



USE ON REVIEW REPORT

► **FILE #:** 6-A-24-UR **AGENDA ITEM #:** 30
POSTPONEMENT(S): 6/13/2024 **AGENDA DATE:** 7/11/2024
► **APPLICANT:** YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC
OWNER(S): Yassin Terou AMERICAN DREAM DEVELOPMENT LLC

TAX ID NUMBER: 153 D A 027 01, 027 02, 027 [View map on KGIS](#)
JURISDICTION: County Commission District 5
STREET ADDRESS: 0,10205, 10211 WESTLAND DR
► **LOCATION:** North side of Westland Dr, east side of Westland Bay Dr
► **APPX. SIZE OF TRACT:** 1.3 acres
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Westland Drive, a major arterial street with a 20-ft pavement width within a right-of-way width ranging from 45 ft to 60 ft.
UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District
WATERSHED: Sinking Creek

► **ZONING:** RA (Low Density Residential)
► **EXISTING LAND USE:** Single Family Residential
► **PROPOSED USE:** Two duplexes

HISTORY OF ZONING: None noted.
SURROUNDING LAND USE AND ZONING: North: Rural residential - RA (Low Density Residential)
South: Single family residential - RA (Low Density Residential)
East: Rural residential - RA (Low Density Residential)
West: Rural residential - RA (Low Density Residential)
NEIGHBORHOOD CONTEXT: This wooded area southeast of Sinking Creek is comprised primarily of single family detached residences.

STAFF RECOMMENDATION:

- **Approve the request for two duplexes because it is consistent with the Comprehensive Plan, subject to 4 conditions.**
1. Complying with all applicable requirements in the Knox County Zoning Ordinance.
 2. Complying with all requirements of Knox County Engineering and Public Works, including the requirement that the two duplex lots and the single-family lot utilize the same shared permanent access easement (SPAЕ).
 3. Shifting the SPAЕ to the east side of the lots where there is an existing driveway for the single-family dwelling to reduce potential conflicts with Westland Bay Drive access to the west.
 4. Installing a natural buffer along the western property line of the duplex lots. The landscaping may include existing vegetation as well as new deciduous or perennial vegetation, but it shall contain evergreen shrubs, bushes and trees suitable to local growing conditions that will provide a visual screen during all seasons of the

year. A landscape plan shall be submitted for review by Planning staff prior to permitting.

COMMENTS:

This request is for two duplexes in a proposed subdivision that orients the duplexes towards Westland Bay Drive and situates them in between an existing single-family dwelling in the rear lot and Westland Drive. There is an existing driveway to the single-family dwelling that the site plan indicates will be abandoned, and a new Shared Permanent Access Easement (SPAEE) servicing all three lots is shown on the west side of the lots. The two side-by-side duplexes will be 1,536 sq ft 2-story dwellings with garages in front. Although the elevations show vinyl siding, the primary material will be brick, which is noted on the plans.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2).

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN.

A. The subject property is designated as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. The SR place type is primarily for single-family residential neighborhoods. However, attached residential developments such as duplexes, multiplexes and townhomes that have the scale of a single-family home can be considered as a secondary use. The proposed duplexes meet the form attributes of the SR place type, including the 2-story building height max, the 20-30 ft setback, and parking guidelines.

B. The small proposed duplex development is also consistent with the Comprehensive Plan's Implementation Policy 5 to create neighborhoods with a variety of housing types and amenities, and Policy 6 to promote attainable housing that meets the needs of future and current residents.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The subject property's RA (Low Density Residential) zone permits consideration of duplexes and provides standards pertaining to duplexes in Article 5.11.09, Intensity of Use. It states that when there are two dwelling units on a lot that has sanitary sewer service, the minimum lot area shall be at least 12,000 sq ft. The site plan demonstrates compliance with this duplex-specific standard in addition to the base area regulations pertaining to setbacks, lot width and building coverage.

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 scale and aesthetics of the proposed duplexes are comparable to detached single-family homes and duplexes are considered a low-intensity residential use.

