



# SPECIAL USE REPORT

▶ **FILE #:** 10-B-25-SU **AGENDA ITEM #:** 15  
 POSTPONEMENT(S): 10/2/2025, 11/13/2025 **AGENDA DATE:** 12/11/2025  
 ▶ **APPLICANT:** HANI JOSEPH  
 OWNER(S): Hani Joseph Home Sweet Homes, TN Inc.

TAX ID NUMBER: 92 L A 00201 [View map on KGIS](#)  
 JURISDICTION: City Council District 3  
 STREET ADDRESS: 4136 MCKAMEY RD  
 ▶ **LOCATION:** Southeast side of McKamey Rd, southwest of Woods-Smith Rd  
 ▶ **APPX. SIZE OF TRACT:** 3.9 acres  
 SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: N/A (Within City Limits)  
 ACCESSIBILITY: Access is via Mckamey Road, a major collector with a pavement width of 24 ft within a right-of-way which varies between 50 ft and 60 ft.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 FIRE DISTRICT: Knoxville Fire Department  
 WATERSHED: Third Creek

▶ **ZONING:** RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)  
 ▶ **EXISTING LAND USE:** Rural Residential  
 ▶ **PROPOSED USE:** Duplex subdivision

HISTORY OF ZONING: A request to rezone this property from RN-1 (Single Family Residential) to RN-2 (Single Family Residential) was denied in 2025 (5-B-25-RZ).  
 SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)  
 South: Single family residential - RN-2 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)  
 East: Rural residential, single family residential - RN-1 (Single Family Residential Neighborhood), RN-2 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)  
 West: Rural residential, single family residential - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)  
 NEIGHBORHOOD CONTEXT: This area is comprised of a mix of single family detached and multifamily dwellings on small suburban-style lots.

**STAFF RECOMMENDATION:**

▶ **Approve the request for 4 two-family dwellings (duplexes), subject to 7 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the principal use standards for two-family dwellings (Article 9.3.J).
- 2) Complying with the Hillside Protection Level II Certificate of Appropriateness (11-A-25-HPA), allowing up to 2.8 acres within the HP (Hillside Protection Overlay) zoning district, subject to one condition, that the limits of disturbance be clearly fenced to protect the "Critical Root Zone" of trees as defined in 14.1 of the Tree Protection Ordinance and subject to inspection before and during construction activities associated with this request.
- 3) Recording a subdivision plat that is in keeping with the lot layout shown on the development plan.
- 4) Obtaining any necessary permissions from the property owner of 4130 McKamey Rd to modify and realign the access easement to the existing access easement, and any necessary modifications to their driveway to connect to the new access easement.
- 5) Obtaining any necessary approvals from TVA to develop (driveway and stormwater infrastructure) in their easement.
- 6) Meeting all applicable requirements of the City of Knoxville Engineering Department, including but not limited to, the design of the driveway in the access easement.
- 7) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

With the noted conditions, this plan meets the requirements for approval in the RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning districts and the criteria for approval of a special use.

**COMMENTS:**

This proposal is for four duplexes (eight dwellings) in the RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning districts. The 3.9-acre property will be subdivided into 4 lots, with access provided by an access easement. The existing house at 4130 McKamey Rd uses an access easement through the subject property and is one of the five lots that may use an access easement. If the property is further subdivided, the access easement must be improved to meet public road standards, as required by the Subdivision Regulations.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

A. The land use classification for the subject property in the One Year Plan and the Northwest County Sector Plan is LDR (Low Density Residential) and HP (Hillside Protection). The LDR land use is intended for single-family detached dwellings and duplexes, and the HP land use identifies hillsides, ridges, and similar features that have a slope of 15 percent or more to protect. This request is consistent with the LDR designation and the Level II Hillside Protection Certificate of Appropriateness (11-A-25-HPA).

B. This Special Use is supported by the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The proposed one-story duplexes are of similar scale and appearance to the other established homes in the area.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The RN-1 (Single-Family Residential Neighborhood) district permits consideration of duplexes by special use approval.

B. The lots meet the minimum lot size requirement of 15,000 sq ft in the RN-1 district. The site plans and building elevations conform to the other dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes. A subdivision plat would need to be recorded before any building permits could be issued since the RN-1 district does not allow multiple primary structures on one lot.

C. The Planning Commission approved the Hillside Protection Level II Certificate of Appropriateness to permit .19 acres of additional land disturbance in the HP area.

**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 proposed one-story duplexes are of similar scale and appearance to the other established homes in the area.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the vicinity.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use is not expected to impact traffic on surrounding residential streets since it accesses McKamey Road, a major collector street.

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 property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 99 (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: Amherst Elementary, Northwest Middle, and Karns 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.

# Request to Postpone • Table • Withdraw

Hani Joseph

10/30/25

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

Date of Request

November 13, 2025

File Number(s)

Scheduled Meeting Date

10-B-25-SU

## POSTPONE

**POSTPONE:** To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the December 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.*



Hani Joseph

Applicant Signature

Please Print

865-282-5652

hanijoseph7@gmail.com

Phone Number

Email

## STAFF ONLY



Dallas DeArmond

10/31/2025

No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

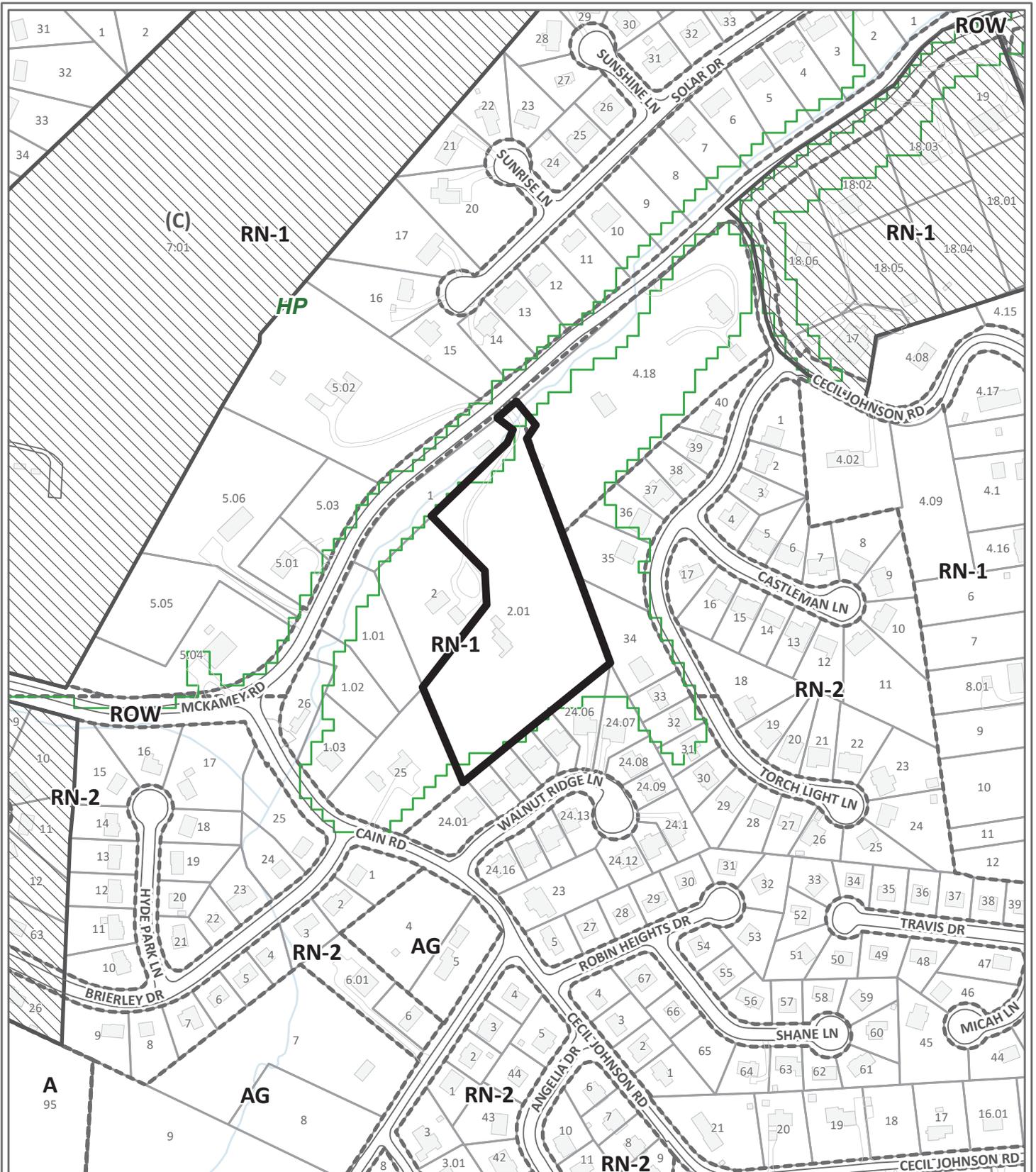
Date:

Payee Name

Payee Phone

Payee Address

August 2025



**SPECIAL USE**

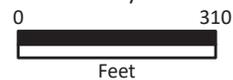
**10-B-25-SU**

**Petitioner:** Hani Joseph



Duplex subdivision in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)

