

REZONING

11-L-24-RZ

Petitioner: Oost Properties, LLC



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

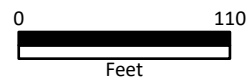
To: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 92

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

Oost Properties, LLC

Applicant Name

Owner

Affiliation

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-L-24-RZ

File Number(s)

CORRESPONDENCE

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

Mohamed Abbas Oost Properties, LLC

Name / Company

P.O. Box 32201 Knoxville TN 37930

Address

631-747-9231 / skylineknox@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Mohamed Abbas Oost Properties, LLC

Owner Name (if different)

P.O. Box 32201 Knoxville TN 37930

Owner Address

631-747-9231 / skylineknox@g

Owner Phone / Email

6521 VANCE RD

Property Address

92 N B 013

Parcel ID

Part of Parcel (Y/N)?

0.76 acres

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 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) _____ | |

SUBDIVISION REQUEST

| | |
|--|------------------------------|
| Proposed Subdivision Name | Related Rezoning File Number |
| Unit / Phase Number | |
| Additional Information _____ | |
| <input type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | | |
|---|--|--------------------------|
| <input checked="" type="checkbox"/> Zoning Change | RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) | Pending Plat File Number |
| | Proposed Zoning | |
| <input type="checkbox"/> Plan Amendment | Proposed Plan Designation(s) | |
| Proposed Density (units/acre) Previous Rezoning Requests | | |
| Additional Information _____ | | |

STAFF USE ONLY

| | | |
|--|-----------------|-------|
| PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission | Fee 1 | Total |
| ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan) | \$650.00 | |
| ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection) | 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 | Oost Properties, LLC Please Print | 9/27/2024 Date |
| Phone / Email | | |
| Property Owner Signature | Mohamed Abbas Oost Properties, LLC Please Print | 9/27/2024 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

Oost Properties, LLC

| | | |
|----------------|------------------------------|----------------|
| Applicant Name | 11/14/2024 | Affiliation |
| 09/27/2024 | November 2024 | File Number(s) |
| Date Filed | Meeting Date (if applicable) | 11-L-24-RZ |

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

| | | | |
|---------------|-----------------------|-------|-------|
| Mohamed Abbas | Oost Properties | | |
| Name | Company | | |
| PO Box 32201 | Knoxville | TN | 37930 |
| Address | City | State | ZIP |
| 631-747-9231 | skylineknox@gmail.com | | |
| Phone | Email | | |

CURRENT PROPERTY INFO

| | | |
|------------------------------------|------------------------|----------------------|
| Oost Properties | PO Box 32201 | 6317479231 |
| Property Owner Name (if different) | Property Owner Address | Property Owner Phone |
| 6521 Vance Road | 092NB013 | |
| Property Address | Parcel ID | |
| KUB | KUB | N |
| 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) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change **RN-2**
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 |
|-------|----------|
| 0801 | |
| Fee 2 | \$650.00 |
| 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

Mohamed Abbas

Digitally signed by Mohamed Abbas
DN: c=US, E=moe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 08:05:10-0400'

Applicant Signature

Oost Properties, LLC

Please Print

09/27/24

Date

631-747-9231

Phone Number

skylineknox@gmail.com

Email

Mohamed Abbas

Digitally signed by Mohamed Abbas
DN: c=US, E=moe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 08:05:18-0400'

Property Owner Signature

Mohamed Abbas

Please Print

09/27/2024, SG

Date Paid



Public Notice and Community Engagement

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

11/15/2024

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

Mohamed Abbas

Digitally signed by Mohamed Abbas
DN: C=US, E=moae11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 10:31:58-04'00'

Oost Properties, LLC

09/27/2024

Applicant Signature

Applicant Name

Date

11-L-24-RZ

FILE NUMBER