B. Implementation Policy 2.1 of the Comprehensive Plan considers buffers as a strategy to ensure that development is sensitive to existing community character. Condition 4 for approval of the Use on Review enforces this policy with a natural buffer requirement to provide a visual screen between the duplex lots and Westland Bay Drive, which it located a few feet from the subject property's western border.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. Single-family residences are the primary land use in this area, but four attached single-family units of the same general scale as detached single-family units is not anticipated to significantly alter the character of the area or adversely impact surrounding property values.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Since the subject property's access is on a minor arterial street, no traffic will be brought onto local residential streets. The properties will not access the adjacent Westland Bay Drive, which is a private right-of-way.

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. Westland Drive is a minor arterial street that experiences congestion at peak hours. The Major Road Plan defines a minor arterial street as one where access control is desirable because it is intended primarily for through traffic between activity centers, not local residential street connections.

B. Conditions 2 and 3 for approval of this Use on Review seek to limit the three lots' access to one shared access easement and to transfer that access point to the east side of the lots so as to mitigate potential conflicts with Westland Bay Drive. These conditions are consistent with the Comprehensive Plan's Implementation Policy 12 to improve roadway safety for all users, and more specifically with Policy 12.3 to address safety conflicts with better access management policies.

C. The nature of surrounding development is low intensity residential and, with the described conditions,

development should not post a hazard to the proposed minor duplex development.

ESTIMATED TRAFFIC IMPACT: 53 (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: Northshore Elementary, West Valley 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

[Reset Form](#)



Request to Postpone • Table • Withdraw

American Dream Development, LLC, Yassin Terou

7-8-2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

7-11-2024

Scheduled Meeting Date

6-R-24

File Number(s)

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☒ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Yassin Terou

Applicant Signature

Please Print

865-387-8275

yassinfalafelhouse@gmail.com

Phone Number

Email

STAFF ONLY

Jessie Hillman

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

Yassin Terou/ American Dream Development, LLC

6-4-2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 13, 2024

Scheduled Meeting Date

File Number(s)

6-A-24-UR

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☒ 60 days ☐ 90 days

Postpone the above application(s) until the August 8, 2024 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

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AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

