



Request to Postpone • Table • Withdraw

Hani Joseph

9/24/25

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

Date of Request

October 2, 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 **November 13th** 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☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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

Hani Joseph

Please Print

865-282-5652

Phone Number

hanijoseph7@gmail.com

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

09/24/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No Amount:

Approved by:

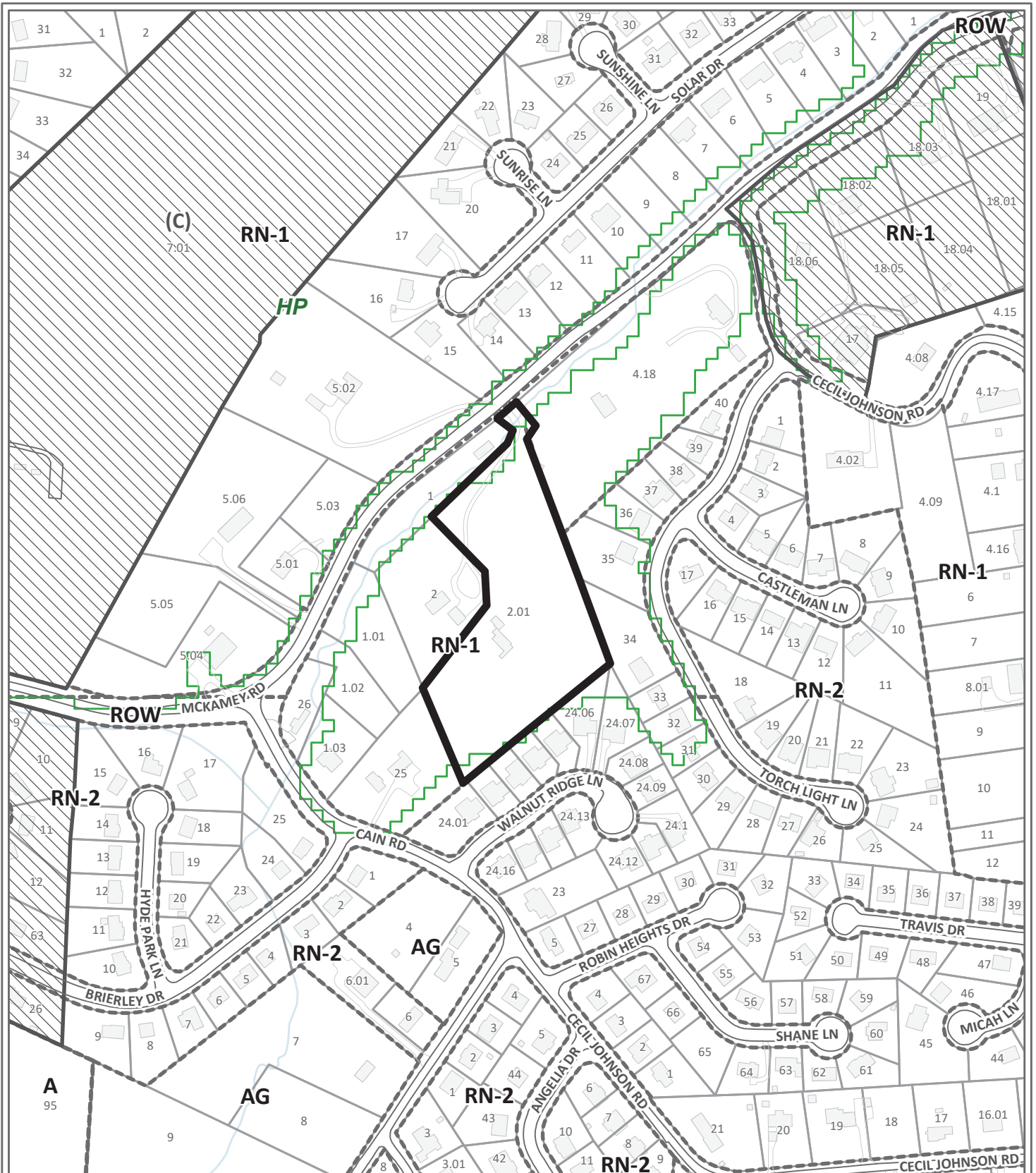
Date:

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

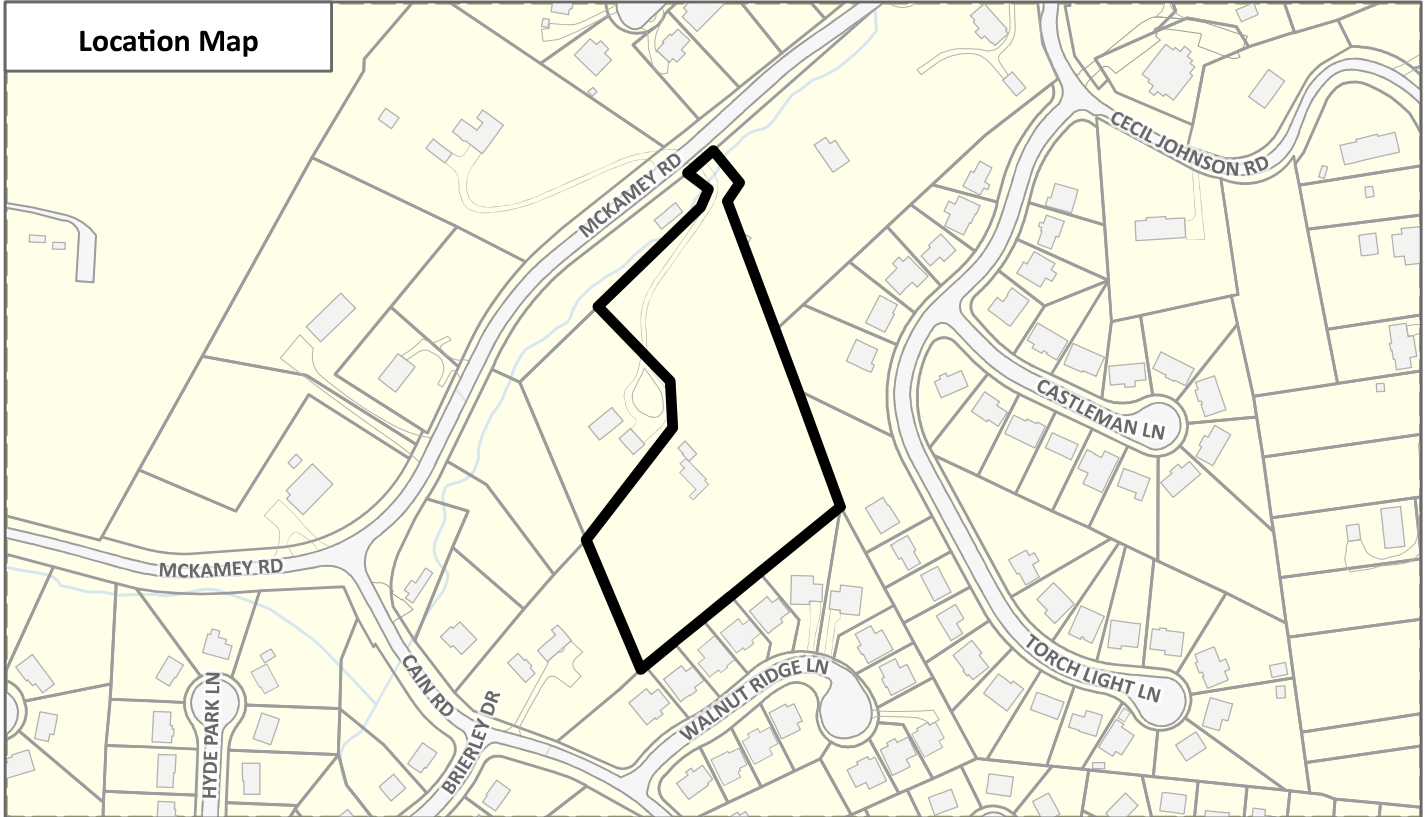
Map No: 92

Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

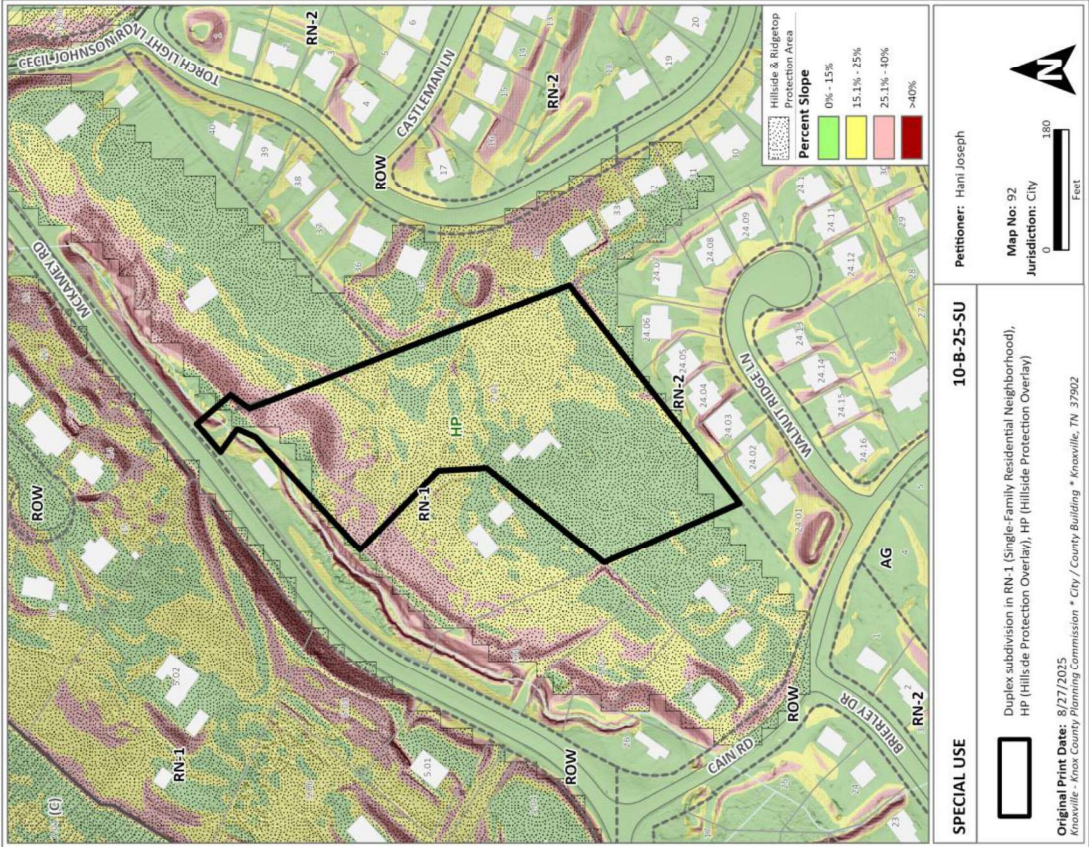
10-B-25-SU

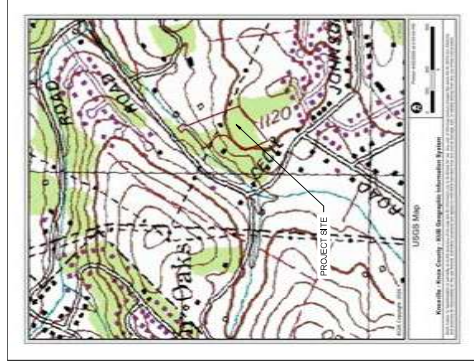


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	169,880.2	3.9			
Non-Hillside	9,005.8	0.2	N/A		
0-15% Slope	77,332.6	1.8	100%	77,332.6	1.8
15-25% Slope	66,541.3	1.5	50%	33,270.6	0.8
25-40% Slope	12,487.0	0.3	20%	2,497.4	0.1
Greater than 40% Slope	4,513.5	0.1	10%	451.4	0.0
Budgetops					
Hillside Protection (HP) Area	160,874.4	3.7	Recommended disturbance budget within HP Area	113,552.0	2.6
			Percent of HP Area	70.6%	






