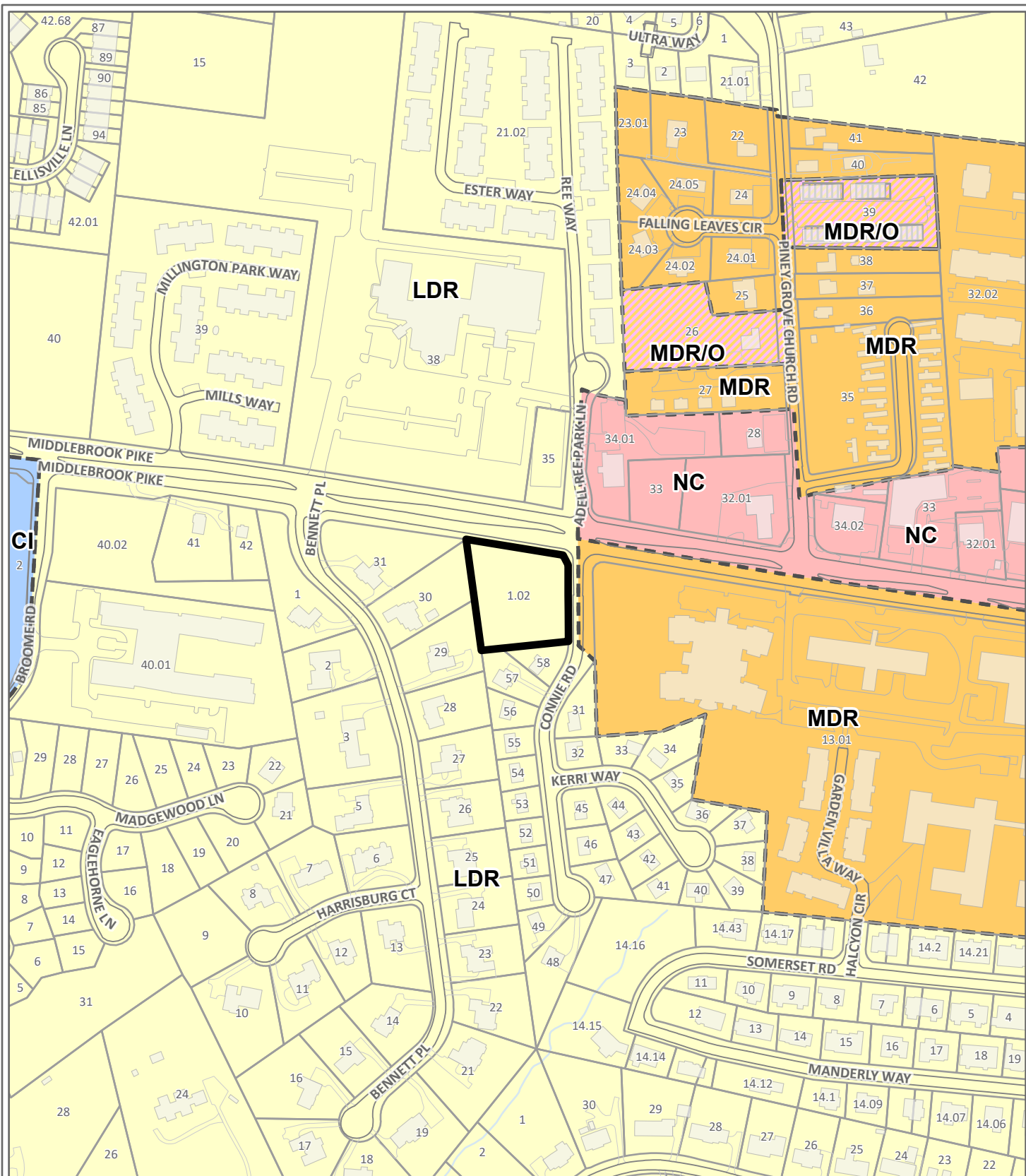
Map No: 106

Jurisdiction: City

Original Print Date: 3/18/2024

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





ONE YEAR PLAN MAP

4-A-24-PA

Petitioner: Dream House Construction LLC



From: LDR (Low Density Residential)