**Map No:** 92  
**Jurisdiction:** City

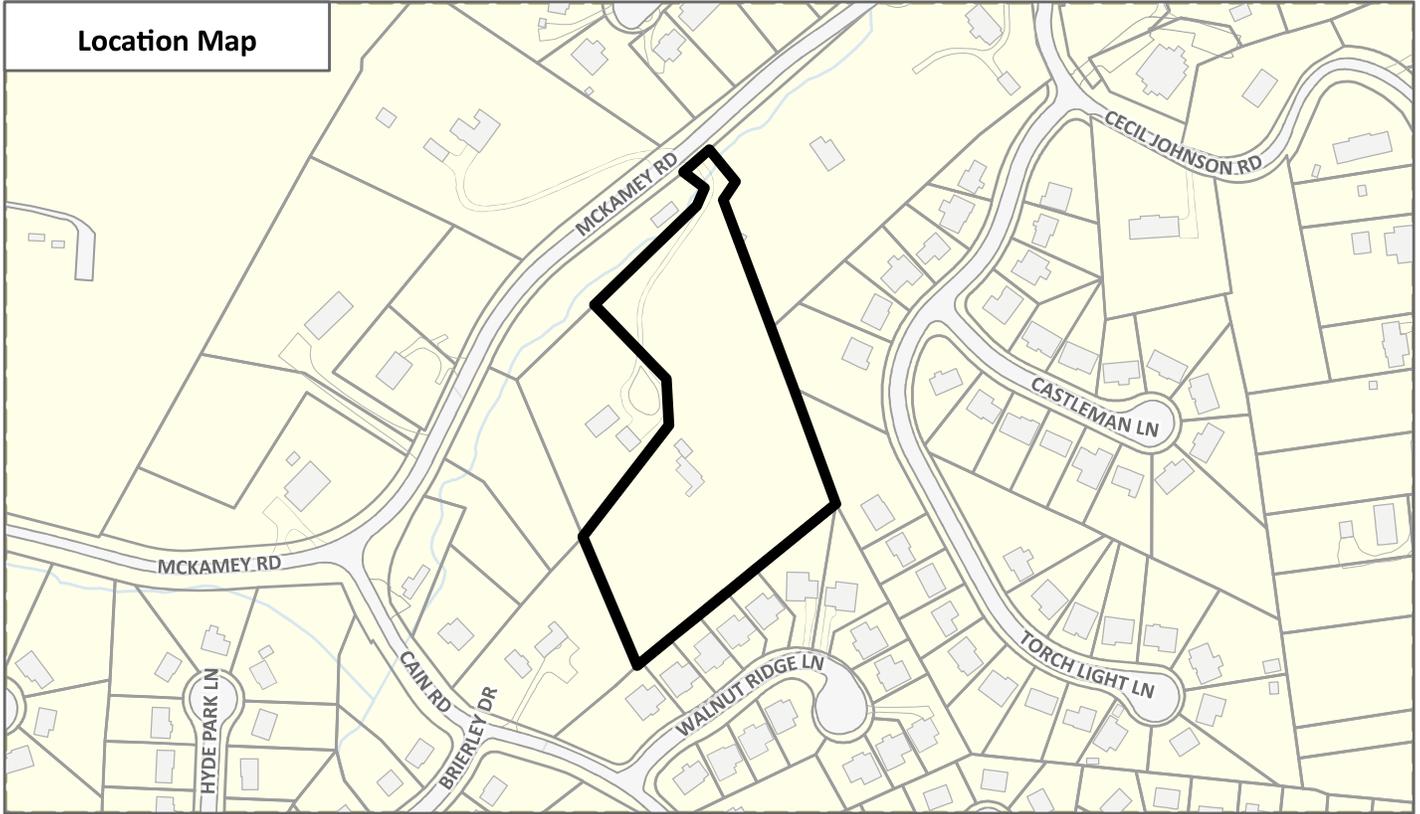


**Original Print Date:** 8/28/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

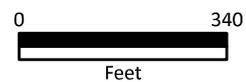


CONTEXTUAL MAPS 1

10-B-25-SU

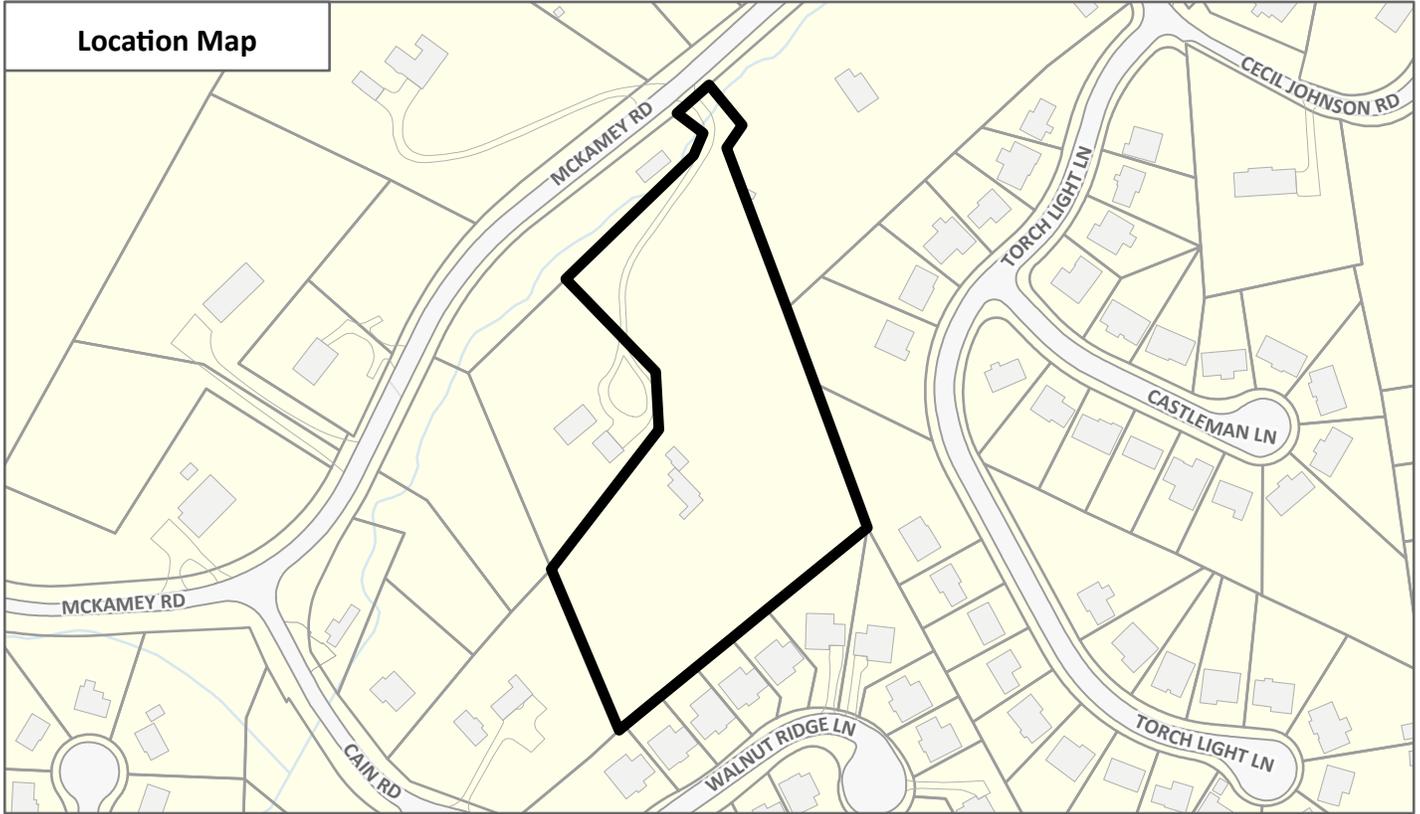


Case boundary

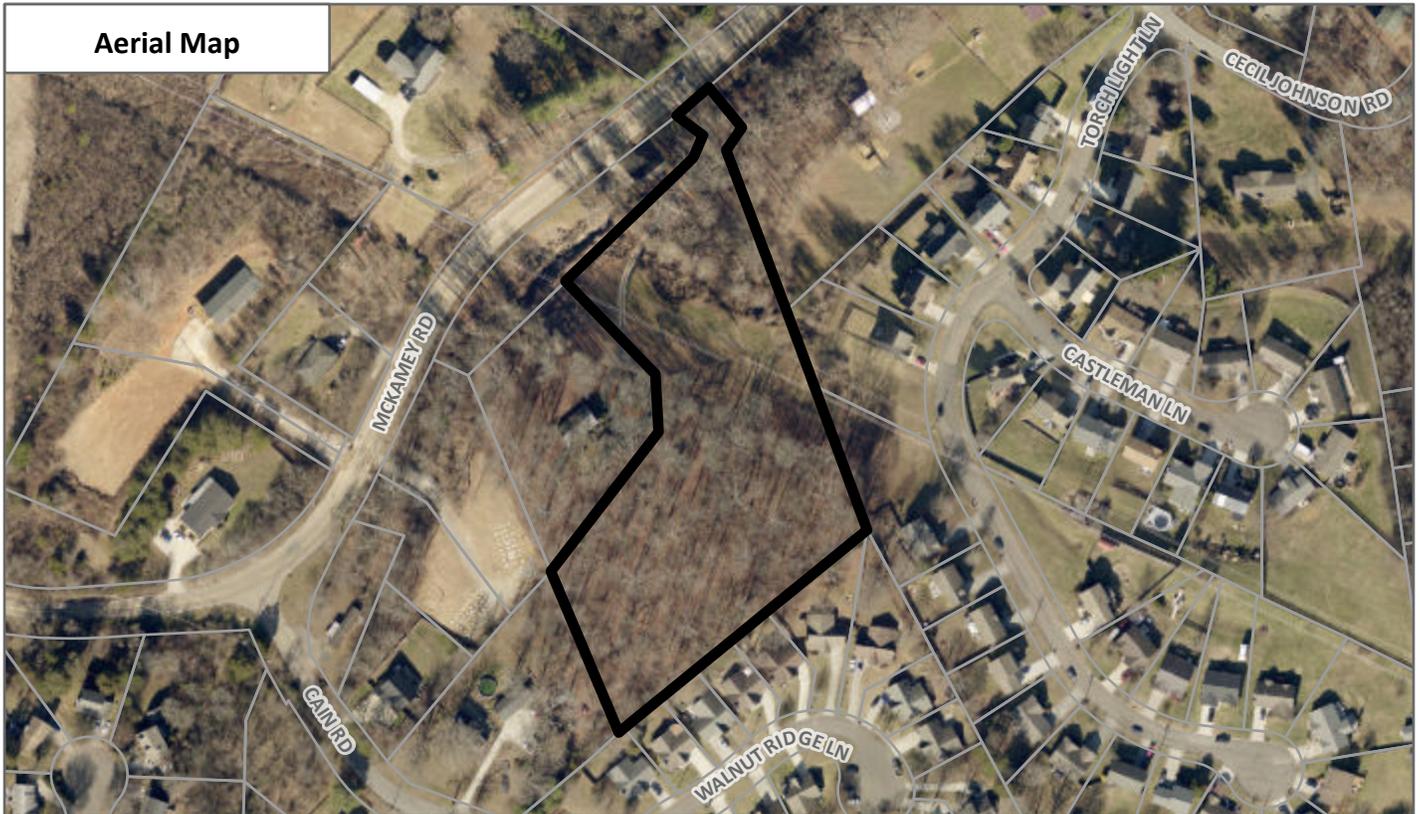


# Exhibit A. Contextual Images

Location Map



Aerial Map

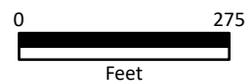


CONTEXTUAL MAPS 1

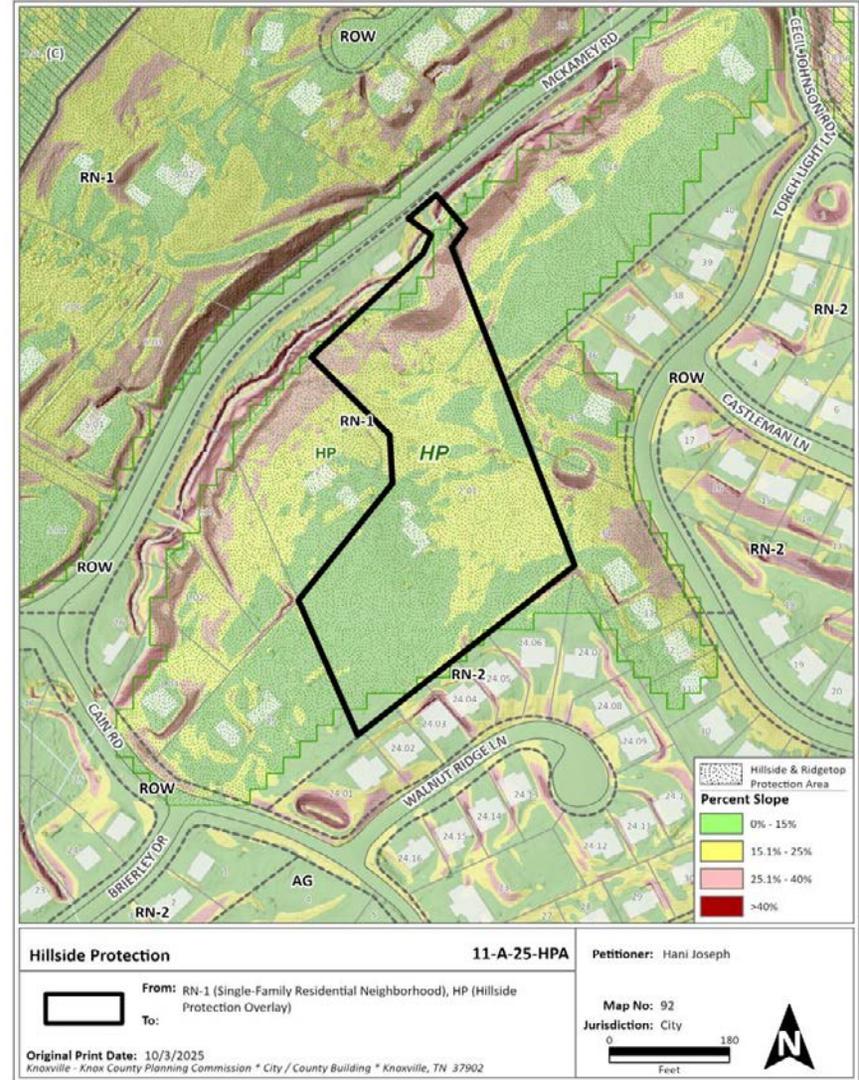
11-A-25-HPA



Case boundary



| CATEGORY                             | SQFT             | ACRES       | RECOMMENDED DISTURBANCE BUDGET (Percent)      | DISTURBANCE AREA (Sqft) | DISTURBANCE AREA (Acres) |
|--------------------------------------|------------------|-------------|---|-------------------------|--------------------------|
| <b>Total Area of Site</b>            | <b>169,880.2</b> | <b>3.90</b> |   |                         |                          |
| Non-Hillside                         | 9,005.8          | 0.21        | N/A   |                         |                          |
| 0-15% Slope                          | 77,332.6         | 1.78        | 100%  | 77,332.6                | 1.78                     |
| 15-25% Slope                         | 66,541.3         | 1.53        | 50%   | 33,270.6                | 0.76                     |
| 25-40% Slope                         | 12,487.0         | 0.29        | 20%   | 2,497.4                 | 0.06                     |
| Greater than 40% Slope               | 4,513.5          | 0.10        | 10%   | 451.4                   | 0.01                     |
| Ridgetops                            |                  |             |   |                         |                          |
| <b>Hillside Protection (HP) Area</b> | <b>160,874.4</b> | <b>3.69</b> | Recommended disturbance budget within HP Area | <b>113,552.0</b>        | <b>2.61</b>              |