Know what's below
Call before you dig



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 THE CONTRACTOR IS A MEMBER OF AN ASSOCIATION THAT PROVIDES A SERVICE OF DIGGING OR EXCAVATING, REGARDS TO ANY UTILITY DAMAGED RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARTINSVILLE, IN 47502



SPRINKLE
ENGINEERING



GENERAL NOTES				NO.	REVISION/ISSUE	DATE

PROJECT NAME AND ADDRESS
**PROPOSED
RESIDENTIAL
SUBDIVISION**
41136 MCKAMEY ROAD
KNOXVILLE, TN 37921

FOR
HOME SWEET HOMES, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

COVER SHEET

SCALE AS NOTED

DRAWN BY	MSS
DESIGNED	MSS
REVIEWED	MSS
DATE	9/16/25



NORTH ARROW

SHEET
0000

PLANNING FILE # 10-B-25-SU

SPRINKLE ENGINEERING, LLC
PO BOX 4073
MARYVILLE, TN 37802



GENERAL NOTES

NO. REVISION/DATE DATE

PROPOSED
RESIDENTIAL
SUBDIVISION
4136 MCKAMEY ROAD
KNOXVILLE, TN 37921

FOR
HOME SWEET HOMES, TN

CERTIFICATION

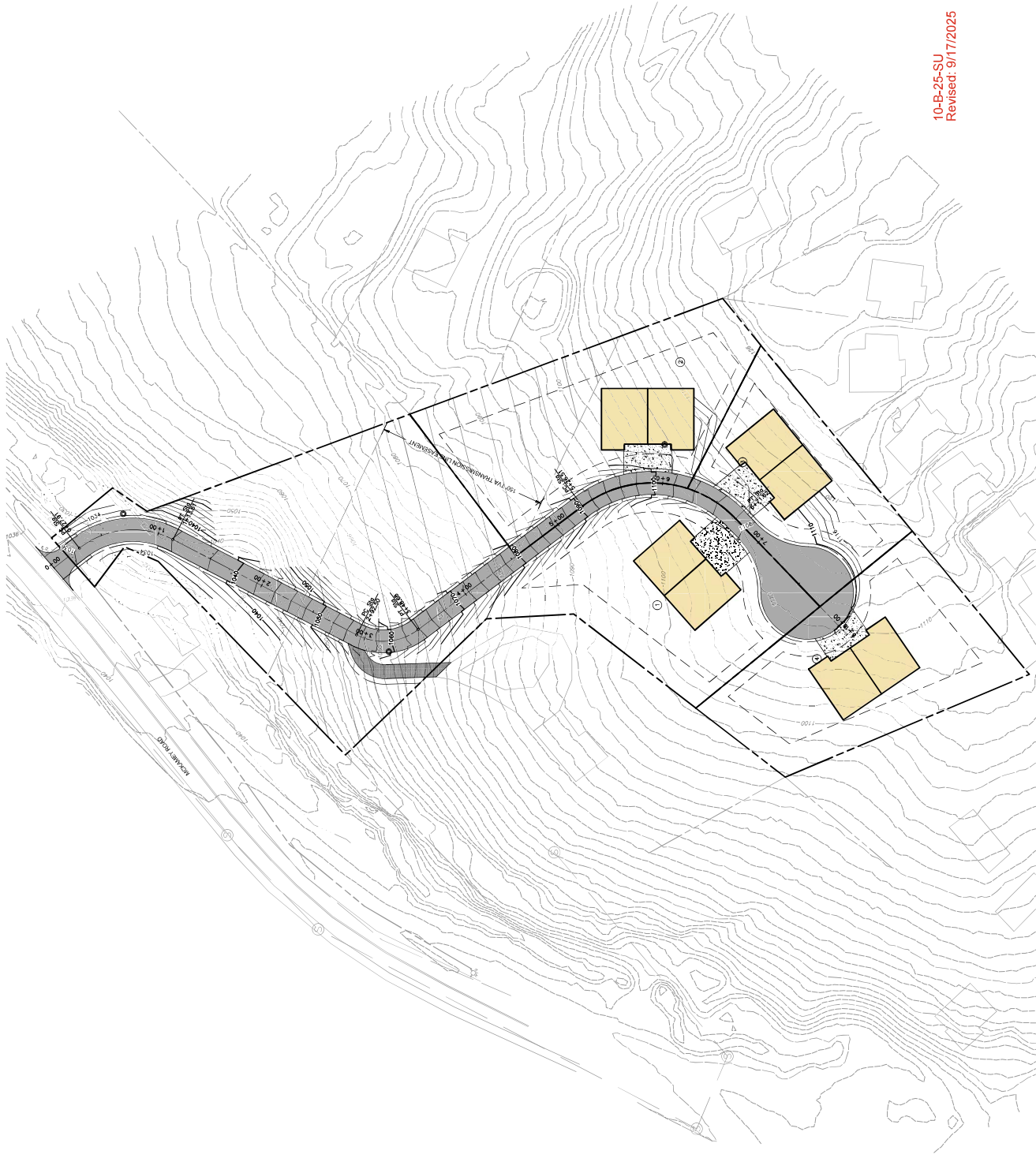
PRELIMINARY
NOT FOR
CONSTRUCTION

SITE
GRADING
PLAN

SCALE
1"=40'

DESIGNED BY	MBB
DESIGNED BY	MBB
DESIGNED BY	MBB
DATE	9/16/25

C300



10-B-25-SU
Revised: 9/17/2025

PLANNING FILE #10-B-25-SU



GENERAL NOTES			NO.	REVISION/ISSUE	DATE

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

FOR
HOME SWEET HOMES, TN

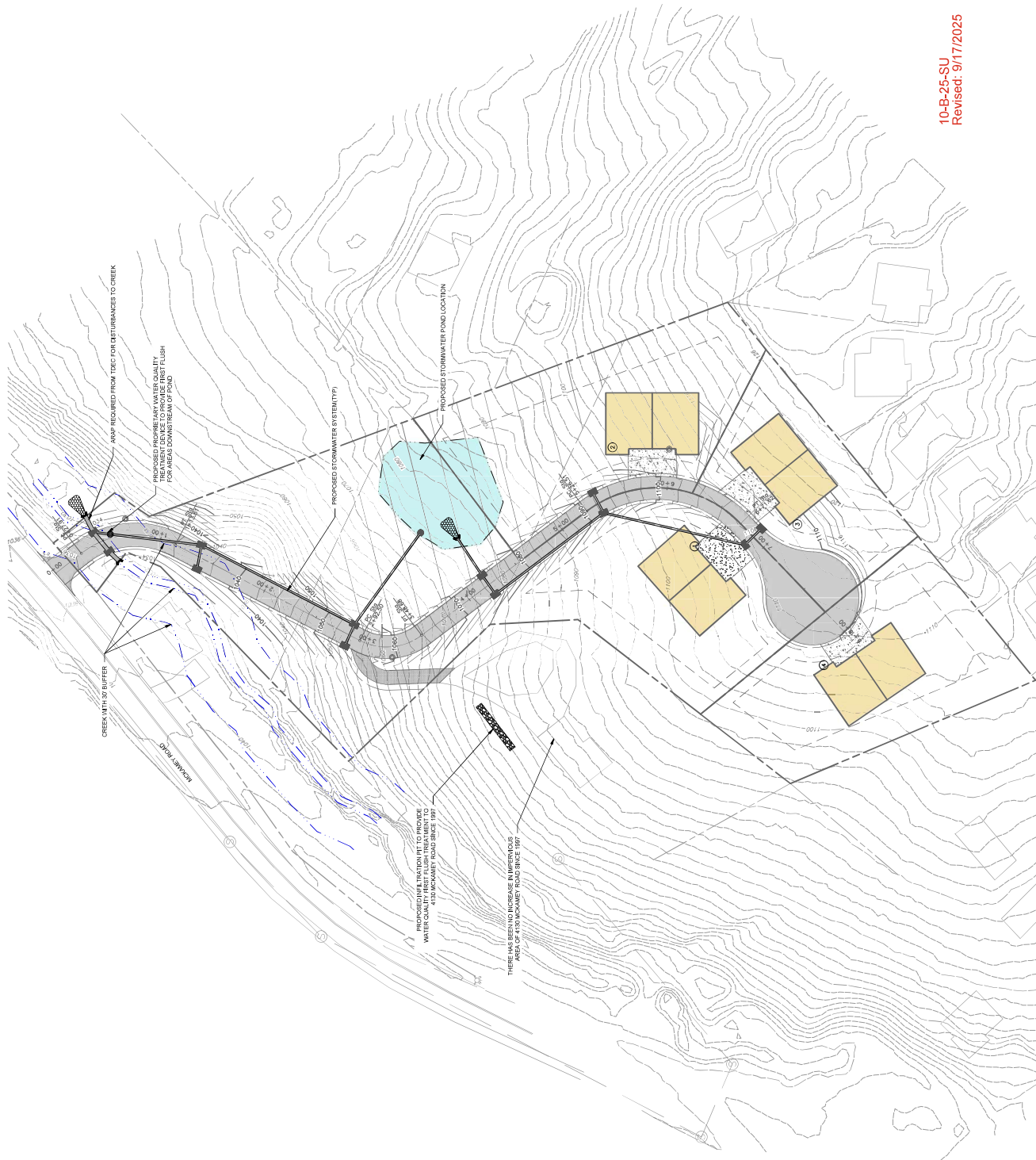
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SITE DRAINAGE PLAN