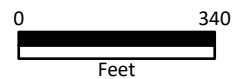
To: MDR (Medium Density Residential)

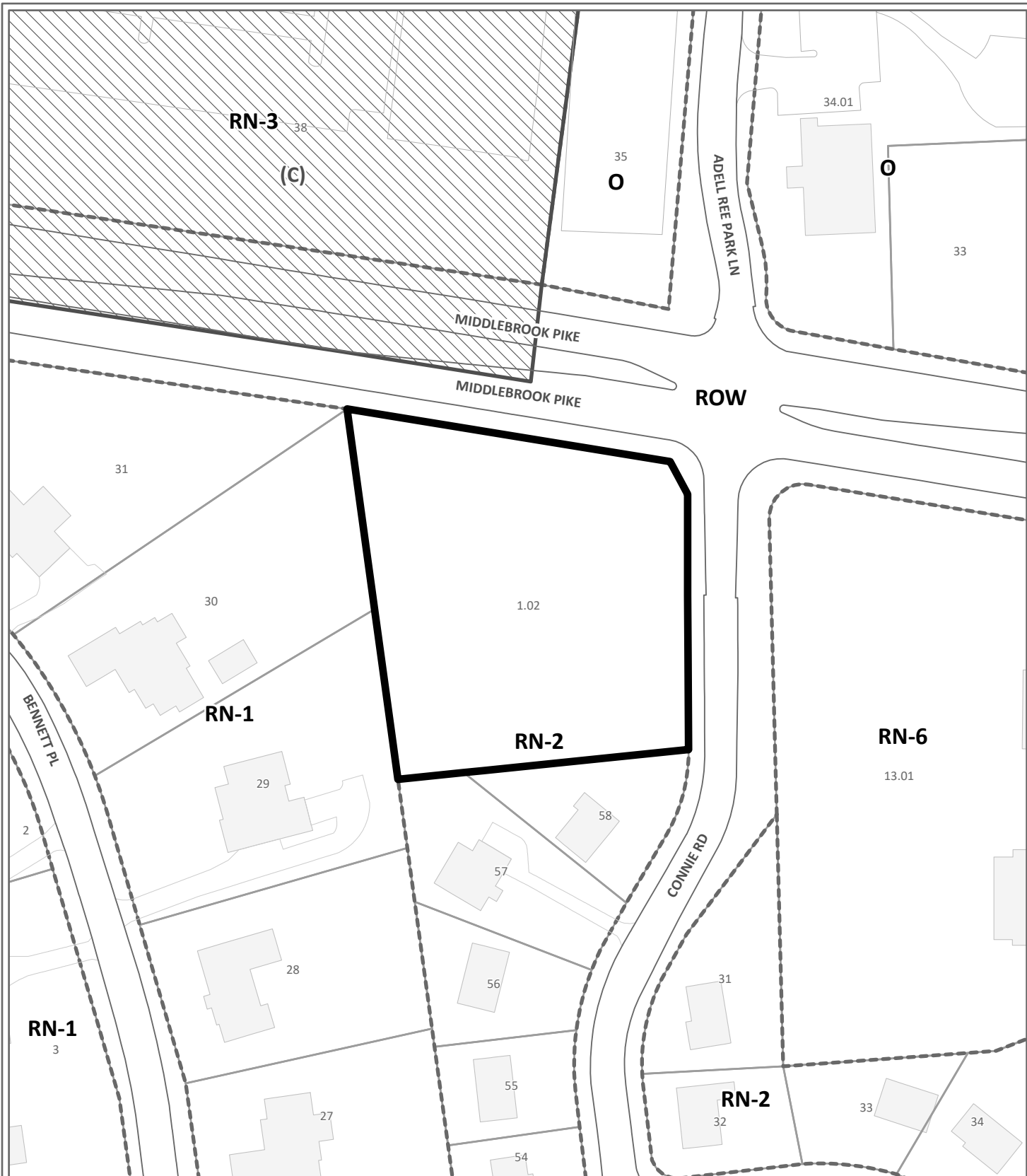
Original Print Date: 3/6/2024

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

Map No: 106

Jurisdiction: City





REZONING

4-A-24-RZ



From: RN-2 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)

