



USE ON REVIEW REPORT

▶ **FILE #:** 6-A-24-UR

AGENDA ITEM #: 44

AGENDA DATE: 6/13/2024

▶ **APPLICANT:** YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC

OWNER(S): Yassin Terou / AMERICAN DREAM DEVELOPMENT LLC

TAX ID NUMBER: 153 D A 02701, 02702, 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:

▶ Postpone for 60 days to the August 8, 2024 Planning Commission meeting per the applicant's request.

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: 2 (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.



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

6-A-24-UR

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 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.

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.


Applicant Signature

American Dream Development, LLC

Please Print

865-387-8275

Phone Number

yassinfalafelhouse@gmail.com

Email

STAFF ONLY


Staff Signature

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

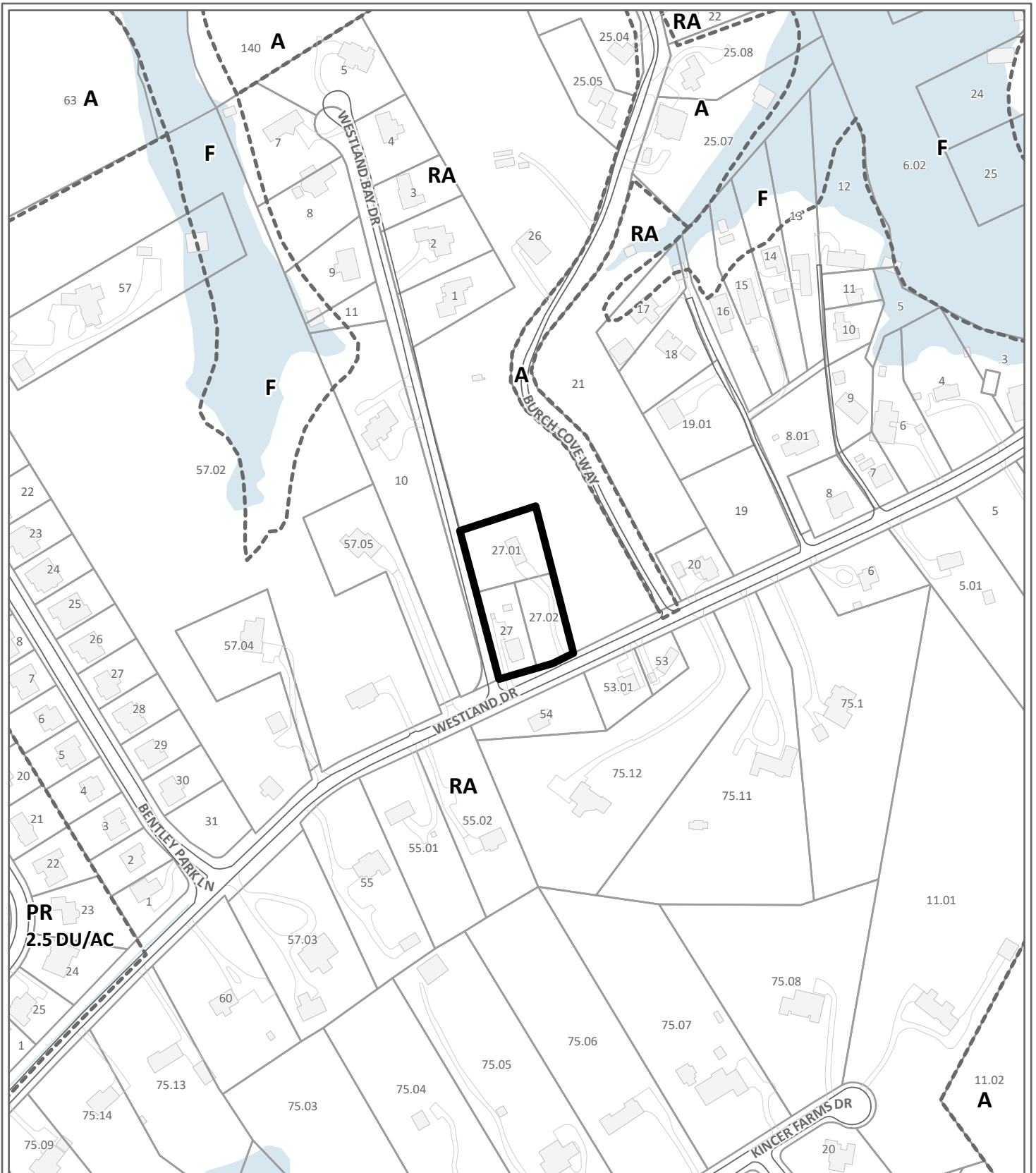
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