American Dream Development, LLC

Please Print

865-387-8275

yassinfalafelhouse@gmail.com

Phone Number

Email

STAFF ONLY

Staff Signature

Jessie Hillman

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

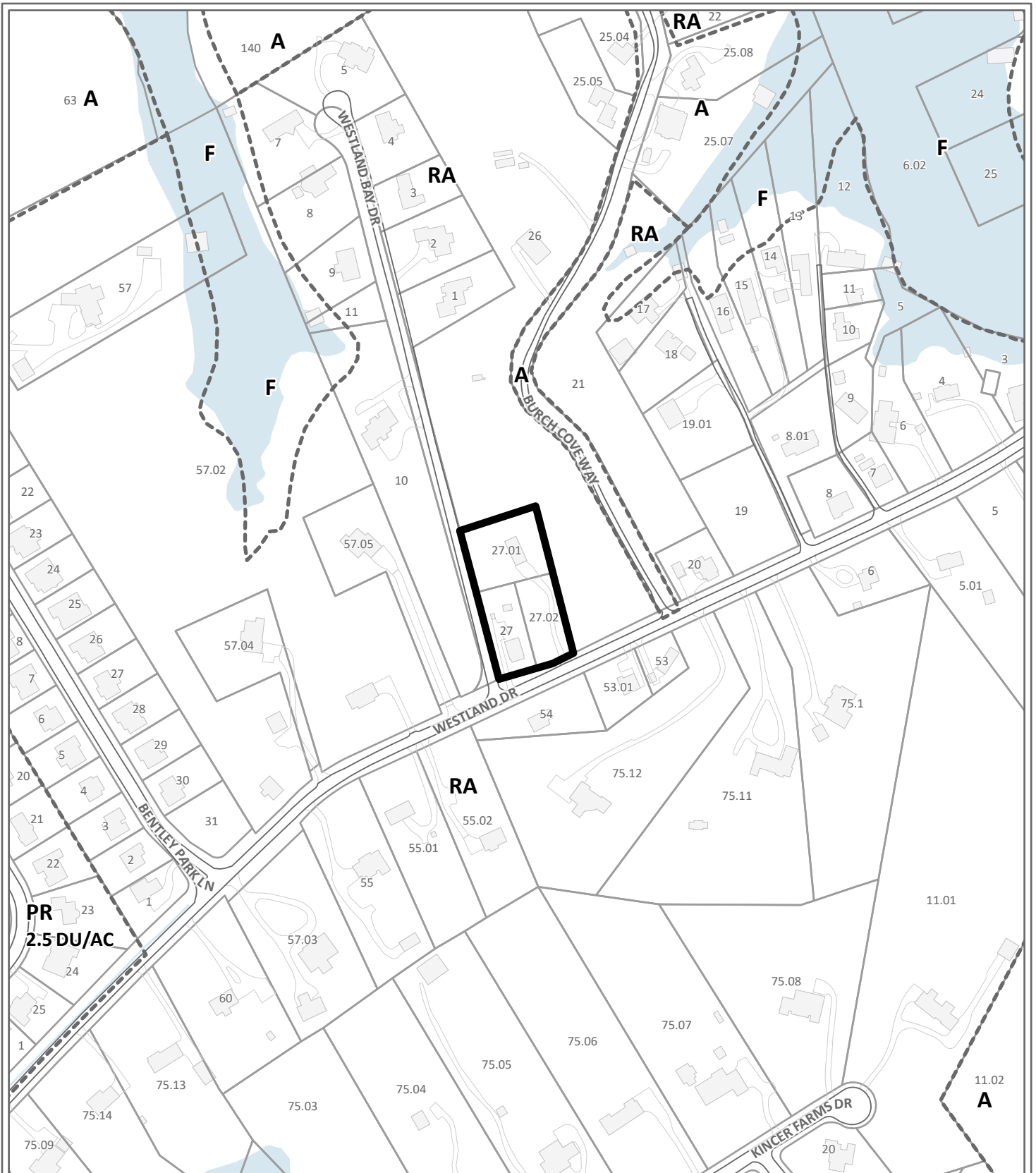
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



USE ON REVIEW

6-A-24-UR



Two duplexes in RA (Low Density Residential)