Original Print Date: 3/6/2024

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

Petitioner: Dream House Construction LLC

Map No: 106

Jurisdiction: City

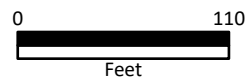
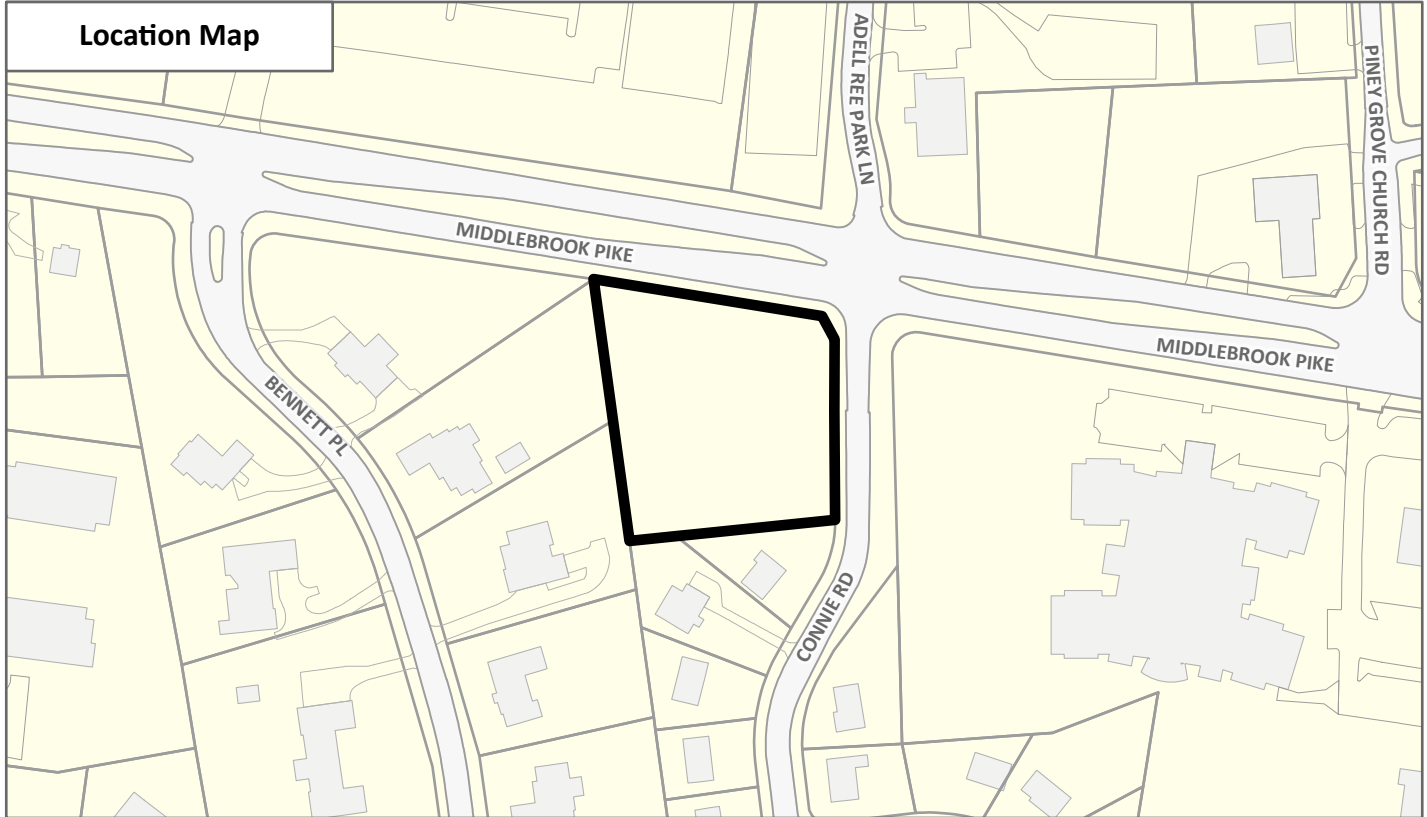