USE ON REVIEW

6-A-24-UR

Petitioner: Yassin Terou / American Dream Development LLC



Two duplexes in RA (Low Density Residential)

Map No: 153

Jurisdiction: County

Original Print Date: 5/6/2024

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

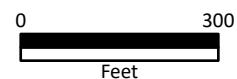
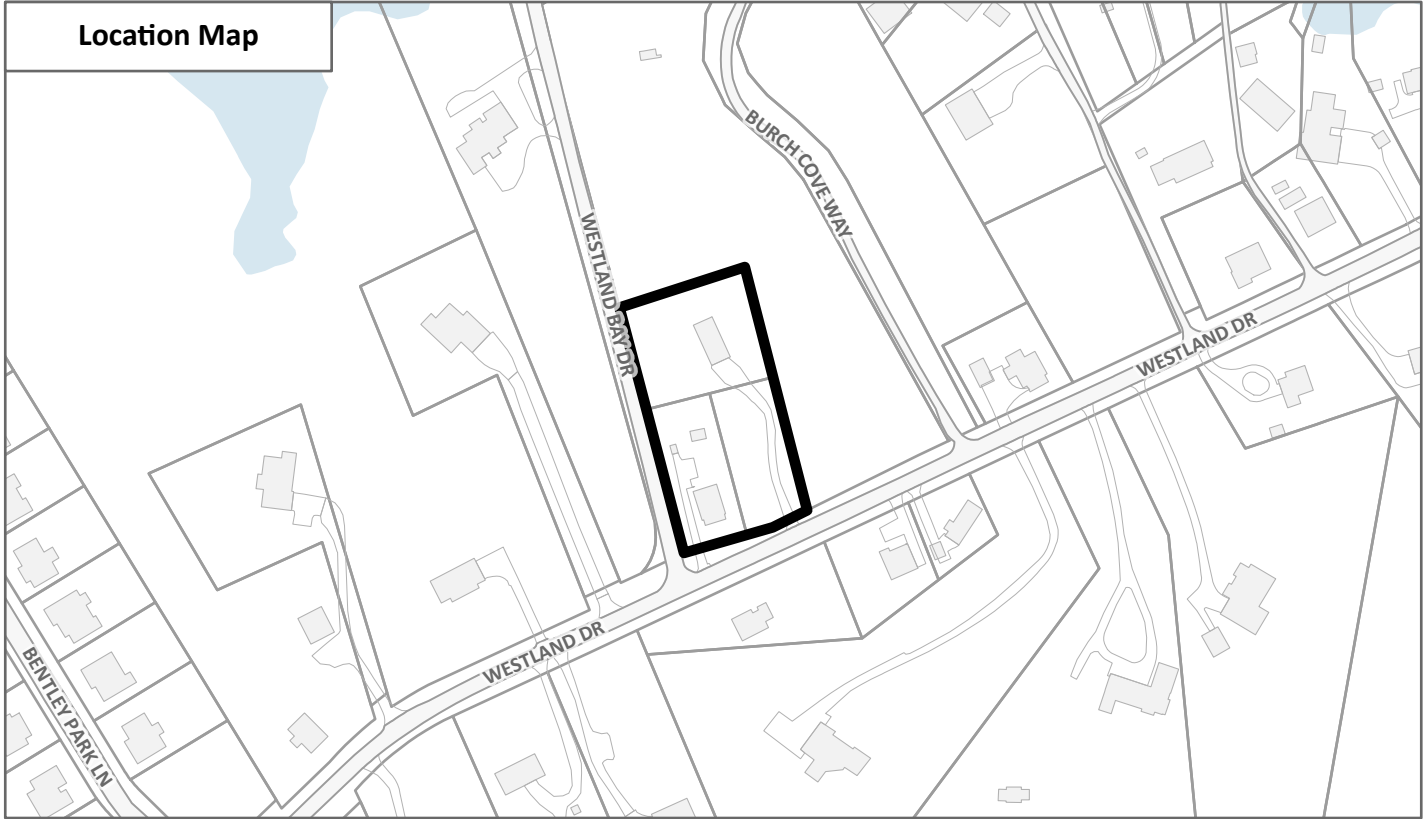


