

SPECIAL USE

10-B-25-SU

Petitioner: Hani Joseph



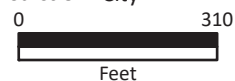
Duplex subdivision in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)

Original Print Date: 8/28/2025

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

Map No: 92

Jurisdiction: City



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
8/25/25	10/02/25	File Number(s)
Date Filed	Meeting Date (if applicable)	10-B-25-SU

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

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Duplexes	
Proposed Use	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> 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: C=US, E=ms@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
Property Owner Signature

Hani Joseph
Please Print

8-22-2025
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

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