|                                      |                  |             | Percent of HP Area                            | <b>70.6%</b>            |                          |



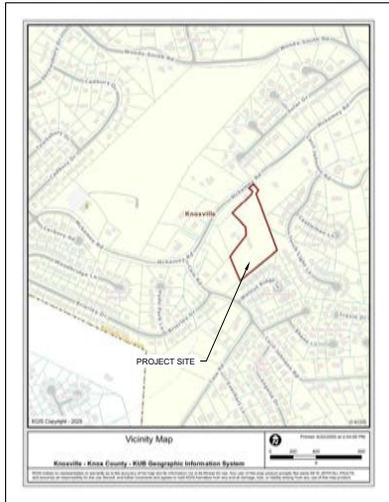
# PROPOSED DUPLEX SUBDIVISION

## SPECIAL USE

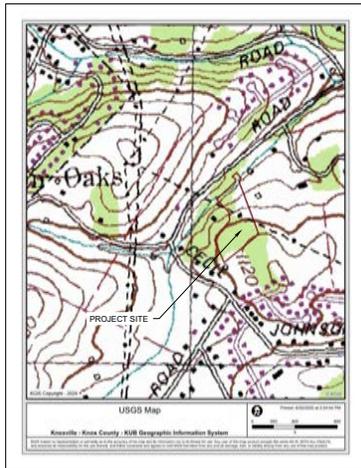
### 4136 MCKAMEY ROAD

### KNOXVILLE, TENNESSEE

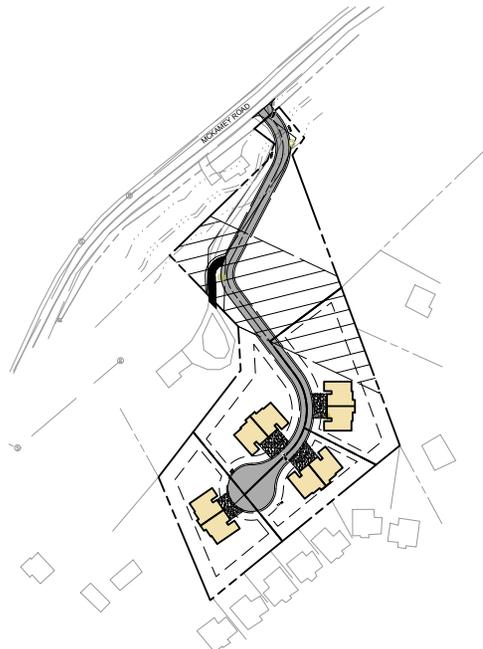
### OCTOBER, 2025



VICINITY MAP



USGS TOPO QUAD



SITE PLAN  
1" = 100'

#### LIST OF DRAWINGS

- C000 COVER SHEET
- C100 PROPERTY PLAT
- C101 EXISTING CONDITIONS PLAN
- C200 SITE LAYOUT PLAN
- C201 DRIVEWAY PROFILE
- C300 SITE GRADING PLAN
- C400 SITE DRAINAGE PLAN
- C500 SITE UTILITIES PLAN
- C600 HILLSIDE PROTECTION PLAN
- C700 SITE DISTANCE PROFILES

OWNER: HOME SWEET HOMES, INC  
2004 RADIANCE DR  
KNOXVY LLE, TN 37912

DESIGN ENGINEER: SPRINKLE ENG NEER NG, LLC - MATT SPRINKLE, PE  
PO BOX 4913  
MARYVILLE, TN 37802  
PHONE NUMBER: 865-599-9192  
MATT@SPRINKLEENGINEER.NG.COM

PARCEL ID: 092LA00201  
CITY BLOCK: 44510  
ADDRESS: 4136 MCKAMEY ROAD  
KNOXV LLE, TENNESSEE 37921

EXIST NG USE: RES DENTIAL  
EXIST NG ZONING: RM-1  
PROPOSED USE: RES DENTIAL  
MIN LOT AREA(QZF): 15,000SF  
MIN LOT WIDTH: 75'  
MAX BLDG HEIGHT: 35'  
MAX BLDG COVERAGE: 30%  
MAX IMPERVIOUS AREA: 40%  
MIN FRONT SETBACK: ≥10' OF THE AVG BLOCKFACE; IN NO CASE LESS THAN 25'  
MIN INT. SIDE SETBACK: 8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED  
MIN CORN. S. DE SETBACK: 15'  
MIN REAR SETBACK: 25'

ACREAGE OF EX SITE: 3.90 AC  
DISTURBED AREA: 2.8 AC(INCLUDES ENTIRE TVA EASEMENT AREA)  
HP AREA BUDGET: 2.6 AC

#### BASIS OR BEARING

EXISTING BOUNDARY INFORMATION FROM SURVEY BY GARRETT & ASSOCIATES  
DATED 2/9/2024. EXIST NG TOPOGRAPHIC INFORMATION FROM STATE OF TN L D AR  
DATA.

#### FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD. PER THE  
FEMA FLOOD INSURANCE RATE MAP NO 470903025G EFFECTIVE AUGUST 5, 2013.

#### UTILITY NOTE

AVA LABEL PLANS AND OBSERVED EVIDENCE USED TO DEVELOP A VIEW OF THE  
UNDERGROUND UTILIT ES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT  
BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE  
NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

#### NOTICE TO CONTRACTOR

1. PRIOR TO CONSTRUCTION, DIGG NG OR EXCAVATION THE CONTRACTOR IS  
RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE)  
THAT MAY EXIST AND CROSS THROUGH THE AREAS OF CONSTRUCTION, WHETHER  
INDICATED ON THIS PLANS, OR NOT. CALL BY A MINIMUM OF 72 HOURS PRIOR TO  
DIGGING OR EXCAVATING. REPAIRS TO ANY UTILITY DAMAGED RESULT NG FROM  
CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SPRINKLE ENGINEERING, LLC  
PO BOX 4013  
MARYVILLE, TN 37802



#### GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
|     |                |      |

PROJECT NAME AND ADDRESS  
**PROPOSED  
RESIDENTIAL  
SUBDIVISION**  
4136 MCKAMEY ROAD  
KNOXVILLE, TN 37921

FOR  
HOME SWEET HOMES, TN

CERTIFICATION  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

GRAPHIC TITLE  
**COVER  
SHEET**

SCALE  
AS NOTED

| DRAWN BY | NORTH ARROW |
|----------|-------------|
| MBS      |             |
| DESIGNED |             |
| REVIEWED |             |
| DATE     |             |

SHEET  
**C000**

PLANNING FILE # 10-B-25-SU



10-B-25-SU  
Revised: 10/27/2025

SPRINKLE ENGINEERING, LLC  
PO BOX 4013  
MARYVILLE, TN 37802



GENERAL NOTES

Table with 3 columns: NO., REVISION/ISSUE, DATE. Contains one row for 'PROPOSED RESIDENTIAL SUBDIVISION'.

PROJECT NAME AND ADDRESS  
**PROPOSED RESIDENTIAL SUBDIVISION**  
4136 MCKAMEY ROAD  
KNOXVILLE, TN 37921

FOR HOME SWEET HOMES, TN

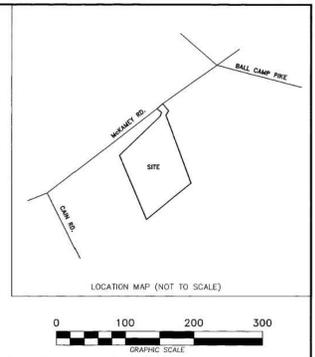
CERTIFICATION  
**PRELIMINARY NOT FOR CONSTRUCTION**

EXISTING PROPERTY PLAT  
SCALE AS NOTED

DRAWN BY: MBS  
DESIGNED BY: MBS  
REVIEWED BY: MBS  
DATE: 10/27/25

SHEET  
**C 100**

PLANNING FILE # 10-B-25-SU



A standard utility and drainage assessment situated along lot lines in a subdivision, shall be dedicated to the public and to the appropriate Utility Agencies as follows:  
1. The required utility and drainage assessment shall be ten (10) feet in width inside of exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of five (5) feet in width shall be provided along both sides of all exterior lot lines and on the inside of all other exterior lot lines.

NOTES:  
NEW 1/2" IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.  
PROPERTY IS ZONED RN-1. BUILDING SETBACKS ARE PER ZONING.  
PROPERTY IS SERVED BY A PRIVATE WELL IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THE WELL MEETS ALL REQUIRED STANDARDS.  
THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESS BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.  
THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.  
PROPERTY CONSISTS OF TWO LOTS WITH A TOTAL AREA OF 5.10 ACRES.  
CLIENTS:  
GGDA, GP  
115 SUBURBAN RD.  
KNOXVILLE, TN 37922  
865-363-4321

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSOCIATION  
MAY 23 2024  
BY JOHN R. WHITEHEAD

Final Plat of:  
**GGDA, GP**  
Located within the 5th district of Knox County, Tennessee within the city of KNOXVILLE - CITY WARD 4A - CITY BLOCK 44510  
Tax Map/Group/Parcel# 0925/A/002.00 - Deed Ref./Plat: 20240312043780

Garrett Associates  
EDDY R. GARRETT, RLS#1544  
4839 SHADY RD., CUMBERLAND PLAINS, TN 37871  
PHONE: (865)-933-9622 FAX: (865)-933-1277  
EMAIL: GARRETT@GARRETTASSOCIATES.COM  
LAND SURVEYORS  
DATE: 2/3/2024  
REVISIONS:  
DRAWN BY: TDM  
DRAWING NO: 24-015

LEGEND

- IRON PIN
- EXISTING MONUMENTATION FOUND
- MONUMENTATION 1/2" IRON PIN SET NEW
- HIGH WATER METEORIC
- SP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- NEW LOT NUMBER
- ORIGINAL LOT NUMBER PRIOR TO RESUB.
- FH Fire Hydrant
- S.S.M.H. Sanitary Sewer Manhole

Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L13.

GRID NORTH IS BASED ON A BEARING OF S361°46'W 597.48' FROM CITY CONTROL. UTM POINT # 0817 TO 0818. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists 15' DRAINAGE EASEMENT lines.

Nick McBride Register of Deeds Knox County

202405280659505  
Knox County, TN Page 1 of 1  
REC'D FOR REC. 5/28/2024 2:54 PM  
RECORD INFO: 817.89  
H. TAX: 59.40 T. TAX: 59.00  
IN.M.A.P.# 1997022000693



FLOOD CERTIFICATION  
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is NOT located within a special flood hazard area.  
CERTIFICATE OF ACCURACY AND PRECISION  
I hereby certify that this is a category IV survey and the ratio of precision of the associated survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.  
Part of all of this survey was prepared using a GARMIN 800T MULTIPLE FREQUENCY RECEIVER.  
Professional Surveyor: Eddy R. Garrett, License No. 1544  
Date: 2/3/2024

Certification by the Knoxville Department of Engineering  
As final plats within the City of Knoxville shall be certified by the Knoxville Department of Engineering and shall be included on the plat as follows:  
The Knoxville Department of Engineering hereby approves this plat on this day of 4/10/2024  
**Thomas V. Clabo P.E. (VEH)**  
Engineering Director

Certification of Approval of Public Water System - Minor Subdivisions  
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.  
It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the Lot(s) and to pay for the installation of the required connections.  
KUB  
Utility Provider  
Date: 4/10/24  
Authorized Signature for Utility/Date

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER - MINOR SUBDIVISION  
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.  
IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOTS AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.  
KUB  
Date: 4/10/24  
AUTHORIZED SIGNATURE FOR UTILITY/DATE

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.  
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been limited, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identifying on the final plat. The indicated permanent references markers and monuments, benchmarks and property markers were in place on the date of this survey.  
Date: 2/3/2024

Certification of the Accuracy of Survey  
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors and Registered Professional Surveyors and Tennessee License No. 1544  
Date: 2/3/2024

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.  
Signed: Donna Dyer 4/10/2024  
CITY TAX CLERK/DATE

SIGNED:  
KNOX COUNTY TRUSTEE  
ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:  
ZONING SHOWN ON OFFICIAL MAP: RN-1/HP  
DATE: 4/10/2024  
BY: Donna Dyer  
ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE-KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.  
SIGNED: Madelon Lewis  
DATE: 04/10/2024  
Date: 04/09/2024

State of Texas County of Hays  
On this 9th day of April 2024  
Before me personally appeared Glen Glafendin, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
Witness my hand and notarial seal, this day and year above.  
Notary Public  
My Commission expires 03/08/2025 - Sed

Owner Certification for Public Sewer and Water Service-Minor Subdivision  
I, the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.  
Owner Printed: David Alley, Glen Glafendin, for GGDA  
Name(s): David Alley, Glen Glafendin  
Signature(s): David Alley, Glen Glafendin  
Date: 04/09/2024

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISION  
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.  
IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOTS AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.  
KUB  
Date: 4/10/24  
AUTHORIZED SIGNATURE FOR UTILITY/DATE

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT  
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 15-3-405 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER OPEN SPACE UPON THE PLAT.  
Date: 4/10/2024