Exhibit A. Contextual Images

Location Map



Aerial Map

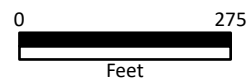


CONTEXTUAL MAPS 1

6-A-24-UR



Case boundary



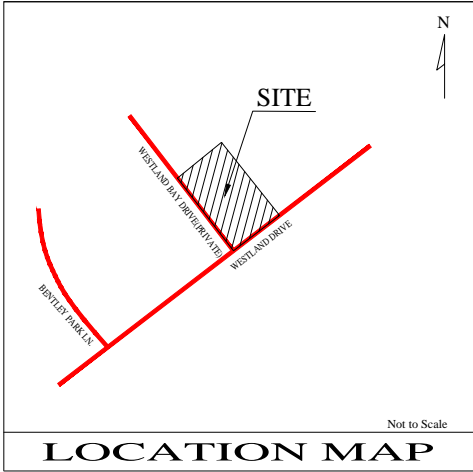
CONCEPT & DESIGN PLAN
FOR

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



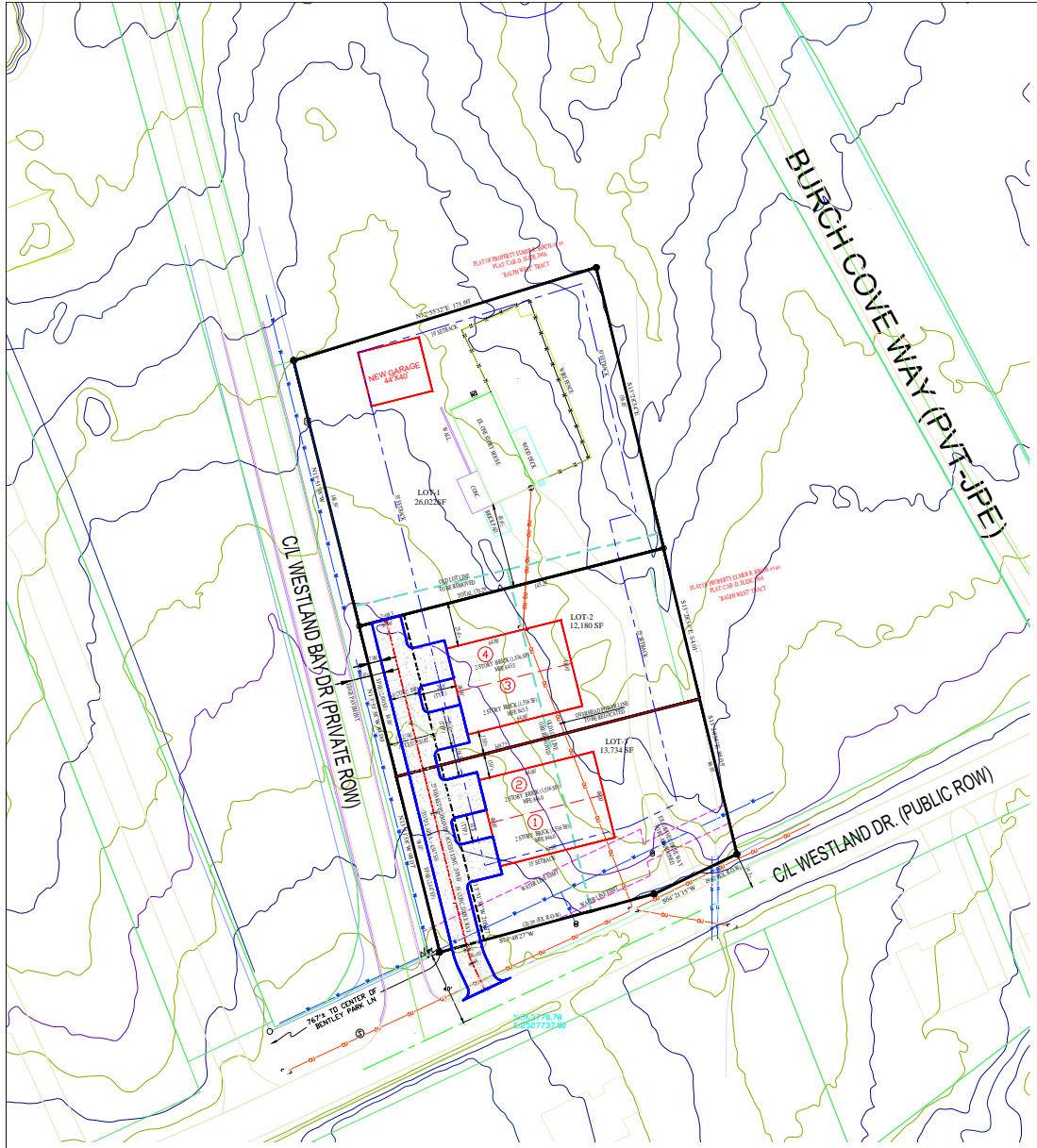
SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4929 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghb@sengconsultants.com

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 TEROU
905 SHADETREE LANE
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 387-8275
EMAIL: YASSINFALAFELHOUSE@GMAIL.COM





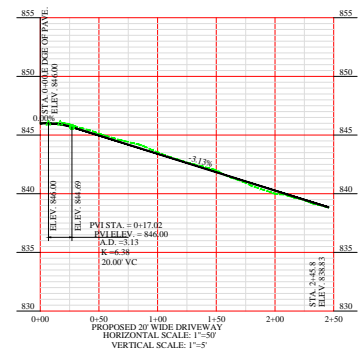
NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN OSHA MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
 OSHA RULES SHALL BE ABIDED BY.

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



NOTE CONF. # 102650173
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
 TENNESSEE ONE-CALL
 1-800-351-1111
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - MINIMUM FINISHED FLOOR ELEVATION AS SHOWN.
