

MEMORANDUM

TO: Knoxville-Knox County Planning Commission
FROM: Jessie Hillman, Principal Planner
DATE: November 10, 2025 (REVISED)
FILE #: **11-A-25-HPA** Agenda Item #13
SUBJECT: Request for 2.8 acres of disturbance within the Hillside Protection Overlay at 4136 McKamey Road

STAFF RECOMMENDATION:

Approve the applicant's Level II Certificate of Appropriateness request to disturb 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.

BACKGROUND:

The Hillside and Ridgetop Protection Plan was adopted by the City of Knoxville in 2011 to provide the vision and means for protecting hillsides and hillside development while minimizing offsite environmental damage. The basis for the plan stems from a recognition that forested ridges and hillsides are a defining characteristic of the region's natural heritage and a primary contributor to maintaining long term property values, clean air and water, and wildlife protection.

The plan is codified in Knoxville's Zoning Ordinance through Articles 8.9 and 16.8, which provide the regulatory framework and enforcement procedures for maintaining the HP Overlay District. Article 8.9 describes standards for how the overlay is to be applied, and it delineates disturbance limitations based on the steepness of slopes. Disturbance is defined in the Hillside and Ridgetop Protection Plan as, "any activity that results in a change in existing soil, topography, or vegetation."

Article 16.8 describes how disturbance limitations are enforced via a Certificate of Appropriateness (COA), which is administered by Planning staff. However, if a COA request requires a deviation from the applicability and/or disturbance standards of Article 8.9, the Planning Commission will evaluate whether the request is to be approved, approved with conditions, or denied, per Article 16.8.B.4.d.

This codified enforcement of the Hillside and Ridgetop Protection Plan is supported by multiple Development Policies in the adopted General Plan:

- Policy 3.5: Conserve the natural assets that make this region attractive and enhance quality of life.
- Policy 6.2: Compliment natural landforms when grading and minimize grading on steep slopes and within floodways.
- Policy 6.3: Encourage development in areas with the fewest environmental constraints.
- Policy 6.10: Develop a metropolitan forestry program to conserve and reestablish trees and woodlands.
- Policy 7.2: Protect water resources by reducing pollution and retaining trees and ground cover on ridges and near streams, rivers, lakes and sinkholes.
- Policy 9.2: Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat.

STAFF ANALYSIS:

Developers of this 3.9-acre parcel at 4136 McKamey Road submitted a Special Use request for a four-duplex subdivision in the RN-1 (Single-Family Residential Neighborhood) zone. During the review, staff discovered that extensive, unpermitted clearing and grading had occurred on the site in preparation for residential development. Approximately 95% of the subject property is in the Hillside Protection Overlay, and the slope analysis conducted by staff indicates that 2.61 acres is the maximum area that can be disturbed on the parcel. The applicant is requesting to disturb 2.8 acres within the HP Overlay.

There is a TVA overhead utility easement that crosses the middle of this parcel from east to west and has resulted in approximately .84 acres of land being disturbed within the HP Overlay. This area is unbuildable due to easement restrictions. The requested excess disturbance of .19 acres by the applicant is proportional to limitations on the site due to the utility easement.

Considering the unpermitted disturbance that has already occurred on site, staff recommend a condition for approval that the limits of disturbance be clearly fenced and defined for inspection and approval by the City's Landscape Reviewer and Inspector prior to any further construction activity. This will ensure that the remaining .89 acres in the HP Overlay remain undisturbed and protected.





SPECIAL USE REPORT

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

TAX ID NUMBER:	92 L A 00201	<u>View map on KGIS</u>
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:

► **Postpone this application for 30 days to the December 11, 2025 Planning Commission meeting to allow**

the hillside protection request to be heard (11-A-25-HPA) and determine the amount of disturbable area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

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 daysPostpone 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.*

Applicant Signature

Hani Joseph

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:

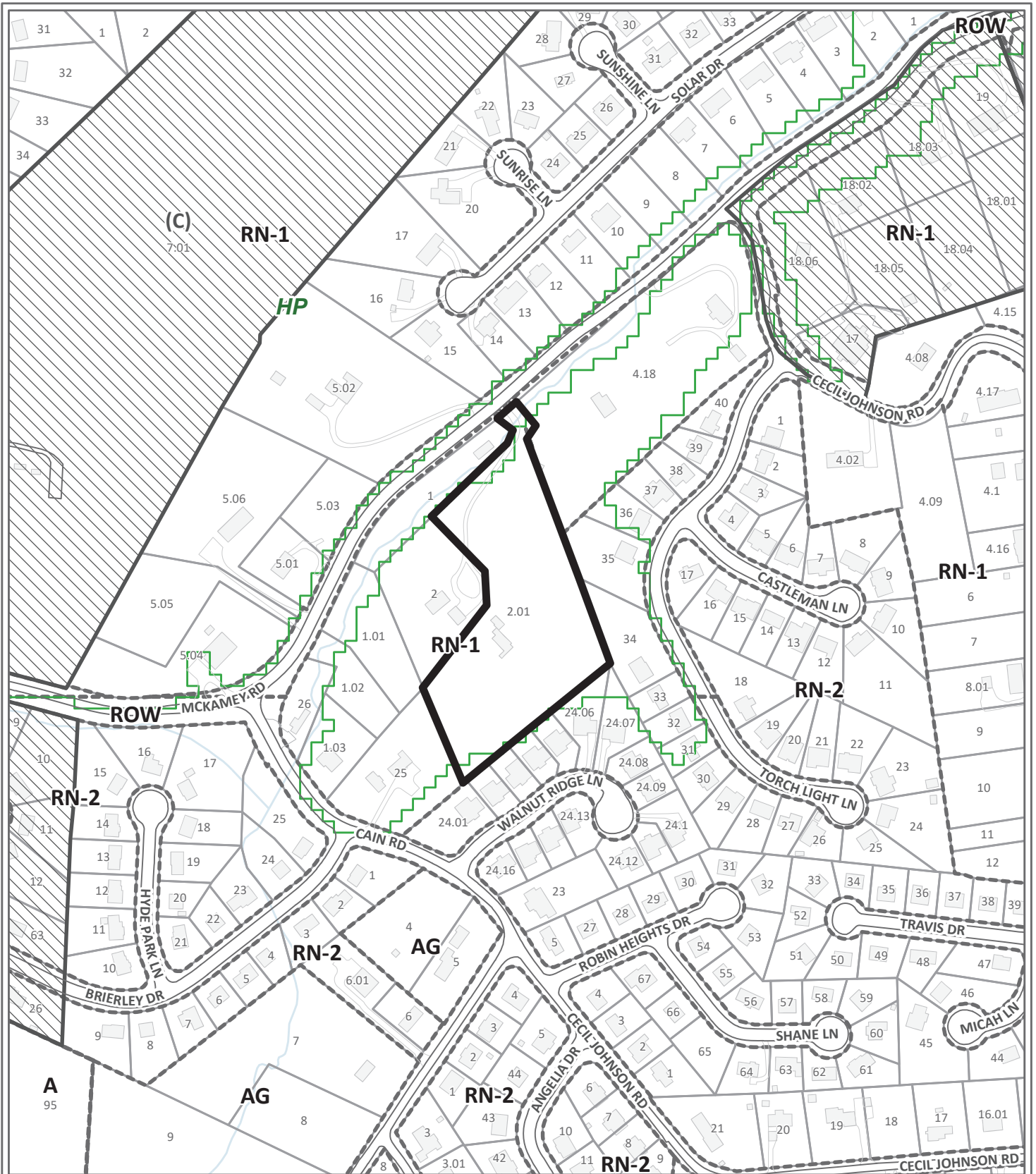
Date:

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)

Original Print Date: 8/28/2025

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

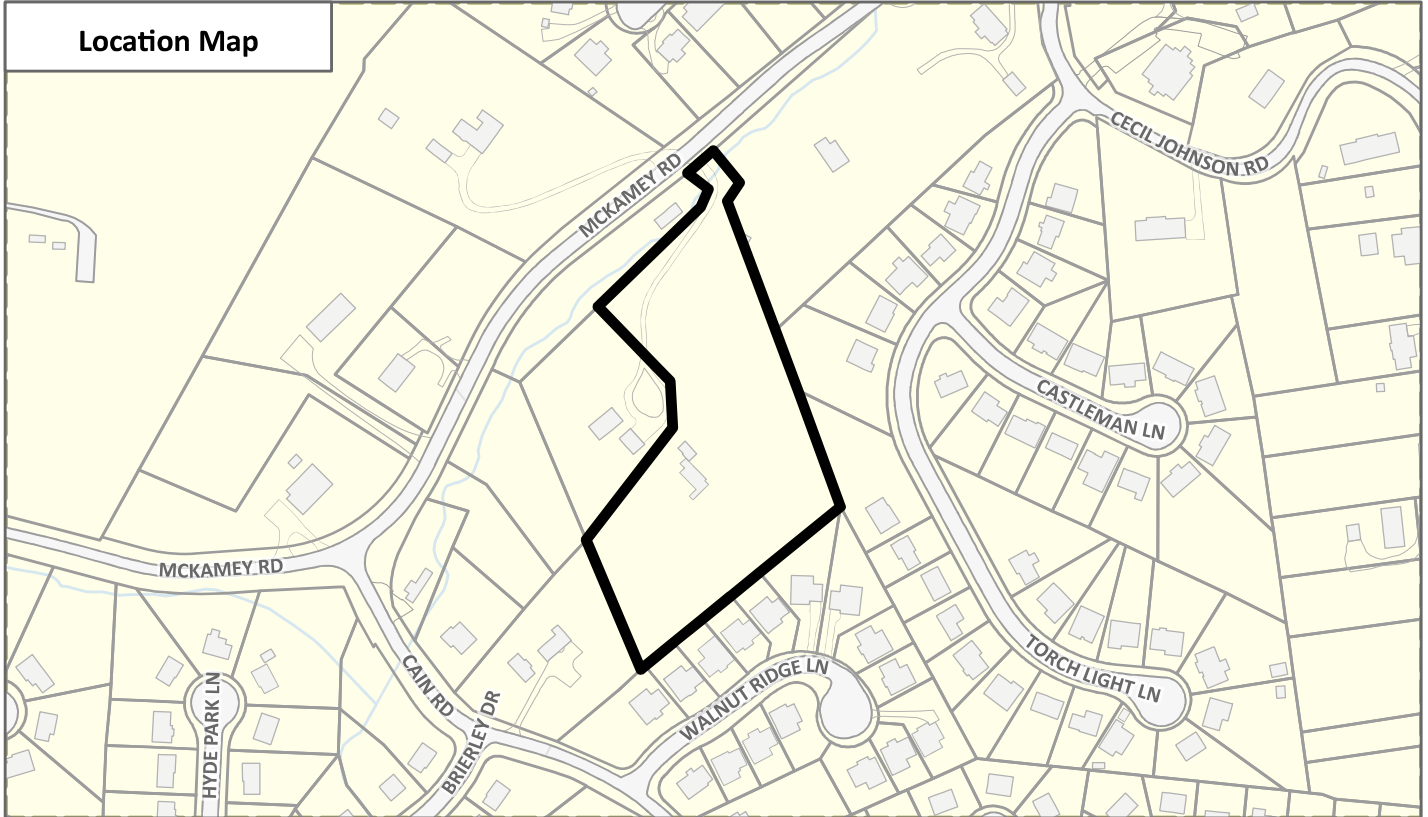
Map No: 92

Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

10-B-25-SU

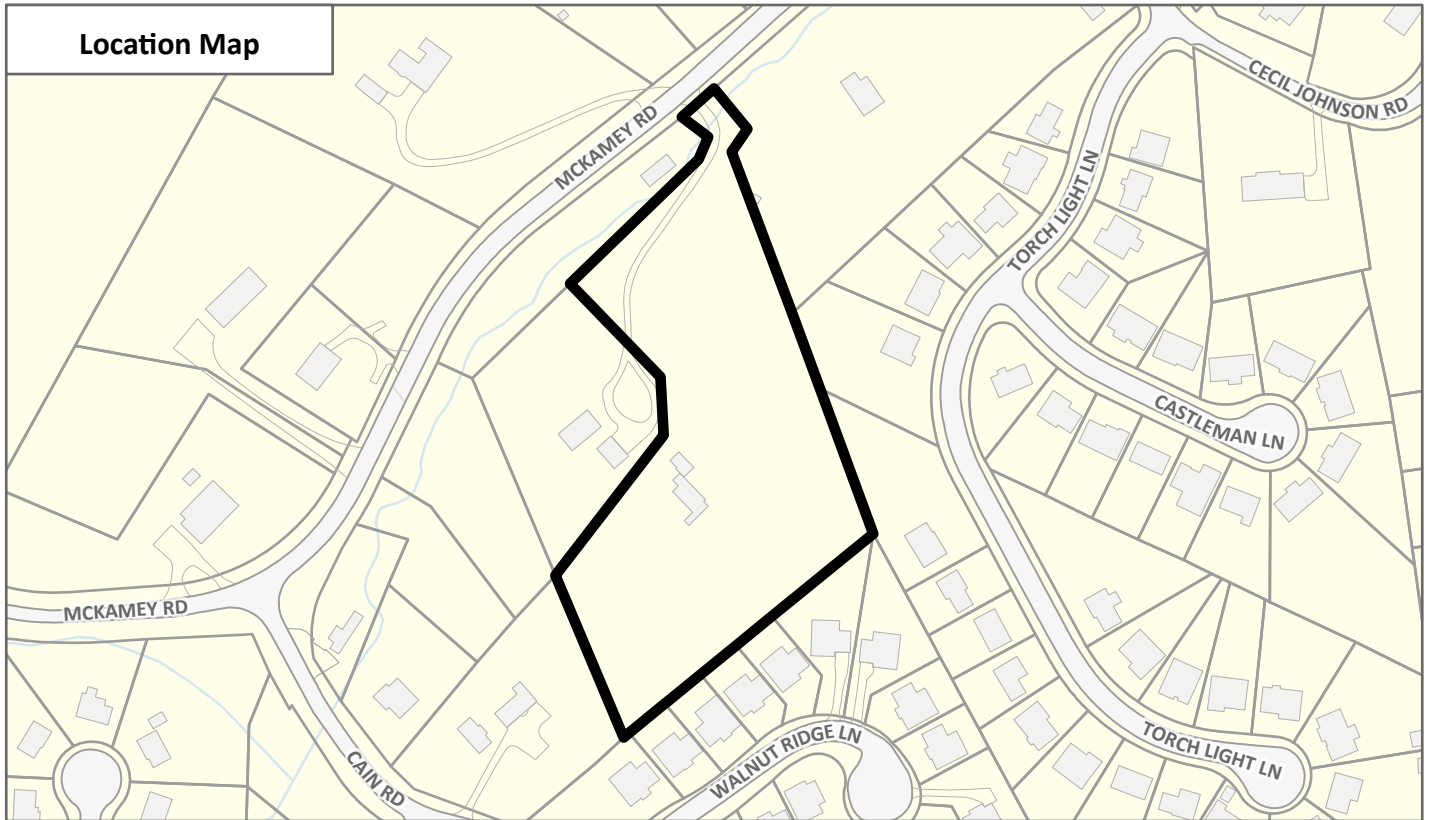


Case boundary

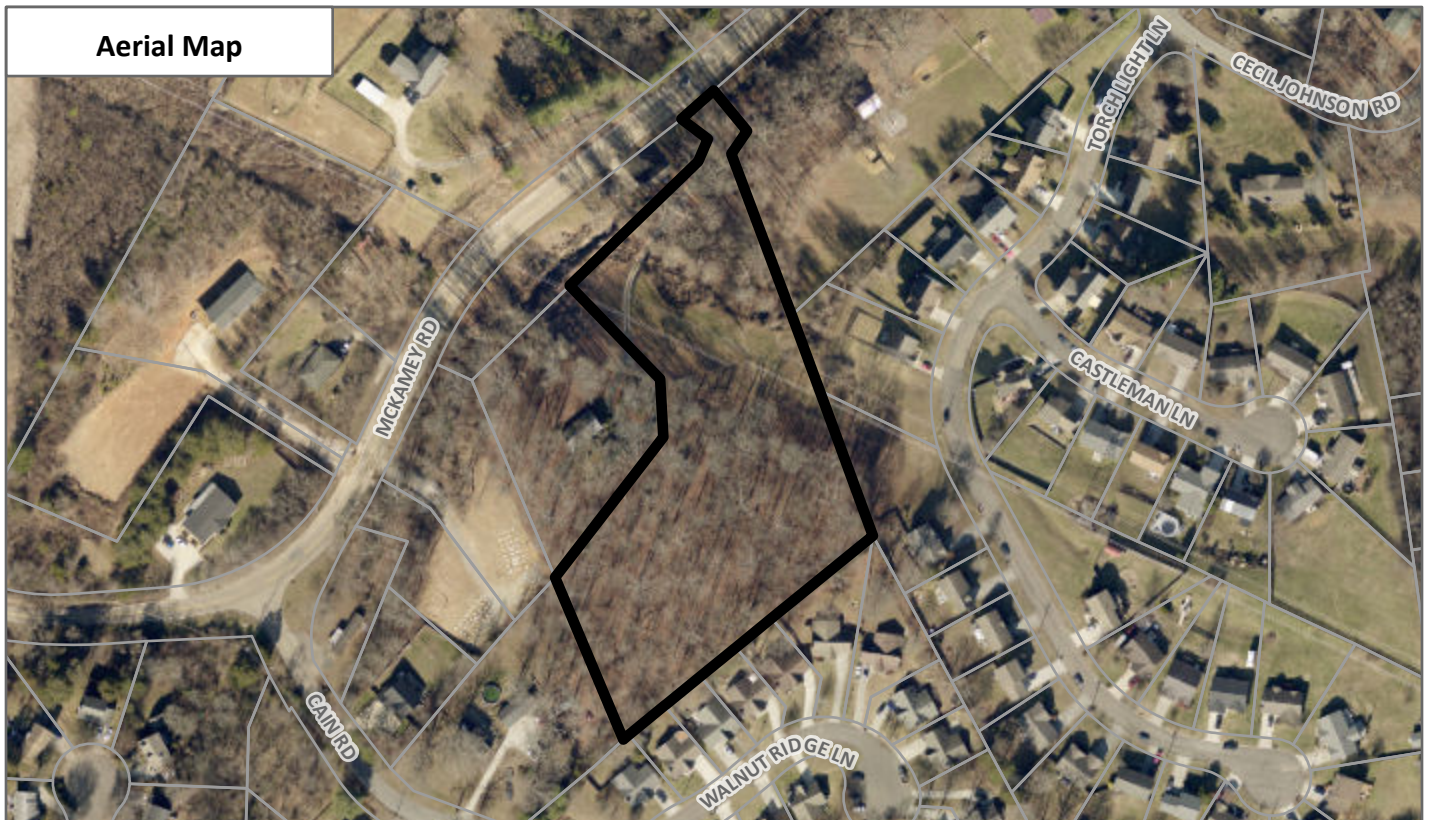


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Aerial Map



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11-A-25-HPA

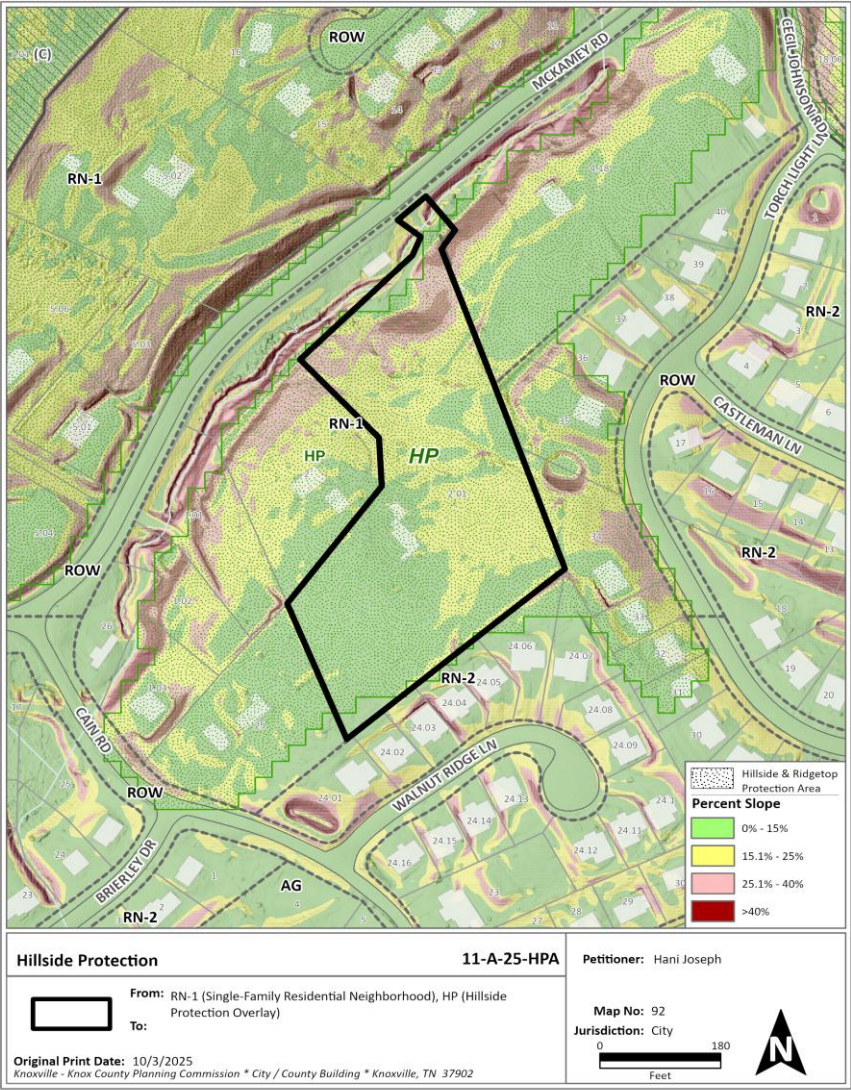


Case boundary

0 275