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Date: 4/10/2024

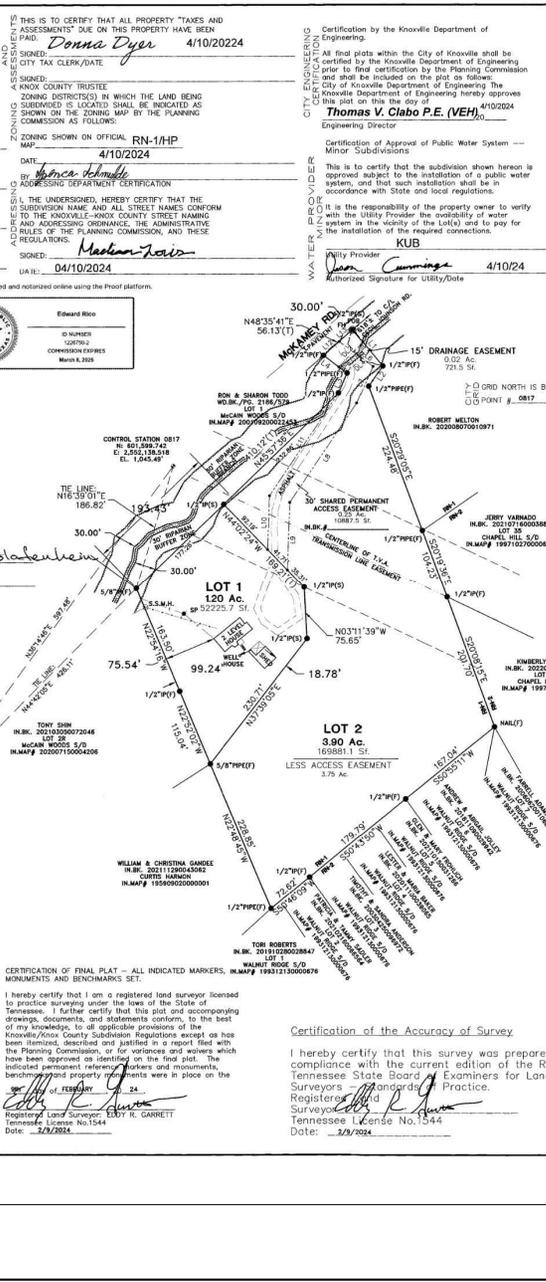
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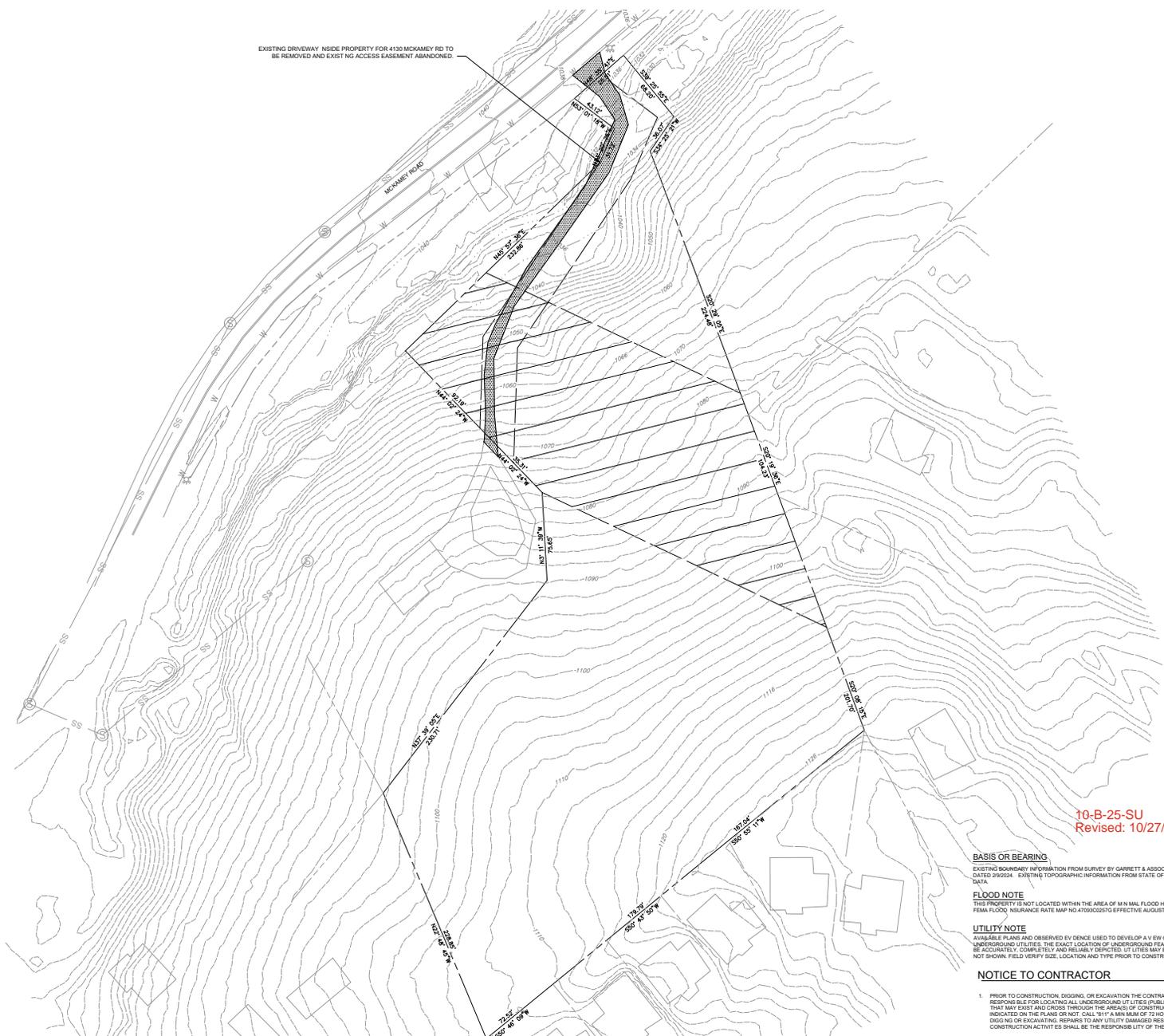
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Date: 4/10/2024





EXISTING DRIVEWAY INSIDE PROPERTY FOR 4136 MCKAMEY RD TO BE REMOVED AND EXISTING ACCESS EASEMENT ABANDONED.

10-B-25-SU  
Revised: 10/27/2025

**BASIS OR BEARING**  
EXISTING BOUNDARY INFORMATION FROM SURVEY BY GARRETT & ASSOCIATES DATED 2/19/2024. EXISTING TOPOGRAPHIC INFORMATION FROM STATE OF TN L D AR DATA.

**FLOOD NOTE**  
THIS PROPERTY IS NOT LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP NO.41000002010 EFFECTIVE AUGUST 5, 2013.

**UTILITY NOTE**  
AVAILABLE PLANS AND OBSERVED BY SENCE USED TO DEVELOP A V E/W OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY SPECIFIED. UTILITIES MAY EXIST THAT ARE NOT SHOWN. FIELD VERIFY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

**NOTICE TO CONTRACTOR**

1. PRIOR TO CONSTRUCTION, DIGGING OR EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREAS OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT. CALL 811 AT A MINIMUM OF 72 HOURS PRIOR TO DIGGING OR EXCAVATING. REPAIRS TO ANY UTILITY DAMAGED RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SPRINKLE ENGINEERING, LLC  
PO BOX 4013  
MARYVILLE, TN 37802



GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
|     |                |      |
|     |                |      |
|     |                |      |

PROJECT NAME AND ADDRESS  
**PROPOSED RESIDENTIAL SUBDIVISION**  
4136 MCKAMEY ROAD  
KNOXVILLE, TN 37921

FOR  
HOME SWEET HOMES, TN

CERTIFICATION

**PRELIMINARY NOT FOR CONSTRUCTION**

DRAWING TITLE  
**EXISTING SITE CONDITIONS**

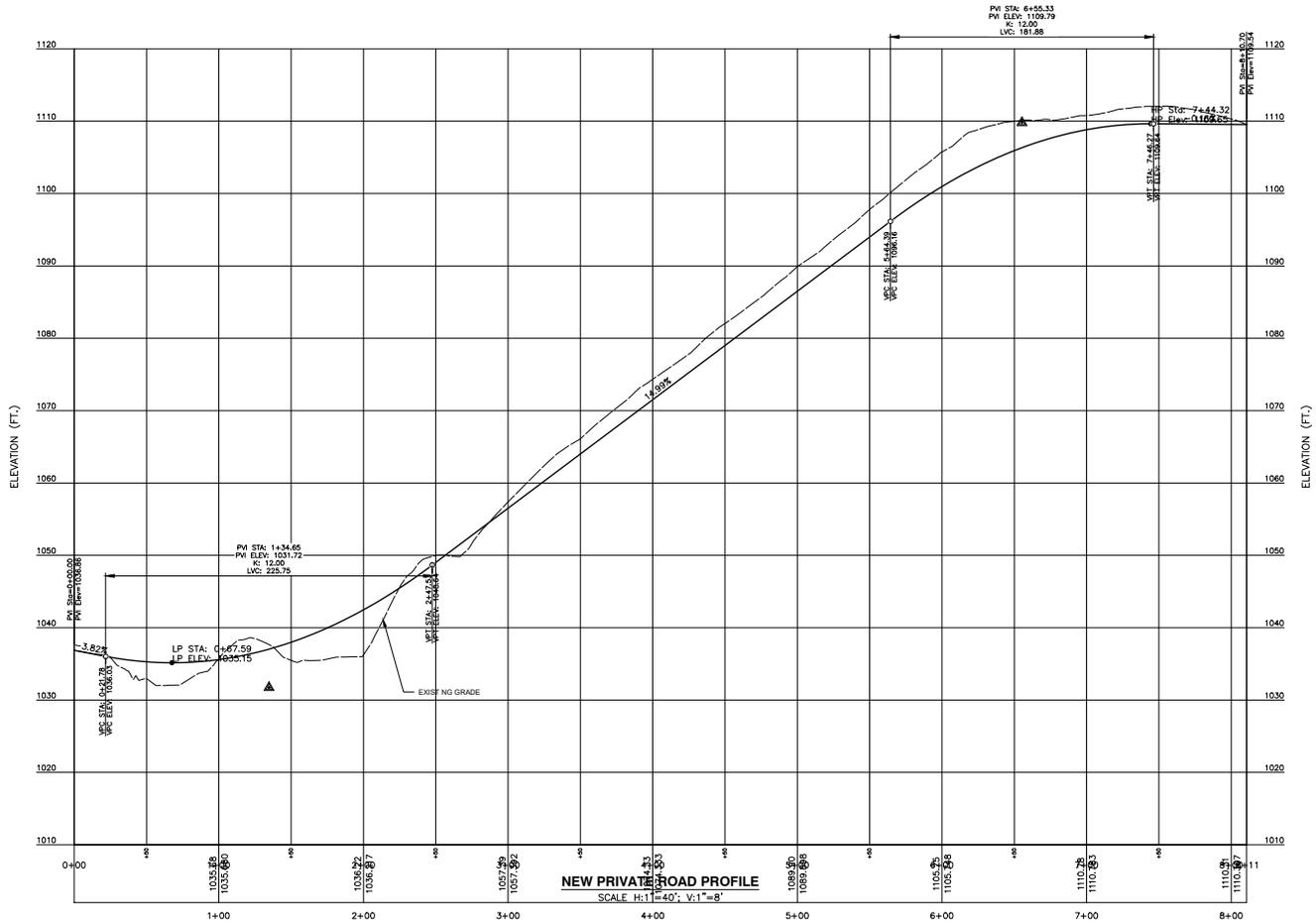
SCALE  
1" = 40'