 - ZONING IS RA.
 - THESE THREE TRACTS CONTAIN APPROX. 1.30+ ACRES AND WILL BE SUBDIVIDED INTO FOUR LOTS.
 - UTILITIES:
 WATER: FUD
 SEWER: FUD
 ELECTRIC: LCUB
 GAS: KUB
 TELEPHONE: AT & T
 - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN OSHA MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS.
 - BENCH MARK ELEVATION IS SET BASED ON NAVD 88 DATUM.
 - THE LANDSCAPE SHALL COMPLY WITH THE KNOX COUNTY TREE PROTECTION ORDINANCE.
 - ALL ADDRESSING SHALL BE ON WESTLAND DRIVE
 - THERE ARE 13 PARKING SPACES INCLUDING 1 HANDICAP SPACE.
 - THERE ARE 3 DUPLEXES WITH SIX UNITS PLUS THE EXISTING SINGLE FAMILY HOUSE.
 - 5' SIDEWALK WILL BE BUILT ALONG THE PARKING LOT.
 - OVERHEAD POWER LINE WILL BE RELOCATED
 - THERE ARE THREE LOTS WILL BE SUBDIVIDED INTO THREE LOTS AND WILL BE RE-PLATED WITH NEW LOT LINES AND NEW ACREAGE.
 - THERE ARE TWO DUPLEXES WITH 4 UNITS AND THE EXISTING HOUSE WILL STAY. EACH UNIT WILL BE TWO STORY BUILDING WITH ONE GARAGE.
 - TOTAL AREA FOR THE SPAE IS 4.335 SF.