Feet



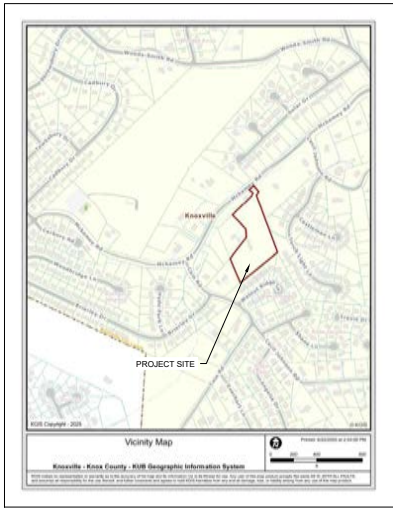
CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	169,880.2	3.90			
Non-Hillside	9,005.8	0.21	N/A		
0-15% Slope	77,332.6	1.78	100%	77,332.6	1.78
15-25% Slope	66,541.3	1.53	50%	33,270.6	0.76
25-40% Slope	12,487.0	0.29	20%	2,497.4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



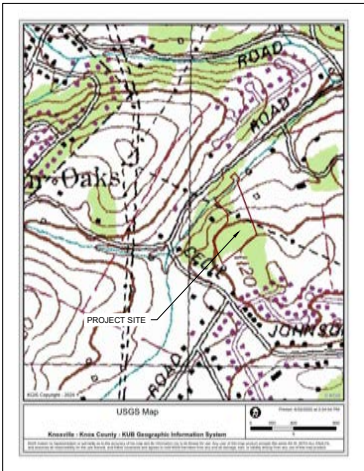
PROPOSED DUPLEX SUBDIVISION

SPECIAL USE

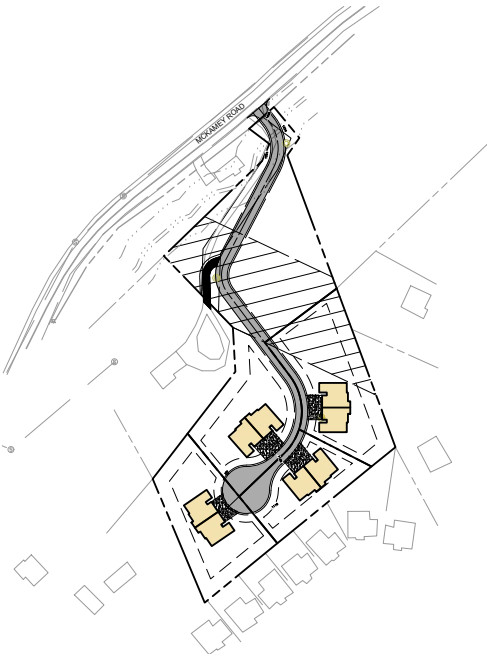
4136 MCKAMEY ROAD
KNOXVILLE, TENNESSEE
OCTOBER, 2025



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
KNOXVILLE, TN 37912

DESIGN ENGINEER: SPRINKLE ENGINEERING, LLC - MATT SPRINKLE, PE
PO BOX 4013
MARYVILLE, TN 37802
PHONE NUMBER: 865-599-0192
MATT@SPRINKLEENGINEERING.COM

PARCEL ID: 052LA00201
CITY BLOCK: 44510
ADDRESS: 4136 MCKAMEY ROAD
KNOXVILLE, TENNESSEE 37921

EXISTING USE: RESIDENTIAL
EXISTING ZONING: RM-1
PROPOSED USE: RESIDENTIAL
MIN LOT AREA(2F): 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. SIDE 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 2/20/2024. EXIST NO TOPOGRAPHIC INFORMATION FROM STATE OF TN L.D.R.
DATA.