|                    |                 |
|--------------------|-----------------|
| DRAWN BY<br>MBS    | NORTH ARROW<br> |
| DESIGNED BY<br>MBS |                 |
| REVIEWED BY<br>MBS |                 |
| DATE<br>10/27/25   |                 |

SHEET  
**C101**

PLANNING FILE # 10-B-25-SU





10-B-25-SU  
Revised: 10/27/2025



GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
|     |                |      |
|     |                |      |

PROJECT NAME AND ADDRESS  
**PROPOSED RESIDENTIAL SUBDIVISION**  
4136 MCKAMEY ROAD  
KNOXVILLE, TN 37921

FOR  
HOME SWEET HOMES, TN

CERTIFICATION

**PRELIMINARY NOT FOR CONSTRUCTION**

GRAPHIC TITLE  
**DRIVEWAY PROFILE**

SCALE  
1" = 40'

|                    |                 |
|--------------------|-----------------|
| DRAWN BY<br>MSS    | NORTH ARROW<br> |
| DESIGNED BY<br>MSS |                 |
| REVIEWED BY<br>MSS |                 |
| DATE<br>10/27/25   |                 |

SHEET  
**C201**

PLANNING FILE # 10-B-25-SU



10-B-25-SU  
 Revised: 10/27/2025

SPRINKLE ENGINEERING, LLC  
 PO BOX 4013  
 MARYVILLE, TN 37802



| GENERAL NOTES |                |      |
|---------------|----------------|------|
|               |                |      |
| NO.           | REVISION/ISSUE | DATE |

PROJECT NAME AND ADDRESS  
**PROPOSED  
 RESIDENTIAL  
 SUBDIVISION**  
 4136 MCKAMEY ROAD  
 KNOXVILLE, TN 37921  
 FOR  
 HOME SWEET HOMES, TN

CERTIFICATION  
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

DRAWING TITLE  
**SITE  
 GRADING  
 PLAN**  
 SCALE  
 1" = 40'

|                    |  |
|--------------------|--|
| DRAWN BY<br>MSS    |  |
| DESIGNED BY<br>MSS |  |
| REVIEWED BY<br>MSS |  |
| DATE<br>10/27/25   |  |

SHEET  
**C300**

PLANNING FILE # 10-B-25-SU



10-B-25-SU  
Revised: 10/27/2025

SPRINKLE ENGINEERING, LLC  
PO BOX 4013  
MARYVILLE, TN 37802



| GENERAL NOTES |                |      |
|---------------|----------------|------|
|               |                |      |
| NO.           | REVISION/ISSUE | DATE |

PROJECT NAME AND ADDRESS  
**PROPOSED RESIDENTIAL SUBDIVISION**  
4136 MCKAMEY ROAD  
KNOXVILLE, TN 37921  
  
FOR  
HOME SWEET HOMES, TN

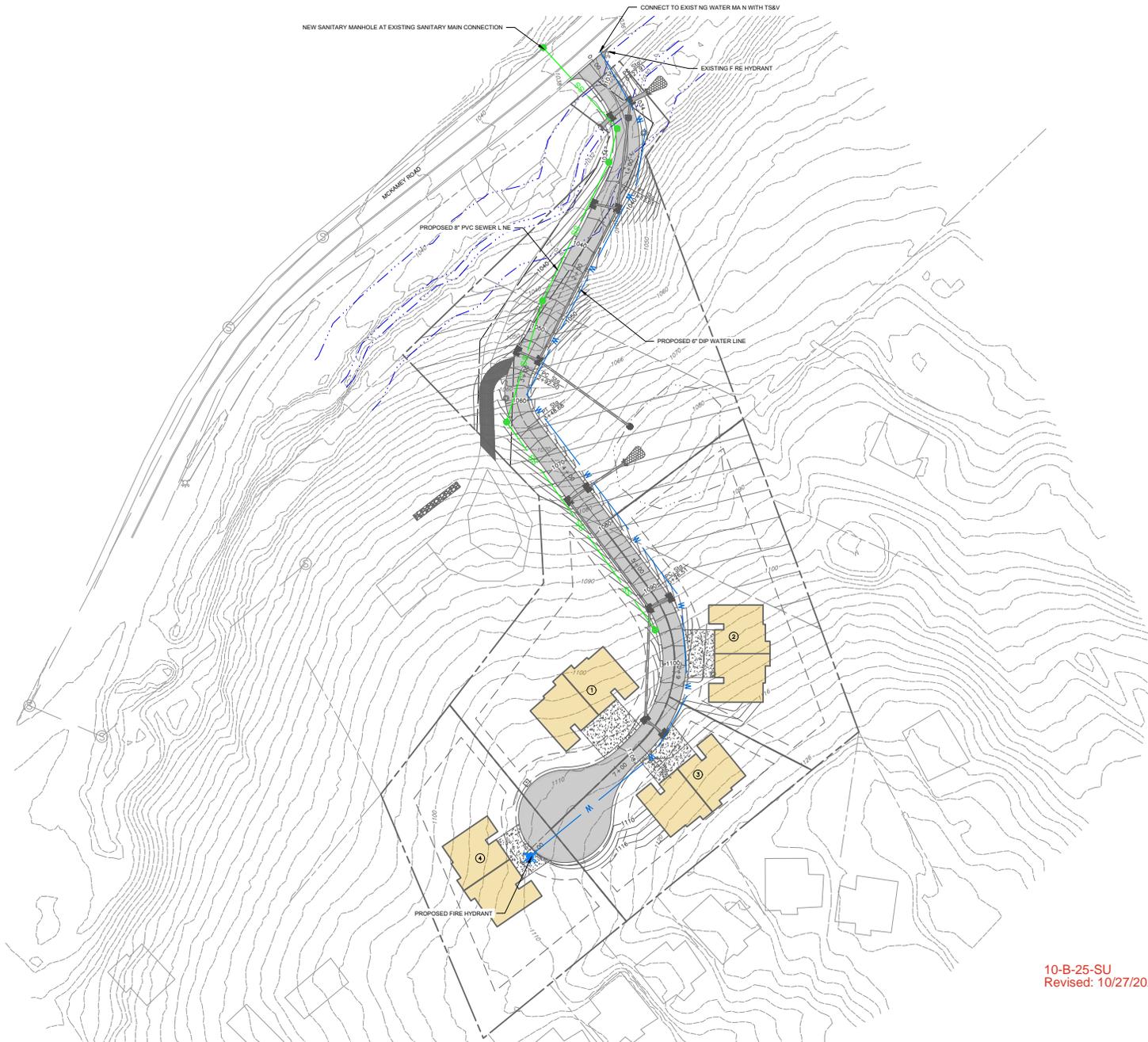
CERTIFICATION  
  
**PRELIMINARY NOT FOR CONSTRUCTION**

GRAPHIC TITLE  
**SITE DRAINAGE PLAN**  
SCALE  
1" = 40'

|                    |                 |
|--------------------|-----------------|
| DRAWN BY<br>MSS    | NORTH ARROW<br> |
| DESIGNED BY<br>MSS |                 |
| REVIEWED BY<br>MSS |                 |
| DATE<br>10/27/25   |                 |

SHEET  
**C400**

PLANNING FILE # 10-B-25-SU



10-B-25-SU  
 Revised: 10/27/2025

SPRINKLE ENGINEERING, LLC  
 PO BOX 4013  
 MARYVILLE, TN 37802



GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
|     |                |      |
|     |                |      |

PROJECT NAME AND ADDRESS  
**PROPOSED RESIDENTIAL SUBDIVISION**  
 4136 MCKAMEY ROAD  
 KNOXVILLE, TN 37921  
 FOR HOME SWEET HOMES, TN

CERTIFICATION  
**PRELIMINARY NOT FOR CONSTRUCTION**

DRAWING TITLE  
**SITE UTILITY PLAN**  
 SCALE  
 1" = 40'

|                    |                 |
|--------------------|-----------------|
| DRAWN BY<br>MSS    | NORTH ARROW<br> |
| DESIGNED BY<br>MSS |                 |
| REVIEWED BY<br>MSS |                 |
| DATE<br>10/27/25   |                 |

SHEET  
**C500**

PLANNING FILE # 10-B-25-SU



10-B-25-SU  
Revised: 10/27/2025

SPRINKLE ENGINEERING, LLC  
PO BOX 4013  
MARYVILLE, TN 37802



GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
|     |                |      |
|     |                |      |