LEGEND

- EXISTING FIRE FOUND
- EXISTING FIRE SET
- EXISTING SEWER MH
- EXISTING SEWER LINE
- EXISTING FORCE LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING DRIVE
- EXISTING DRIVE



6-A-24-UR
 Received 5/23/2024

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
 Wanda A. Rieber
 ENGINEER, WANDA A. RIEBER
 TENNESSEE CERTIFICATE NO. 22028 5-23-24

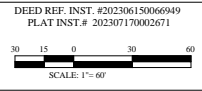
SITE ADDRESS:
 10211, 10205 & 0 WESTLAND DR.
 KNOXVILLE, TENNESSEE 37922

OWNER/DEVELOPER:
 AMERICAN DREAM DEVELOPMENT LLC
 C/O YASSIN TEROU
 908 SHADETREE LANE
 KNOXVILLE, TENNESSEE 37922
 PHONE: (865) 874-2275
 EMAIL: YASSINFALAFELHOUSE@GMAIL.COM

SOUTHLAND ENGINEERING CONSULTANTS, LLC
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 4900 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 694-7756
 FAX: (865) 695-9699
 Email: wright@seconconsultants.com
 www: www.southlandengineering.com

DESIGNED	WAR	APPROVED	SCALE
		ENGINEER	HORIZONTAL: 1"=30'
			CONTOUR INTERVAL: 2'
			DATE
			4-25-2024
			APPR.

NO.	DATE	REVISION	APPR.
1	5-23-24	REVISED PER KNOX PLANNING	
2	5-23-24	REVISED PER KNOX PLANNING	



SITE PLAN FOR
 DREAM SUBDIVISION
 ON WESTLAND DRIVE
 CLT MAP 120AD, PARCELS 27, 27.01 & 27.02
 DISTRICT-6, KNOX COUNTY, TENNESSEE

ADD-04-25-24
 SHEET 2 OF 2 SHEETS



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

6/13/2024

6-A-24-UR

Date Filed

Meeting Date (if applicable)

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 DEVELO 905 Shadetree Ln Knoxville TN 37922

Owner Name (if different)

Owner Address

865-387-8275 / yassinfalafelhou

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	
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
\$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.

Applicant Signature	Yassin Terou / American Dream Development LLC Please Print	4/29/2024 Date
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Phone / Email

Property Owner Signature	Yassin Terou AMERICAN DREAM DEVELOPMENT LLC Please Print	4/29/2024 Date
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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

File Number(s)

Date Filed

Meeting Date (if applicable)

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

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) _____
 Proposed Density (units/acre) _____ Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

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
0402 \$500.00	\$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

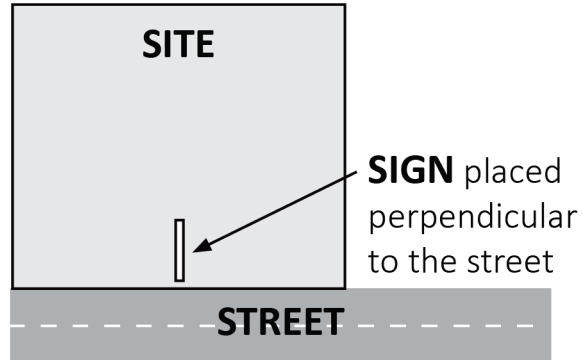

Yassin Terou/ American Dream Developm
4-25-2024

Applicant Signature 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