

CONCEPT PLAN / DEVELOPMENT PLAN 12-SB-25-C / 12-D-25-DP

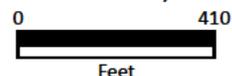
Petitioner: Reliance Development, LLC



Attached and detached residential subdivision in PR (Planned Residential), <5 DU/AC

Map No: 20

Jurisdiction: County



Original Print Date: 11/3/2025

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

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.

Reliance Development, LLC

Applicant Name	Affiliation	File Number(s) 12-SB-25-C 12-D-25-DP
10/24/2025	12/11/2025	
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

Garrett M. Tucker	Robert G. Campbell & Associates, LP		
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	ZIP
(865) 947-5996	[REDACTED]		
Phone	Email		

Current Property Info

Reliance Development, LLC	6716 CENTRAL AVENUE PIKE, Ste 16 Knoxville ³⁷⁹¹² (865) 253-7866	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
6806 & 6812 E Emory Road, Knoxville, TN 37938	CLT 20 Parcels 117 & 119	
Property Address	Parcel ID	
HPUD	HPUD	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER _____
Proposed Use <u>Attached residential subdivision</u>	

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

Subdivision Request

Shepherds Landing		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		9-B-21-RZ
Unit / Phase Number	53	Proposed Number of Lots (total)
<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel		
<input type="checkbox"/> Other (specify) Attached residential subdivision		
Specify if requesting: <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" 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

Applicant Signature	Aziz Kherani / Owner	10/24/2025
Phone Number	Print Name / Affiliation	Date
865-253-7866	[REDACTED]	
Property Owner Signature	Aziz Kherani / Owner	10/27/2025, SG
	Please Print	Date Paid

Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102	\$1,600.00		\$1,600.00

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.

11/28/2025

12/12/2025

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

Applicant Signature

Applicant Name

Date



Amir Khesrani

10/24/2025