FLOOD NOTE
THIS PROPERTY IS NOT LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD, PER THE
FEMA FLOOD INSURANCE RATE MAP NO 47000302G5 EFFECTIVE AUGUST 5, 2013.

UTILITY NOTE
AIA LABEL PLANS AND OBSERVED EVIDENCE USED TO DEVELOP A VIEW OF THE
UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND UTILITIES 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

- 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 AREA(S) OF CONSTRUCTION, WHETHER
INDICATED ON THIS PLANS OR NOT. SHALL BE 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
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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**

GRAPHIC TITLE

**COVER
SHEET**

SCALE
AS NOTED

DRAWN BY MSS	
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

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

NO.	REVISION/ISSUE	DATE

PROPOSED
RESIDENTIAL
SUBDIVISION
4136 MCKAMEY ROAD
KNOXVILLE, TN 37921

FOR
HOME SWEET HOMES, TN

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

GRAPHIC TITLE

EXISTING
PROPERTY
PLAT

SCALE
AS NOTED

DRAWN BY

MSS

DESIGNED

MSS

REVIEWED

MSS

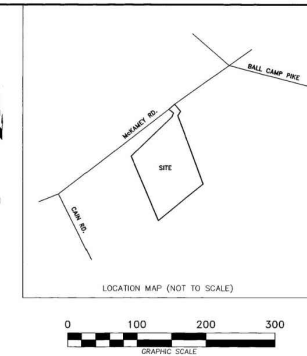
DATE

10/27/25

SHEET

C100

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 interior 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 ADVISED 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.

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

2-AA-24 44510-G

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# 0925/4/002.00 Dead Ref. B/Pig: 2024031200437808
Bearing Base: In State Grid

Garrett ASSOCIATES
EDDY R. GARRETT, RLS#1544
4839 SHADY RD., KNOXVILLE, TN 37971
PHONE: (865)-933-5622 FAX: (865)-933-1277
EMAIL: GARRETT@GARRETTASSOCIATES.COM
LAND SURVEYORS
DATE: 3/8/2024
REVISIONS:
DRAWN BY: TON
DRAWING NO: 24-015

LEGEND

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

LINE	BEARING	DISTANCE
L1	S39°25'55"E	68.20'
L2	S34°25'21"W	36.07'
L3	N23°20'26"E	31.72'
L4	N53°01'18"W	43.12'
L5	S53°01'18"E	60.55'
L6	S23°20'26"W	58.10'
L7	S01°57'23"W	174.50'
L8	S01°57'23"E	98.96'
L9	N01°57'23"E	78.58'
L10	N33°53'24"E	180.31'
L11	N48°35'41"E	30.63'
L12	N48°35'41"E	25.51'

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

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L12	N48°35'41"E	25.51'

Nick McBride
Register of Deeds
Knox County

202405280059505



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 unadjusted 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.

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

Certification by the Knoxville Department of Engineering
as an final plat within the City of Knoxville shall be certified by the Knoxville Department of Engineering prior to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

Thomas V. Clabo P.E. (VEH) 4/10/2024
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.

KUB
Utility Provider
Date: 4/10/24
Authorized Signature for Utility/Date

Certification of Approval of Public Water System - Minor Subdivisions
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KUB
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Date: 4/10/24
Authorized Signature for Utility/Date

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KUB
Utility Provider
Date: 4/10/24
Authorized Signature for Utility/Date

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.

KUB
Utility Provider
Date: 4/10/24
Authorized Signature for Utility/Date

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

Donna Dyer 4/10/20224

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 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

Electronically signed and notarized online using the Proof platform.

State of Texas County of Hays

On this 9th day of April 2024

Before me personally appeared Glen Glafenhahn, known 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.

Written _____ Notary

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.

Owners Printed: David Alley, Glen Glafenhahn, for GGDA

Name(s): David Alley, Glen Glafenhahn, for GGDA

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 PLANT FACILITIES, AND THE 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.

Authorized Signature for Utility/Date: KUB

UTILITY PROVIDER

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 REMARKS 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 GRASSY OR OPEN PLAT.

SS 4/10/2024

SIGNED/DATED

EDDY R. GARRETT, RLS#1544

DATE: 3/8/2024

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 identified on the final plat. The indicated permanent reference markers and monuments, benchmark and property monuments were in place on the date of this survey.

EDDY R. GARRETT, RLS#1544

DATE: 3/8/2024

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 the standards of Practice.

Registered Land Surveyor

EDDY R. GARRETT, RLS#1544

DATE: 3/8/2024

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

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EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

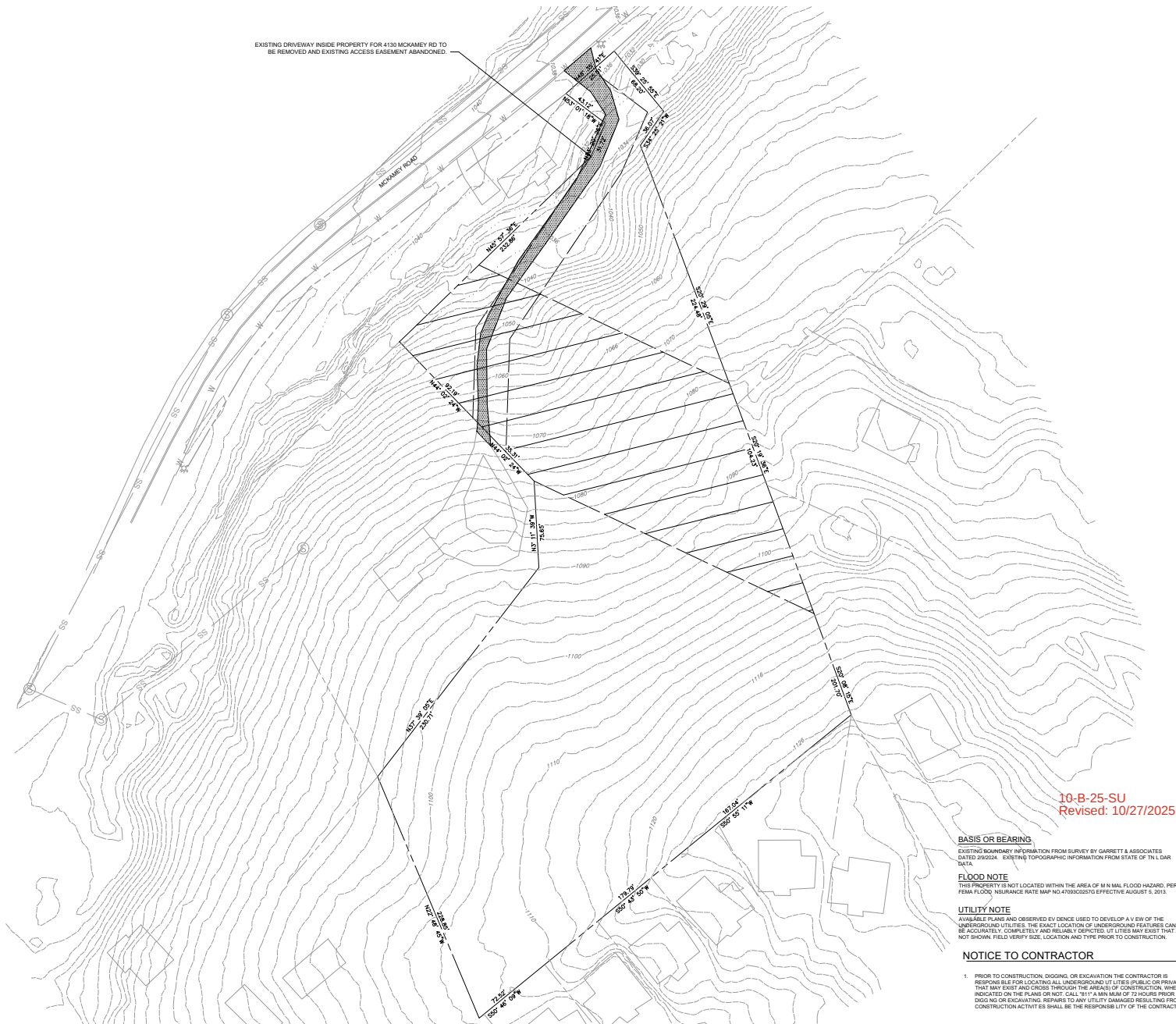
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