Original Print Date: 5/6/2024

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

Petitioner: Yassin Terou / American Dream Development LLC

Map No: 153

Jurisdiction: County

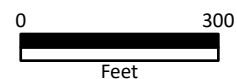
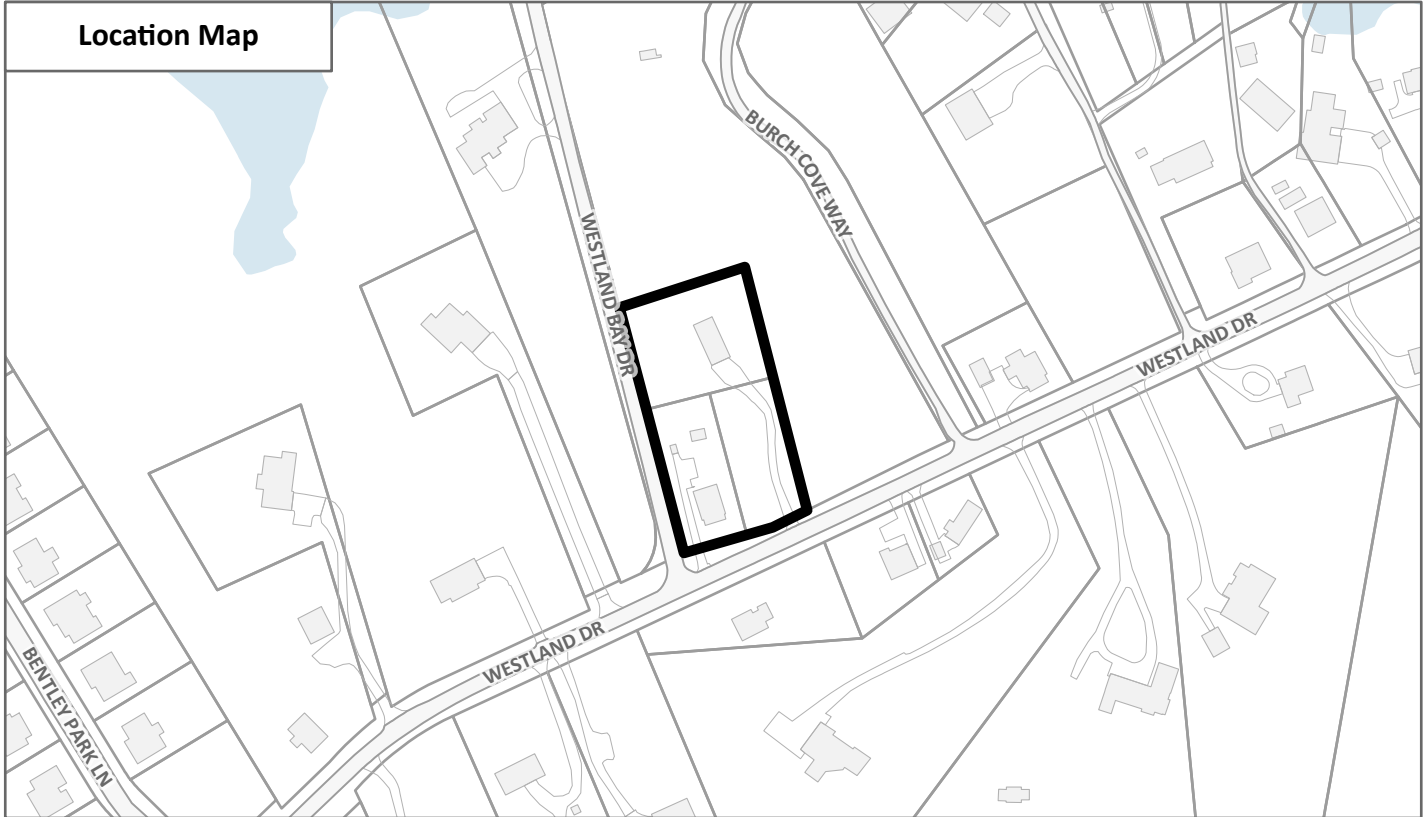


Exhibit A. Contextual Images

Location Map



Aerial Map

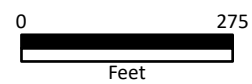


CONTEXTUAL MAPS 1

6-A-24-UR



Case boundary



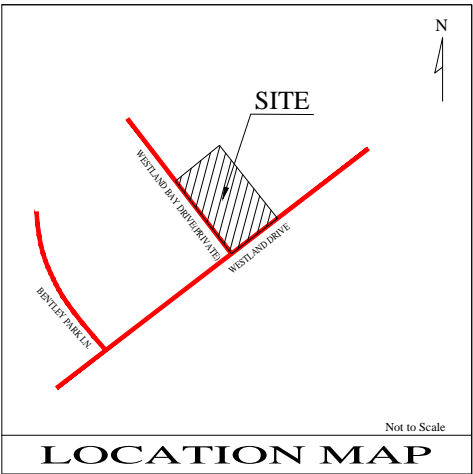
CONCEPT & DESIGN PLAN
FOR

SITE PLAN FOR DREAM SUBDIVISION
ON WESTLAND DRIVE

CLT MAP 120AD, PARCELS 27.00, 27.01 & 27.02
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT & SITE PLAN
3	LANDSCAPE PLAN