PROJECT NAME AND ADDRESS  
**PROPOSED RESIDENTIAL SUBDIVISION**  
4136 MCKAMEY ROAD  
KNOXVILLE, TN 37921

FOR  
HOME SWEET HOMES, TN

CERTIFICATION

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DRAWING TITLE  
**HILLSIDE PROTECTION FIGURE**

SCALE  
1" = 40'

|                    |                 |
|--------------------|-----------------|
| DRAWN BY<br>MSS    | NORTH ARROW<br> |
| DESIGNED BY<br>MSS |                 |
| REVIEWED BY<br>MSS |                 |
| DATE<br>10/27/25   |                 |

SHEET  
**C600**

PLANNING FILE # 10-B-25-SU

SPRINKLE ENGINEERING, LLC  
 PO BOX 4013  
 MARYVILLE, TN 37802



GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
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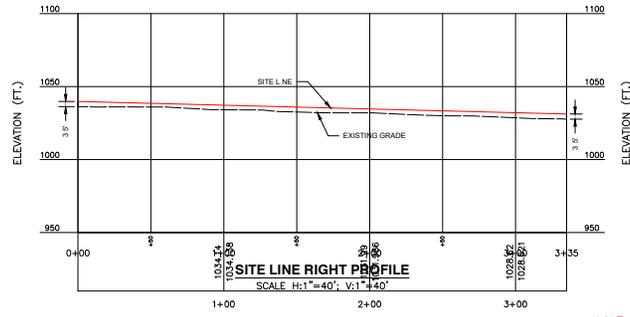
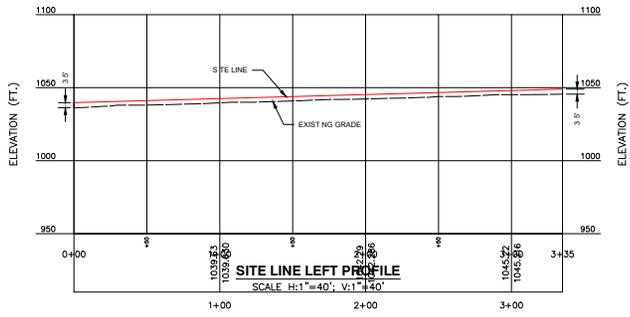
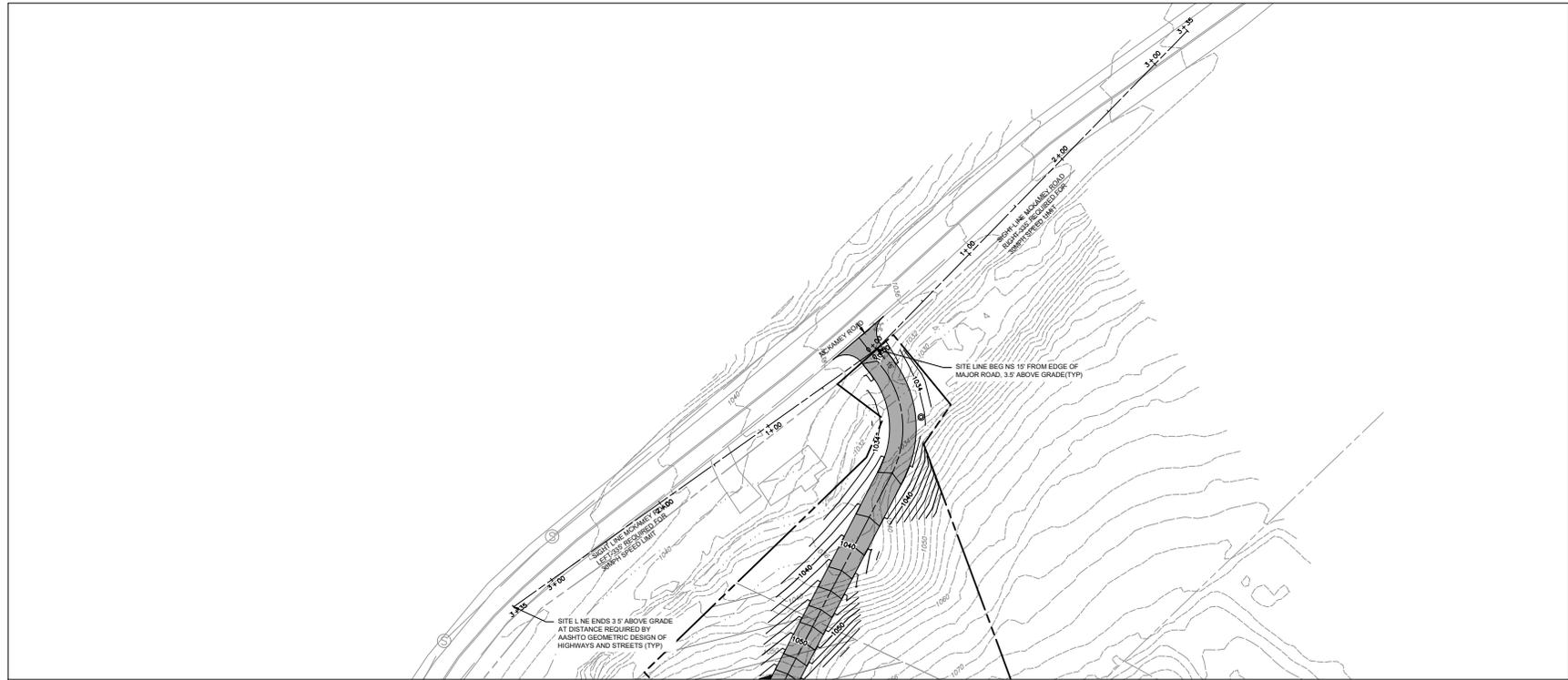
PROJECT NAME AND ADDRESS  
**PROPOSED RESIDENTIAL SUBDIVISION**  
 4136 MCKAMEY ROAD  
 KNOXVILLE, TN 37921  
 FOR HOME SWEET HOMES, TN

CERTIFICATION  
**PRELIMINARY NOT FOR CONSTRUCTION**

DRAWING TITLE  
**SITE LINE PROFILES**  
 SCALE: 1" = 40'

|                    |                 |
|--------------------|-----------------|
| DRAWN BY<br>MSS    | NORTH ARROW<br> |
| DESIGNED BY<br>MSS |                 |
| REVIEWED BY<br>MSS |                 |
| DATE<br>10/27/25   |                 |

SHEET  
**C700**



10-B-25-SU  
 Revised: 10/27/2025

PLANNING FILE # 10-B-25-SU



TOTAL FRONT WIDTH = 61'-0"  
 SPAN AT GARAGE DOORS = 30'-0"  
 43.64 PERCENT OF GARAGE AT FACADE

FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

610 SQ FT OF SURFACE  
 130 SQ FT OF GLASS  
 15.33 PERCENT OF TRANSPARENCY

10-B-25-SU  
 Revised: 10/27/2025

ALL PLANS  
 customizable

1800 John Galt Blvd.  
 Tallahassee, FL 32304  
 Tel: (904) 837-7526  
 Fax: (904) 338-5907

REVERSE  
 AVAILABLE

THIS PLAN IS THE PROPERTY OF DESIGN BASICS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF DESIGN BASICS, LLC IS STRICTLY PROHIBITED.

DESIGN BASICS, LLC  
 ...WHERE GREAT DESIGN MATTERS...  
 WWW.DESIGNBASICS.COM

DESIGN BASICS, LLC IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEXUAL ORIENTATION, OR AGE. WE ARE AN EQUAL OPPORTUNITY EMPLOYER.

© 2018

42399

SHEET  
 2 of 5

NOTE: ALL EXTERIOR WALLS ARE 2" OAK STUD + 1/2" SHEATHING. ALL INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE SHOWN.

NOTE: ALL MAIN FLOOR WALLS ARE 2" X 4" HIGH UNLESS NOTED OTHERWISE.