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'

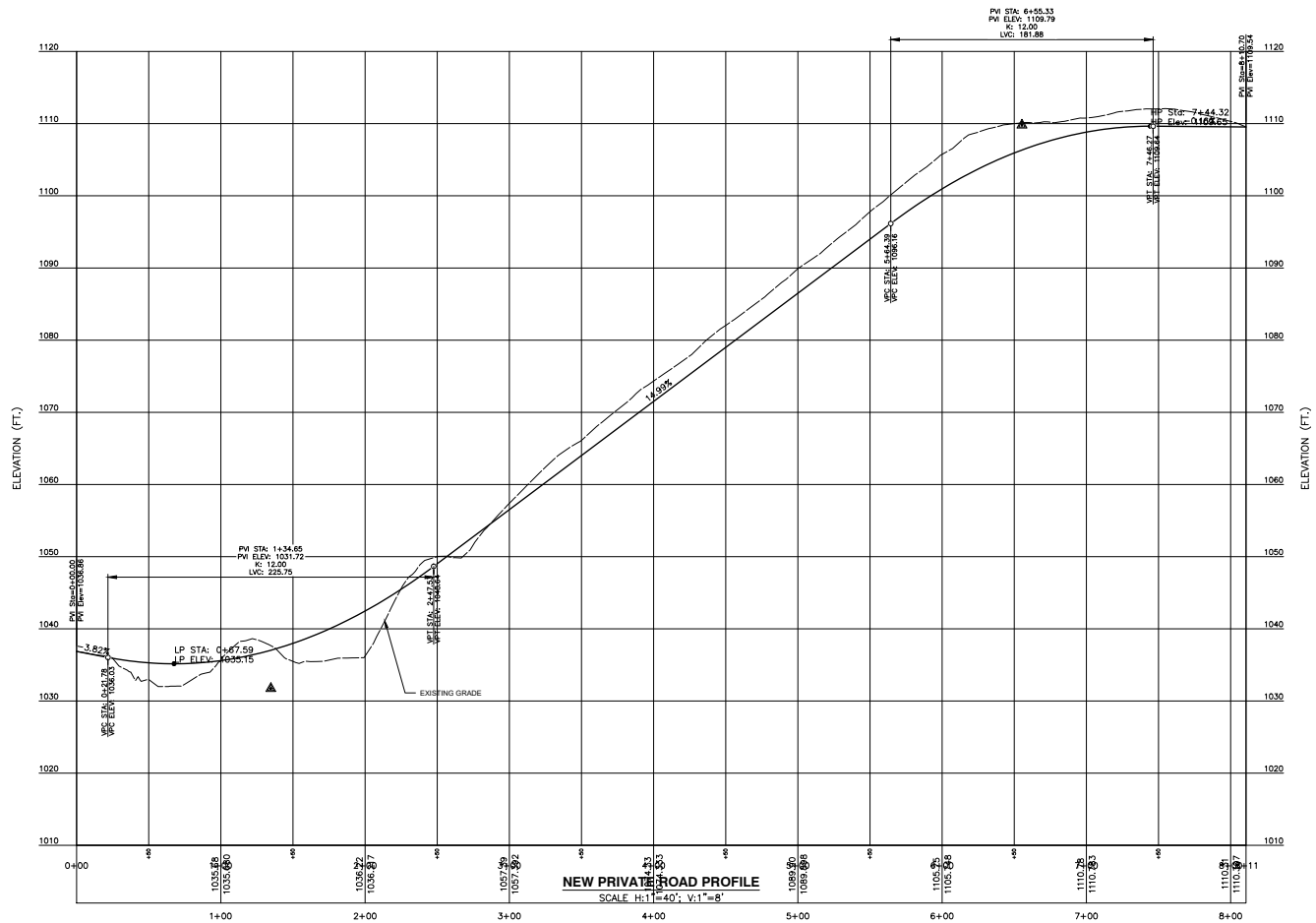
DRAWN BY
DESIGNED
REVIEWED
DATE

NORTH ARROW

10/27/25

SHEET
C101

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
DRIVEWAY PROFILE

SCALE
1" = 40'

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C201

PLANNING FILE # 10-B-25-SU



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 MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 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**