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-A-24-PA / 4-A-24-RZ

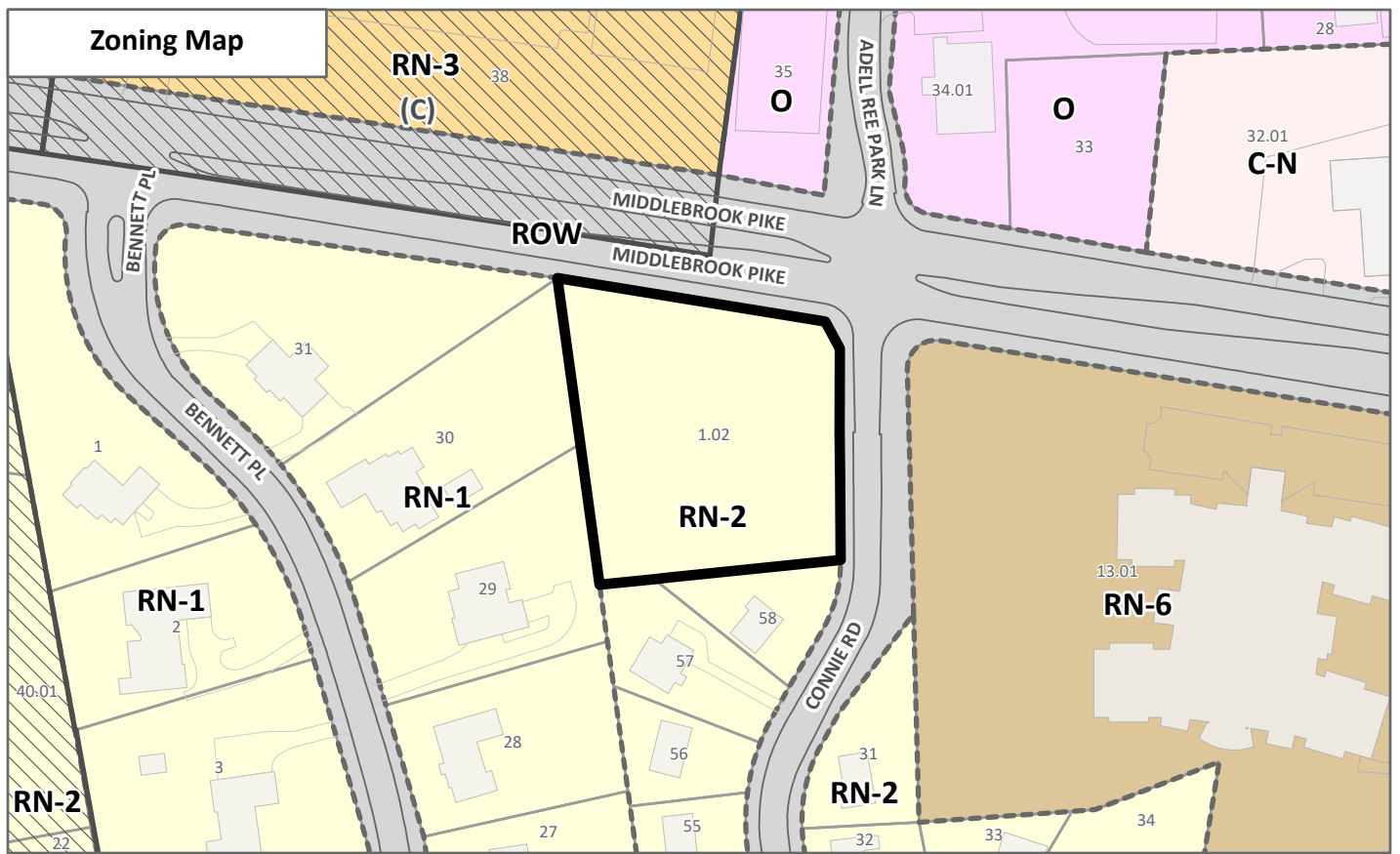


Case boundary

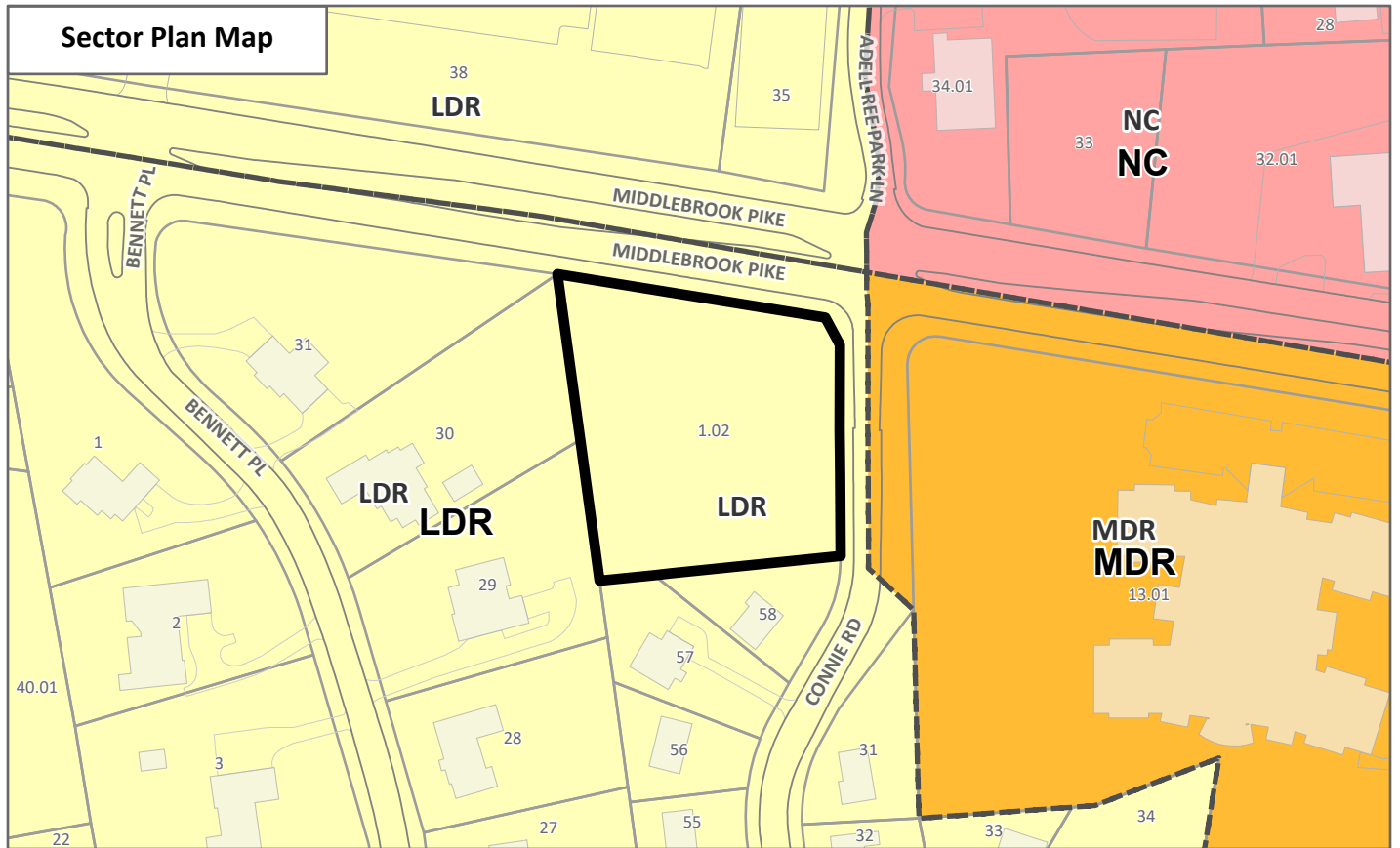
0 220
Feet



Zoning Map



Sector Plan Map

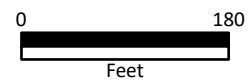