SCALE
1"=40'

DRAWN BY	MSS	 NORTH ARROW
DESIGNED	MSS	
REVIEWED	MSS	
DATE	9/16/25	

C400



10-B-25-SU
Revised: 9/17/2025

SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802



SPRINKLE
—ENGINEERING—

GENERAL NOTES					NO.	REVISION/ISSUE	DATE

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

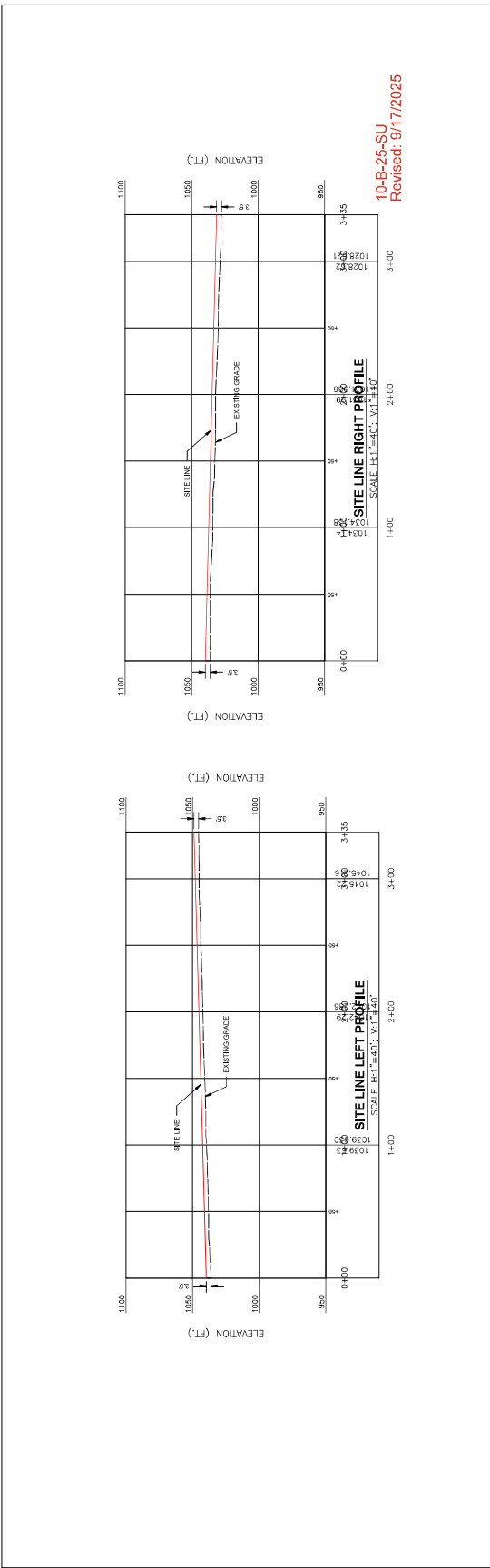
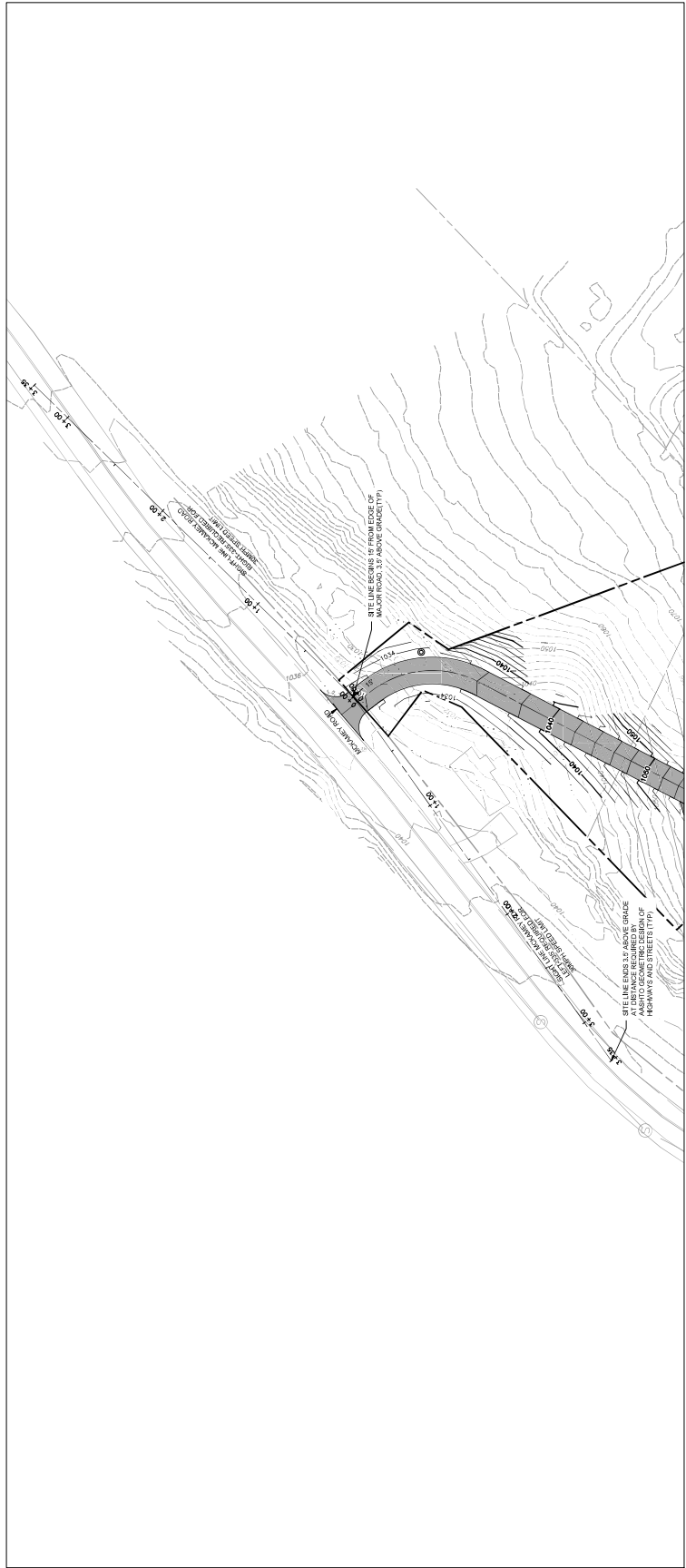
FOR
HOME SWEET HOMES, TN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**SITE LINE
PROFILES**