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

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C400

PLANNING FILE # 10-B-25-SU



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**

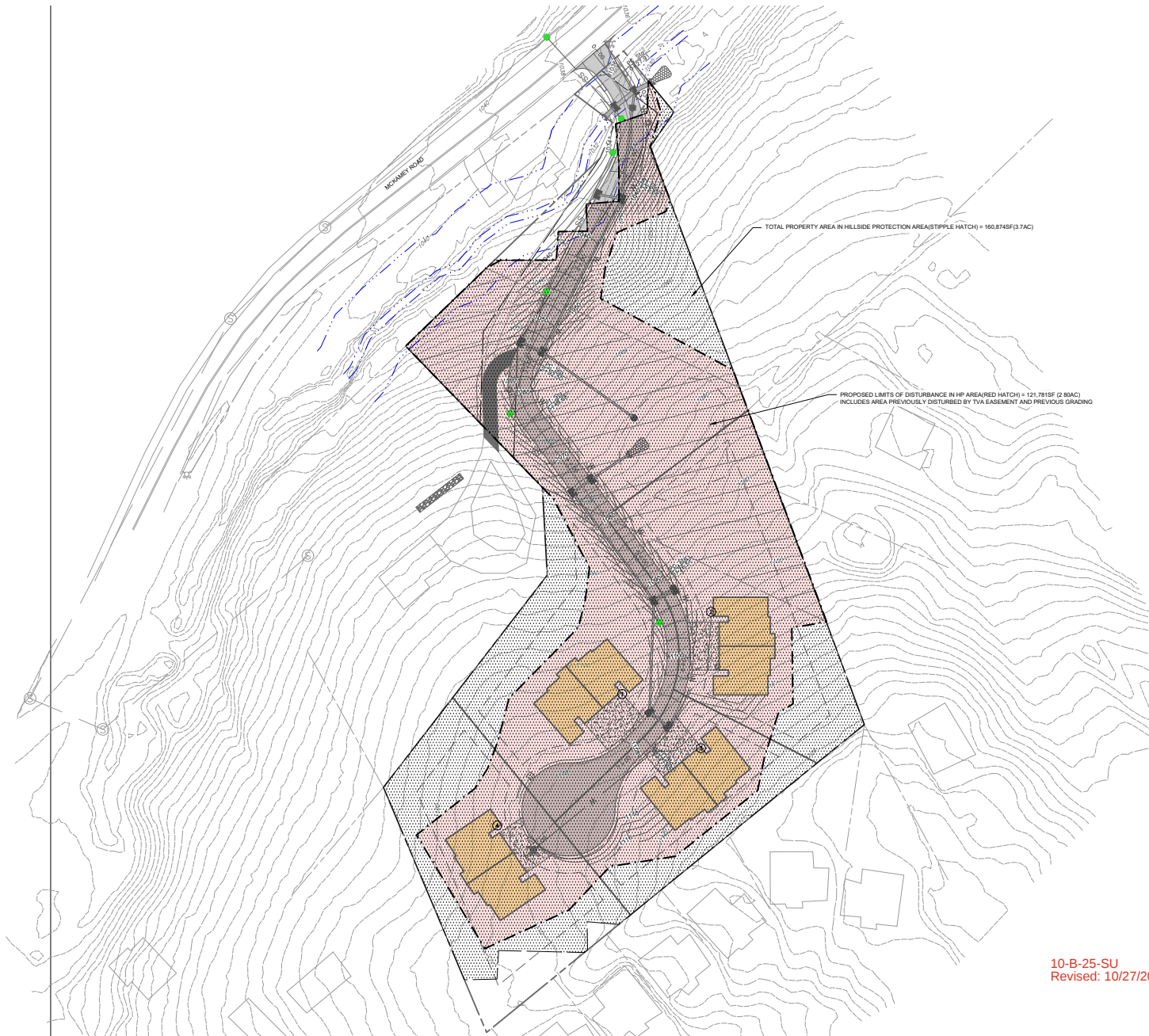
DRAWING TITLE
**SITE UTILITY
PLAN**

SCALE
1" = 40'

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 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

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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**

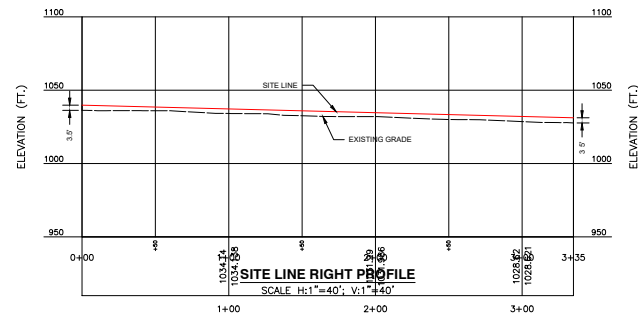
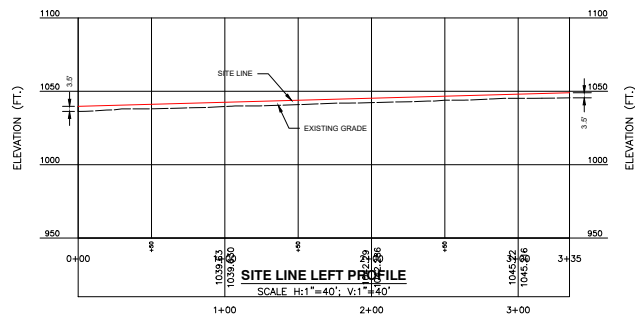
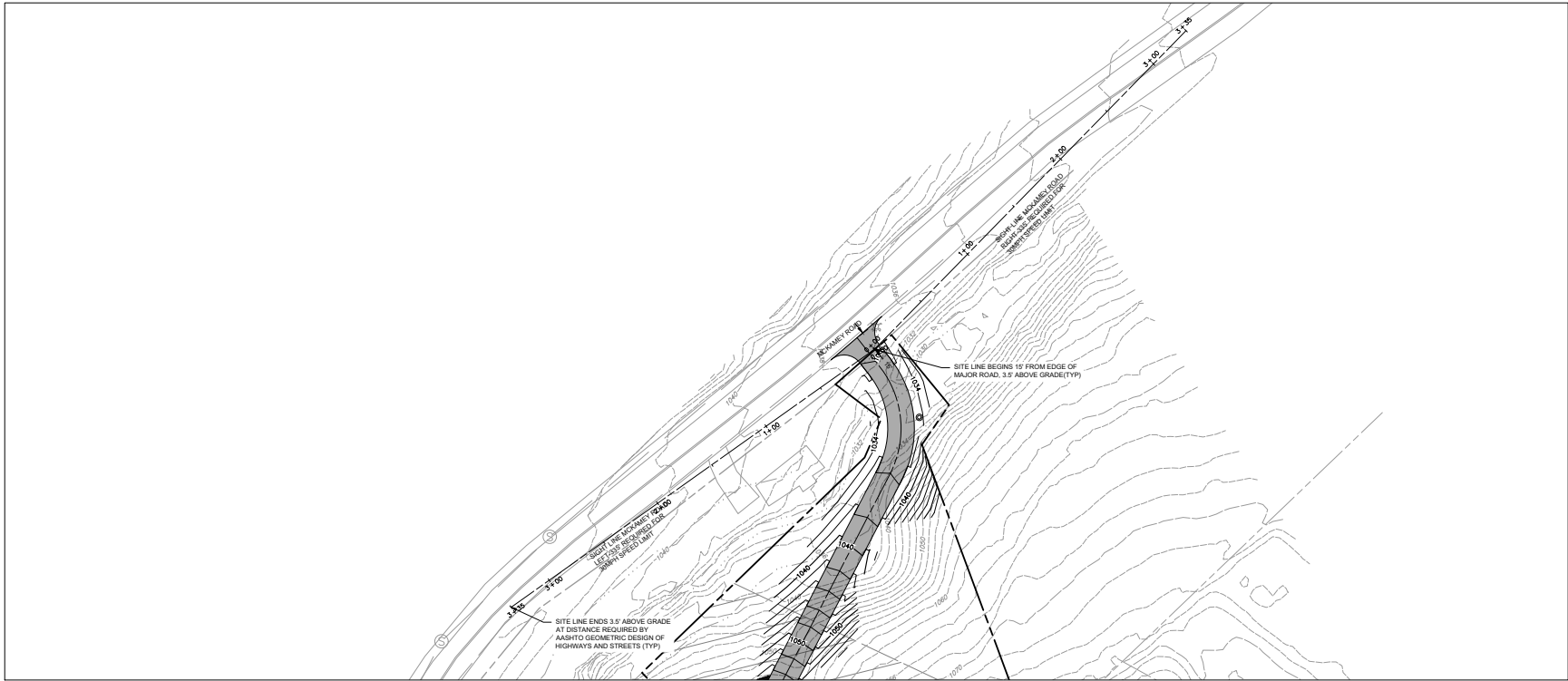
DRAWING TITLE
**HILLSIDE
PROTECTION
FIGURE**