CONTEXTUAL MAPS 2

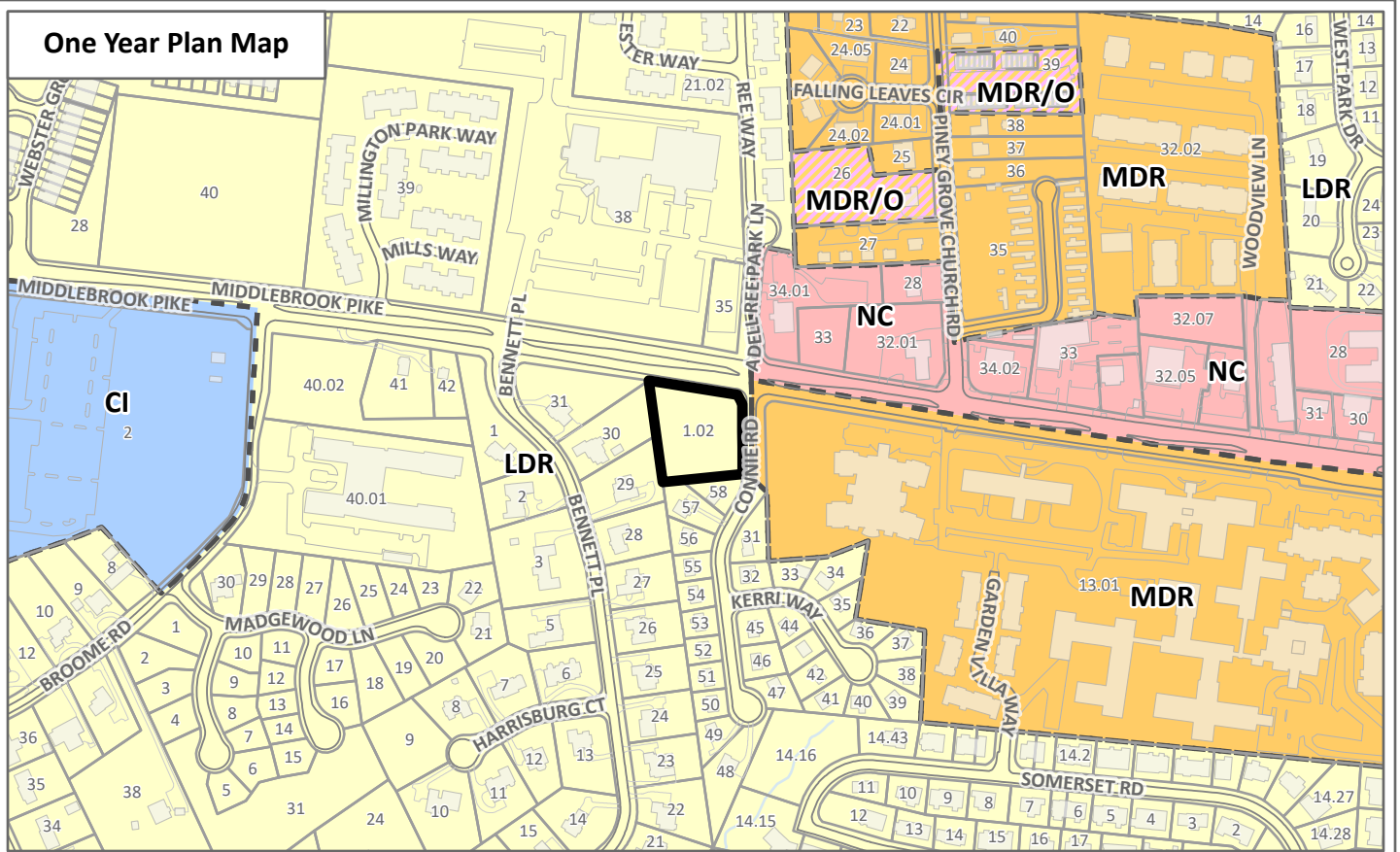
4-A-24-PA / 4-A-24-RZ



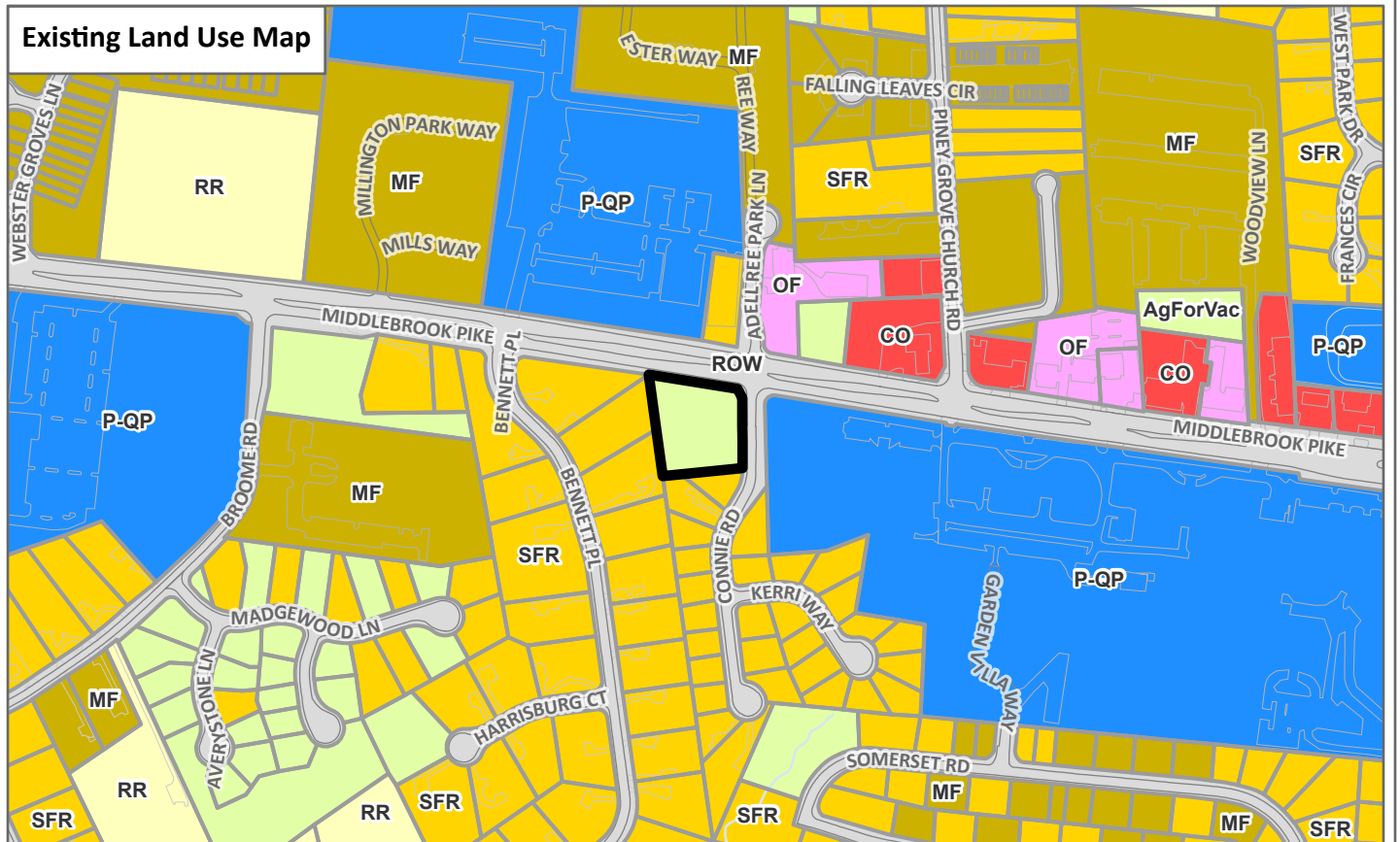
Case boundary



One Year Plan Map



Existing Land Use Map

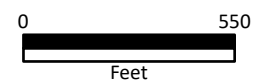


CONTEXTUAL MAPS 3

4-A-24-PA / 4-A-24-RZ



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Dream House Construction, LLC has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the Northwest City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on April 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan, with its accompanying staff report and map, file #4-A-24-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

Dream House Construction LLC

Applicant Name

Affiliation

1/10/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-A-24-SP

File Number(s)