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghb@sengconsultants.com

REV.5-23-24
REV.5-21-24
APRIL 25, 2024

SITE ADDRESS:
10211, 10205 & 0 WESTLAND DR.
KNOXVILLE, TENNESSEE 37922

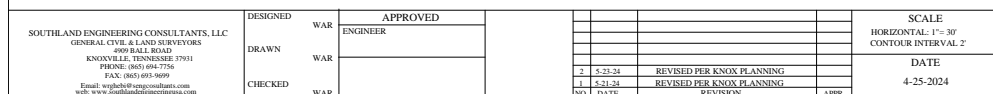
OWNER/DEVELOPER:
AMERICAN DREAM DEVELOPMENT LLC
C/O YASSIN TEROR
905 SHADETREE LANE
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 387-8275
EMAIL: YASSINFALAFELHOUSE@GMAIL.COM



SHEET 1 OF 2 SHEETS

6-A-24-UR

ADD-04-25-24-SP





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

Yassin Terou / American Dream Development LLC

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-A-24-UR

File Number(s)

CORRESPONDENCE

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

Yassin Terou AMERICAN DREAM DEVELOPMENT LLC

Name / Company

905 Shadetree Ln Knoxville TN 37922

Address

865-387-8275 / yassinfalafelhouse@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Yassin Terou AMERICAN DREAM DEVELOPMENT LLC 905 Shadetree Ln Knoxville TN 37922

Owner Name (if different)

Owner Address

865-387-8275 / yassinfalafelhouse@gmail.com

Owner Phone / Email

0 WESTLAND DR / 10205, 10211 WESTLAND DR

Property Address

153 D A 027 01, 027 02, 027

Parcel ID

Part of Parcel (Y/N)?

1.3 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Westland Dr, east side of Westland Bay Dr

General Location

☐ City **Commission District 5 RA (Low Density Residential)**

☒ County District Zoning District

Single Family Residential

Existing Land Use

Southwest County SR (Suburban Residential)

Planning Sector Land Use (City)/Place Type (County)

Planned Growth Area

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) Two duplexes			

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
\$500.00	
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.

Yassin Terou / American Dream Development LLC	4/29/2024
Applicant Signature	Date

Phone / Email

Yassin Terou AMERICAN DREAM DEVELOPMENT LLC	4/29/2024
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

Yassin Terou/ American Dream Development LLC

Applicant Name

Affiliation

4/25/2024

6/13/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

6-A-24-UR

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

Yassin Terou

American Dream Development LLC

Name

Company

905 Shadetree Lane

Knoxville

TN

37922

Address

City

State

ZIP

865-387-8275

yassinfalafelhouse@gmail.com

Phone

Email

CURRENT PROPERTY INFO

American Dream Development LLC

905 Shadetree Lane, Knoxville, TN 37922

865-387-8275

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10211, 10205 & 0 Westland Drive, Knoxville, TN 37922

120AD Parcels 27, 2701 & 27.02

Property Address

Parcel ID

FUD

FUD

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) _____

Other (specify) Two duplexes

Related City Permit Number(s) _____

SUBDIVISION REQUEST~~Dream Subdivision~~

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) 1☐ 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**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (Final Plat)☐ Use on Review / Special Use (Concept Plan)☐ Traffic Impact Study☐ COA Checklist (Hillside Protection)

Fee 1

0402 \$500.00

Total

Fee 2

\$500.00

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

Yassin Terou/ American Dream Developm 4-25-2024

Please Print

Date

865-387-8275

yassinfalafelhouse@gmail.com

Phone Number

Email

Same as above

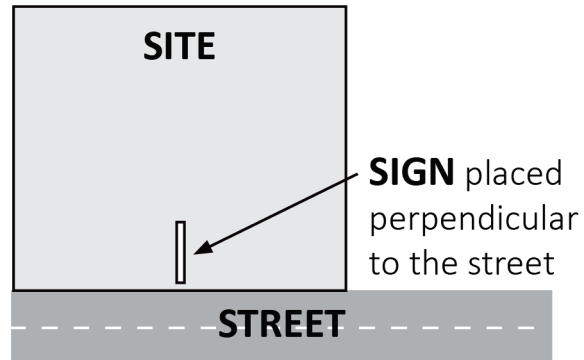
04/29/2024, SG

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: Yassin Terou

Date: 05/01/2024

File Number: 6-A-24-UR



Sign posted by Staff



Sign posted by Applicant