NOTE: ALL ANGLED WALLS ARE @ 45°

NOTE: ALL LVL'S ARE 1.96 OR BETTER

REVERSE AVAILABLE

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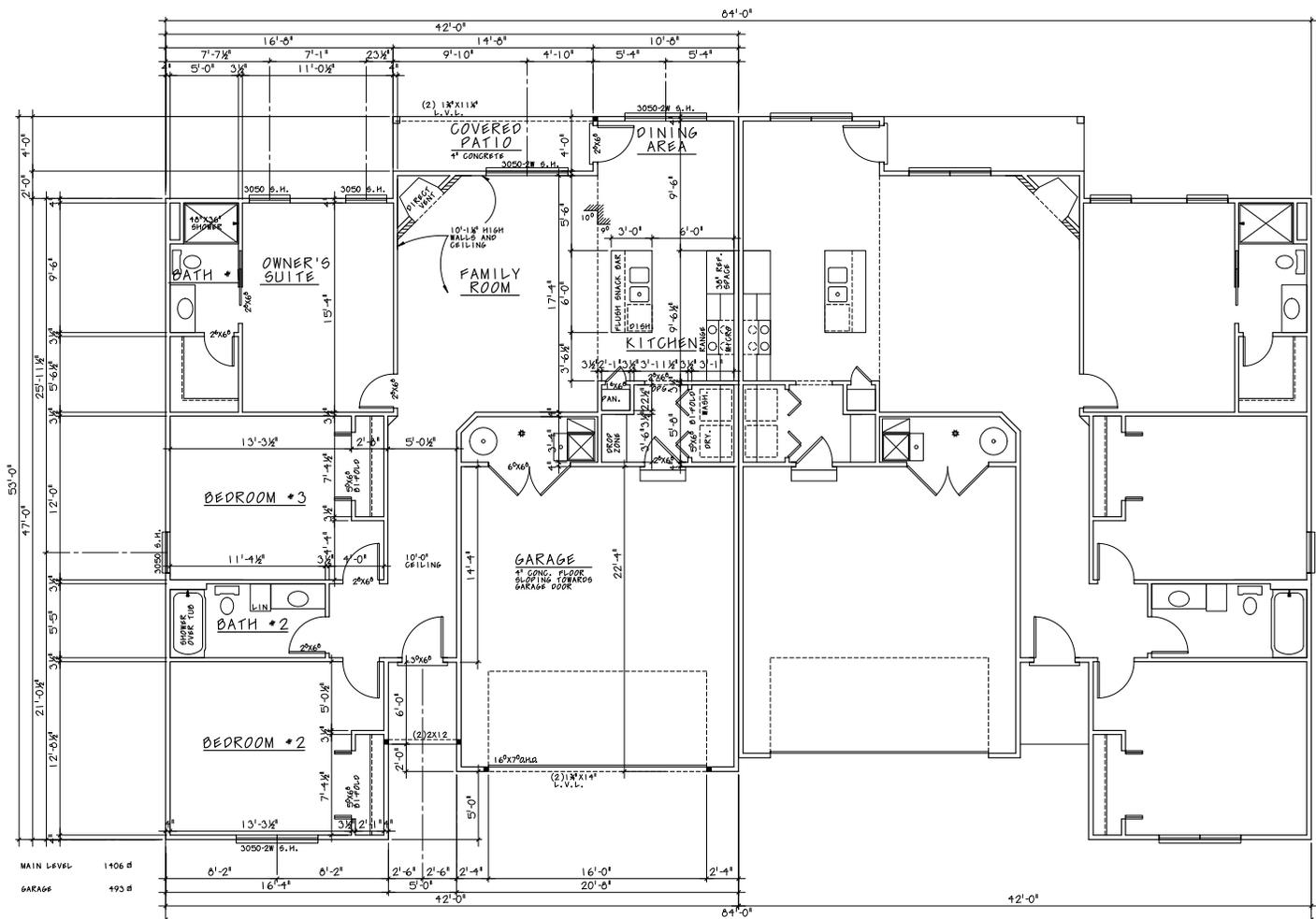
**DESIGN BASICS, LLC**  
...WHERE GREAT DESIGN MATTERS...  
WWW.DESIGNBASICS.COM

ALL WALLS ARE 2" OAK STUD + 1/2" SHEATHING. ALL INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE SHOWN. ALL MAIN FLOOR WALLS ARE 2" X 4" HIGH UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE @ 45°.

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42399

SHEET  
4 of 5



**MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"

10-B-25-SU  
Revised: 10/27/2025

MAIN LEVEL 1406 #  
GARAGE 495 #

- Subdivision**  Concept Plan\*  Final Plat
- Zoning**  Rezoning  Plan Amendment\*  Governmental Rezoning
- Development**  Development Plan\*  Planned Development\*  Use on Review / Special Use\*  Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

|                    |                              |   |  |
|--------------------|------------------------------|---|--|
| <b>Hani Joseph</b> |                              | <b>Property Owner</b>                   |  |
| Applicant Name     |                              | Affiliation                             |  |
| 8/25/25            | 10/02/25                     | File Number(s)<br><br><b>10-B-25-SU</b> |  |
| Date Filed         | Meeting Date (if applicable) |   |  |

## Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

- Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

|                      |            |                                  |       |
|----------------------|------------|----------------------------------|-------|
| <b>Matt Sprinkle</b> |            | <b>Sprinkle Engineering, LLC</b> |       |
| Name                 |            | Company                          |       |
| PO Box 4013          | Maryville  | TN                               | 37802 |
| Address              | City       | State                            | ZIP   |
| 865-599-9192         | [REDACTED] |                                  |       |
| Phone                | Email      |                                  |       |

## Current Property Info

|                                    |   |                      |
|------------------------------------|---|----------------------|
| <b>Home Sweet Homes TN Inc</b>     | <b>2004 RADIANCE DR KNOXVILLE, TN 37912</b> | <b>865-282-5652</b>  |
| Property Owner Name (if different) | Property Owner Address                      | Property Owner Phone |
| <b>4136 McKamey Road</b>           | <b>092LA00201</b>                           |                      |
| Property Address                   | Parcel ID                                   |                      |
| <b>KUB</b>                         | <b>KUB</b>                                  | <b>N</b>             |
| Sewer Provider                     | Water Provider                              | Septic (Y/N)         |

## Development Request

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential | <b>RELATED CITY PERMIT NUMBER</b><br><br> |
| <b>Duplexes</b><br>Proposed Use  |   |

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

### Subdivision Request

|   |   |                                 |
|---|---|---------------------------------|
| N/A   |   | RELATED REZONING FILE NUMBER    |
| Proposed Subdivision Name   |   |                                 |
| Unit / Phase Number   | <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel | Proposed Number of Lots (total) |
| <input type="checkbox"/> Other (specify) _____  |   |                                 |
| Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard                                       |   |                                 |
| Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No |   |                                 |

### Zoning Request

|   |  |                          |
|---|--|--------------------------|
| N/A   |  | PENDING PLAT FILE NUMBER |
| <input type="checkbox"/> Zoning Change<br>Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____           |  |                          |
| <input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan         |  |                          |
| <input type="checkbox"/> Plan Amendment Change<br>Proposed Plan Designation(s) _____  |  |                          |
| <input type="checkbox"/> If, in Knox county, submit plan amendment request with application    Previous Rezoning Requests _____ |  |                          |
| <input type="checkbox"/> Other (specify) _____  |  |                          |

### 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**

|  |                              |                          |
|--|------------------------------|--------------------------|
| Digitally signed by Matthew S. Sprinkle<br><small>DN: C=US, E=ms@sprinkleengineering.com, O=Sprinkle Engineering, LLC, CN=Matthew S. Sprinkle<br/>         Date: 2025.08.21 13:03:44 -0400</small> | Matt Sprinkle/Civil Engineer | 8/21/25                  |
| Applicant Signature  | Print Name / Affiliation     | Date                     |
| 865-599-9192   | [REDACTED]                   |                          |
| Phone Number   | Email                        |                          |
| <i>Handwritten Signature</i>   | Hani Joseph                  | 8-22-2025                |
| Property Owner Signature   | Please Print                 | Date Paid 08/26/2025, SG |

### Staff Use Only

Administrative Review

#### ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

| FEE 1 | FEE 2 | FEE 3 | TOTAL    |
|-------|-------|-------|----------|
| 0402  |       |       | \$500.00 |

**Subdivision**  Concept Plan\*  Final Plat

**Zoning**  Rezoning  Plan Amendment\*  Governmental Rezoning

**Development**  Development Plan\*  Planned Development\*  Use on Review / Special Use\*  Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

Hani Joseph

Property Owner

Applicant Name

Affiliation

9/24/25

November 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

~~10-B-25-SU~~

11-A-25-HPA

## Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Matt Sprinkle

Sprinkle Engineering, LLC

Name

Company

PO Box 4013

Maryville

TN

37802

Address

City

State

ZIP

865-599-9192

matt@sprinkleengineering.com

Phone

Email

## Current Property Info

Home Sweet Homes TN Inc

2004 Radiance Drive Knoxville, TN 37912

865-282-5652

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4136 McKamey Road

092LA00201

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

Residential  Non-Residential

RELATED CITY PERMIT NUMBER

Request for level 2 Hillside Protection due to existing hillside impacts

Proposed Use *of the PMA assessment*

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

## Subdivision Request

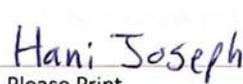
|   |   |                                 |
|---|---|---------------------------------|
|   |   | RELATED REZONING FILE NUMBER    |
| Proposed Subdivision Name   |   |                                 |
| Unit / Phase Number   | <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel | Proposed Number of Lots (total) |
| <input type="checkbox"/> Other (specify) _____  |   |                                 |
| Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard                                       |   |                                 |
| Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No |   |                                 |

## Zoning Request

|   |                              |   |
|---|------------------------------|---|
|   |                              | PENDING PLAT FILE NUMBER                        |
| <input type="checkbox"/> Zoning Change  | Proposed Zoning              | Proposed Density (units/acre, for PR zone only) |
| <input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan |                              |   |
| <input type="checkbox"/> Plan Amendment Change  | Proposed Plan Designation(s) |   |
| <input type="checkbox"/> If, in Knox county, submit plan amendment request with application                             | Previous Rezoning Requests   |   |
| <input type="checkbox"/> Other (specify) _____  |                              |   |

## 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**

|   |   |                |
|---|---|----------------|
| Digitally signed by Matthew S. Sprinkle<br>DN: c=US, e=matt@sprinkleengineering.com, o=Sprinkle Engineering, LLC, CN=Matthew S. Sprinkle<br>Date: 2025.09.24 07:57:43 -0400 | Matt Sprinkle/Civil Engineer  | 9/24/25        |
| Applicant Signature   | Print Name / Affiliation  | Date           |
| 865-599-9192  | matt@sprinkleengineering.com  |                |
| Phone Number  | Email   | 09/24/2025, SG |
|   |  | 9/24/25        |
| Property Owner Signature  | Please Print  | Date Paid      |

## Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

| FEE 1 | FEE 2    | FEE 3 | TOTAL    |
|-------|----------|-------|----------|
| 1207  | \$500.00 |       | \$500.00 |

# Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## 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.

### 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.*

09/19/2025

Date to be Posted

10/03/2025

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

Matthew S. Sprinkle

Applicant Signature

Digitally signed by Matthew S. Sprinkle  
DN: C=US, E=matt@sprinkleengineering.com,  
O="Sprinkle Engineering, LLC", CN=Matthew S.  
Sprinkle  
Date: 2025.08.21 13:04:57-0400

Matt Sprinkle

Applicant Name

8/21/25

Date