CORRESPONDENCE

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

Shawn Smith Dream House Construction

Name / Company

9051 Executive Park Dr Ste 201 Knoxville TN 37923

Address

865-292-4986 / shawn@mydreamhousebuilder.com

Phone / Email

CURRENT PROPERTY INFO

Tariq & Areej Hamdan

Owner Name (if different)

4621 Royalview Rd Knoxville TN 37921

Owner Address

Owner Phone / Email

0 MIDDLEBROOK PIKE

Property Address

106 O B 001 02

Parcel ID

1.28 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Middlebrook Pike, west side of Connie Road

General Location

☒ City

Council District 2

RN-2 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **RN-4 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan
Amendment

MDR (Medium Density Residential)

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,700.00

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.

Dream House Construction LLC

1/10/2024

Applicant Signature

Please Print

Date

Phone / Email

Tariq & Areej Hamdan

1/10/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ Sector Plan
☒ One Year Plan
☒ Rezoning

Dream House Construction LLC

Applicant Name

Affiliation

1/10/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-A-24-RZ / 4-A-24-PA

File Number(s)

CORRESPONDENCE

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

Shawn Smith Dream House Construction

Name / Company

9051 Executive Park Dr Ste 201 Knoxville TN 37923

Address

865-292-4986 / shawn@mydreamhousebuilder.com

Phone / Email

CURRENT PROPERTY INFO

Tariq & Areej Hamdan

Owner Name (if different)

4621 Royalview Rd Knoxville TN 37921

Owner Address

Owner Phone / Email

0 MIDDLEBROOK PIKE

Property Address

106 O B 001 02

Parcel ID

1.28 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Middlebrook Pike, west side of Connie Road

General Location

☒ City

Council District 2

RN-2 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-4 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR (Medium Density Residential)**

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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\$1,700.00

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.

Dream House Construction LLC

1/10/2024

Applicant Signature

Please Print

Date

Phone / Email

Tariq & Areej Hamdan

1/10/2024

Property Owner Signature

Please Print

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

Dream House Construction LLC

Applicant Name

Jan 8, 2024

Date Filed

April 11, 2024

Meeting Date (if applicable)

Affiliation

File Number(s)

4-A-24-RZ
 4-A-24-PA
 4-A-24-SP

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

Dream House Construction LLC

Name

Company

9051 Executive Park Dr. Ste #201 Knoxville, TN 37923

Address

City

State

ZIP

865-292-4986 Shawn@mydreamhousebuilder.com

Phone

Email

CURRENT PROPERTY INFO

Tariq Hamdan/Areej Hamdan 4621 Royalview Rd Knoxville, TN 37921

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

865-387-0005

0 Middlebrook Pike, Knoxville, TN 37909 1060B00102

Property Address

Parcel ID

KUB

Sewer Provider

KUB

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

Related City Permit Number(s)

Home Occupation (specify) _____

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 ChangeProposed Zoning **RN 4**☒ Plan Amendment ChangeProposed Plan Designation(s) **MDR**

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

0801

\$650.00

Fee 2

0605

\$1,050.00

\$1,700.00

Fee 3

AUTHORIZATION☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

805-292-4986

shawn@mydreamhousebuilder.com

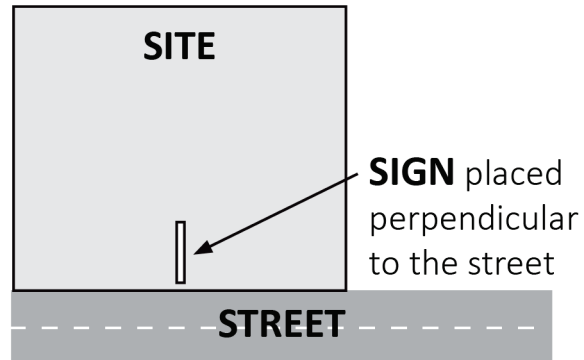
Tariq Hamdan

Tariq Hamdan

01/10/2024, SG

~~01/08/24~~

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:

_____ **03/29/2024** _____ and _____ **04/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dream House Construction LLC

Date: 01/10/2024

File Number: 4-A-24-RZ, R-A-24-PA & 4-A-24-SP



Sign posted by Staff



Sign posted by Applicant