SCALE
1" = 40'

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C600

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**

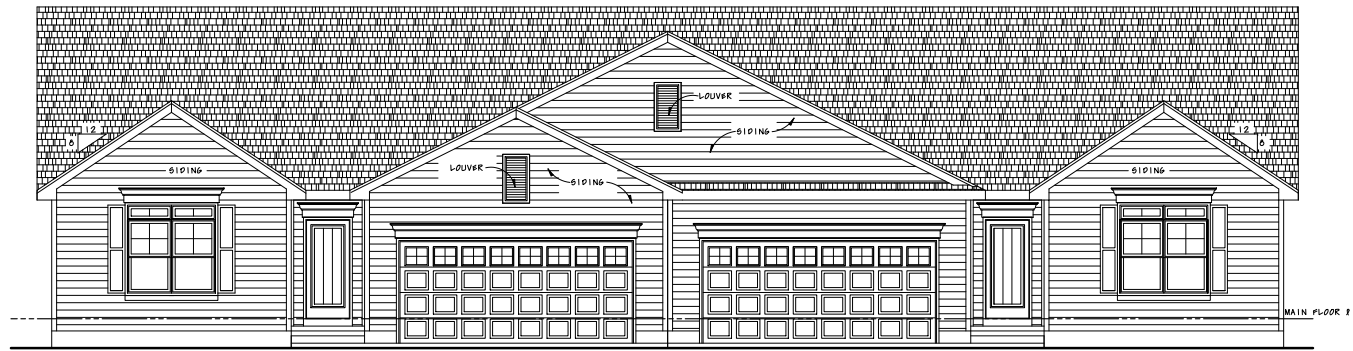
GRAPHIC TITLE
**SITE LINE
 PROFILES**

SCALE
 1" = 40'

DRAWN BY MSS	NORTH ARROW
DESIGNED MSS	
REVIEWED MSS	
DATE 10/27/25	

SHEET
C700

PLANNING FILE # 10-B-25-SU



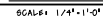
TOTAL FRONT WIDTH - 64'-0"
SPAN AT GARAGE DOORS - 36'-0"
43.64 PERCENT OF GARAGE AT FACADE

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

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

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

NOTE: ALL LVL'S ARE
1.95 OR BETTER



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	File Number(s)
8/25/25	10/02/25	10-B-25-SU
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

Matt Sprinkle		Sprinkle Engineering, LLC	
Name	Company		
PO Box 4013	Maryville	TN	37802
Address	City	State	ZIP
865-599-9192			
Phone	Email		

Current Property Info

Home Sweet Homes TN Inc	2004 RADIANCE DR 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
Duplexes	
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	☐ Combine Parcels ☐ Divide Parcel	Proposed Number of Lots (total)
☐ Other (specify) _____		
Specify if requesting: ☐ Variance ☐ Alternative design standard		
Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No		

Zoning Request

N/A		PENDING PLAT FILE NUMBER
☐ Zoning Change		
Proposed Zoning	Proposed Density (units/acre, for PR zone only)	
☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan		
☐ Plan Amendment Change		
Proposed Plan Designation(s)		
☐ If, in Knox county, submit plan amendment request with application		
Previous Rezoning Requests		
☐ 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

Matthew S. Sprinkle Digitally signed by Matthew S. Sprinkle DN: cn=US, email=sprinkleengineering.com, o="Sprinkle Engineering, LLC", cn=Matthew S. Sprinkle Date: 2025.08.21 13:03:44 -0400	Matt Sprinkle/Civil Engineer	8/21/25
Applicant Signature	Print Name / Affiliation	Date
865-599-9192		
Phone Number	Email	
<i>Hani Joseph</i>	<i>Hani Joseph</i>	<i>8-22-2025</i>
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 ~~Other D/A 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	☐ Combine Parcels ☐ Divide Parcel	Proposed Number of Lots (total)
☐ Other (specify) _____		
Specify if requesting: ☐ Variance ☐ Alternative design standard		
Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No		

Zoning Request

		PENDING PLAT FILE NUMBER
☐ Zoning Change Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____		
☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan		
☐ Plan Amendment Change Proposed Plan Designation(s) _____		
☐ If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests _____
☐ 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

Matthew S. Sprinkle Digitally signed by Matthew S. Sprinkle DN: C=US, E=matt@sprinkleengineering.com, O=Sprinkle Engineering, LLC, CN=Matthew S. Sprinkle Date: 2025.09.24 07:57:43 -04107	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 13:04:57-04'00'

Matt Sprinkle

Applicant Name

8/21/25

Date