	
DRAWN BY	MSS
DESIGNED	MSS
REVIEWED	MSS
DATE	9/16/25

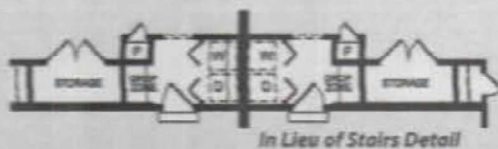
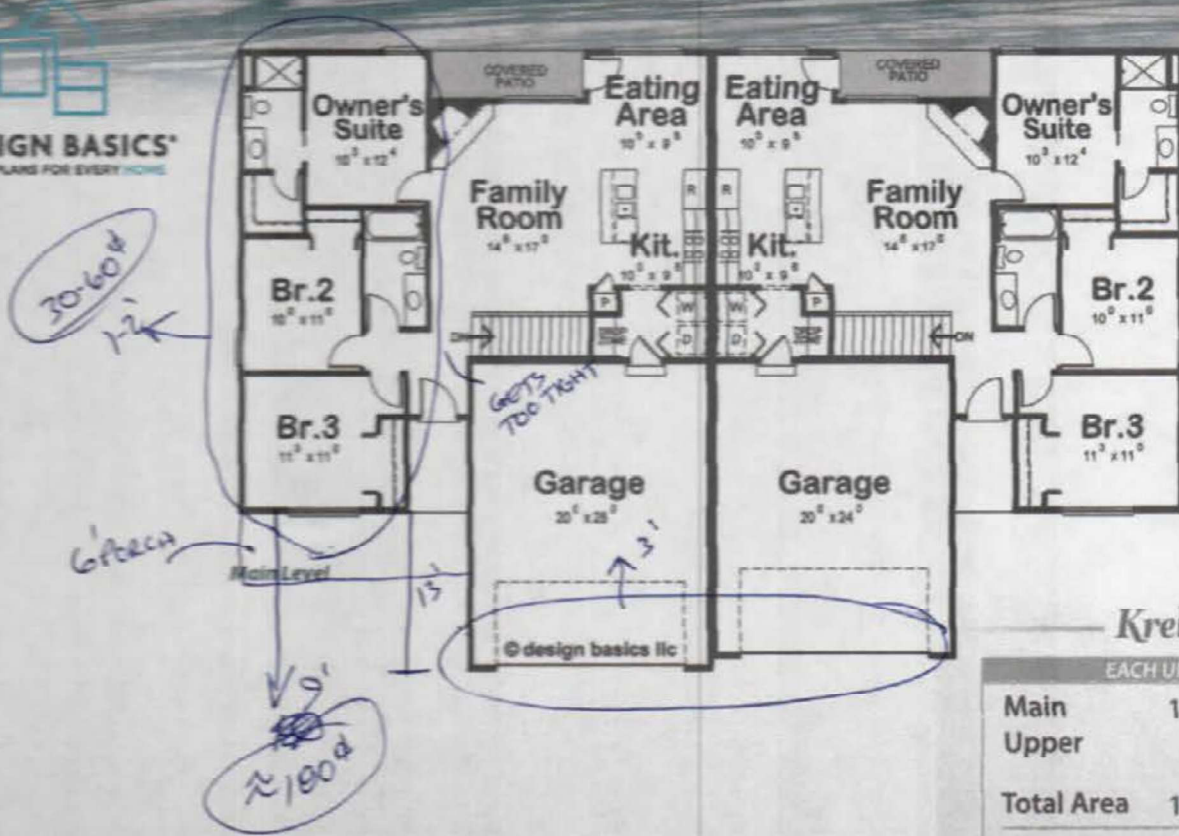
SHEET
C700



Krebs Creek #42399



DESIGN BASICS®
HOUSE PLANS FOR EVERY HOME



Krebs Creek

EACH UNIT

Main	1176 Sq. Ft.
Upper	n/a
Total Area	1176 Sq. Ft.
Garage	522 Sq. Ft.
Unit Width	40'-0"
Total Width	80'-0"
Depth	51'-0"
Ridge Height	21'-8"

Copyright © Design Basics, LLC
All rights reserved.

Design Basics, LLC

www.designbasics.com | 800.947.7526 | customerservice@designbasics.com

10-B-25-SU
Revised: 9/17/2025

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

Hani Joseph

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 ~~Other Development~~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