

SUBDIVISION REPORT - CONCEPT

► **FILE #:** 7-SB-25-C **AGENDA ITEM #:** 33
POSTPONEMENT(S): 7/10/2025, 8/14/2025 **AGENDA DATE:** 9/11/2025
► **SUBDIVISION:** 0 LOCUST HILL LANE
► **APPLICANT/DEVELOPER:** OMAR YOUSIF
OWNER(S): Omar Yousif

TAX IDENTIFICATION: 123 F A 003 [View map on KGIS](#)
JURISDICTION: City Council District 1
STREET ADDRESS: 0 LOCUST HILL LN
► **LOCATION:** Southwest side of Locust Hill Ln, northeast side of Chapman Hwy, northwest of E Red Bud Rd
SECTOR PLAN: South City
GROWTH POLICY PLAN: N/A (Within City Limits)
FIRE DISTRICT: Knoxville Fire Department
WATERSHED: Goose Creek, Baker Creek
► **APPROXIMATE ACREAGE:** 5.43 acres

► **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
► **PROPOSED USE:** Detached residential subdivision
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, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **NUMBER OF LOTS:** 7
SURVEYOR/ENGINEER: Zaheer Ahmed OneSource Construction and Engineering
ACCESSIBILITY: Access is proposed via Locust Hill Lane, an unstriped local street with a pavement width that varies from 16 ft to 25 ft within a right-of-way width that varies from 40 ft to 72 ft.
► **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

► Postpone this request to the October 2, 2025, Planning Commission meeting to allow more time for revisions.

COMMENTS:

The proposal is for 7 single-family house lots on 5.43 acres within the RN-1 (Single-Family Residential Neighborhood) zoning district, and 5.07 acres of the site are within the HP (Hillside Protection Overlay) zoning district. Within the HP overlay, the maximum land disturbance area permitted is 1.97 acres.

ESTIMATED TRAFFIC IMPACT: 87 (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: 2 (public school children, grades K-12)

Schools affected by this proposal: Mooreland Heights Elementary, South Doyle Middle, and South Doyle 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.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

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

Date of Request

Scheduled Meeting Date

File Number(s)

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ 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

Please Print

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

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Date of Request

Scheduled Meeting Date

File Number(s)

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Applicant Signature

Please Print

Phone Number

Email

STAFF ONLY


Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

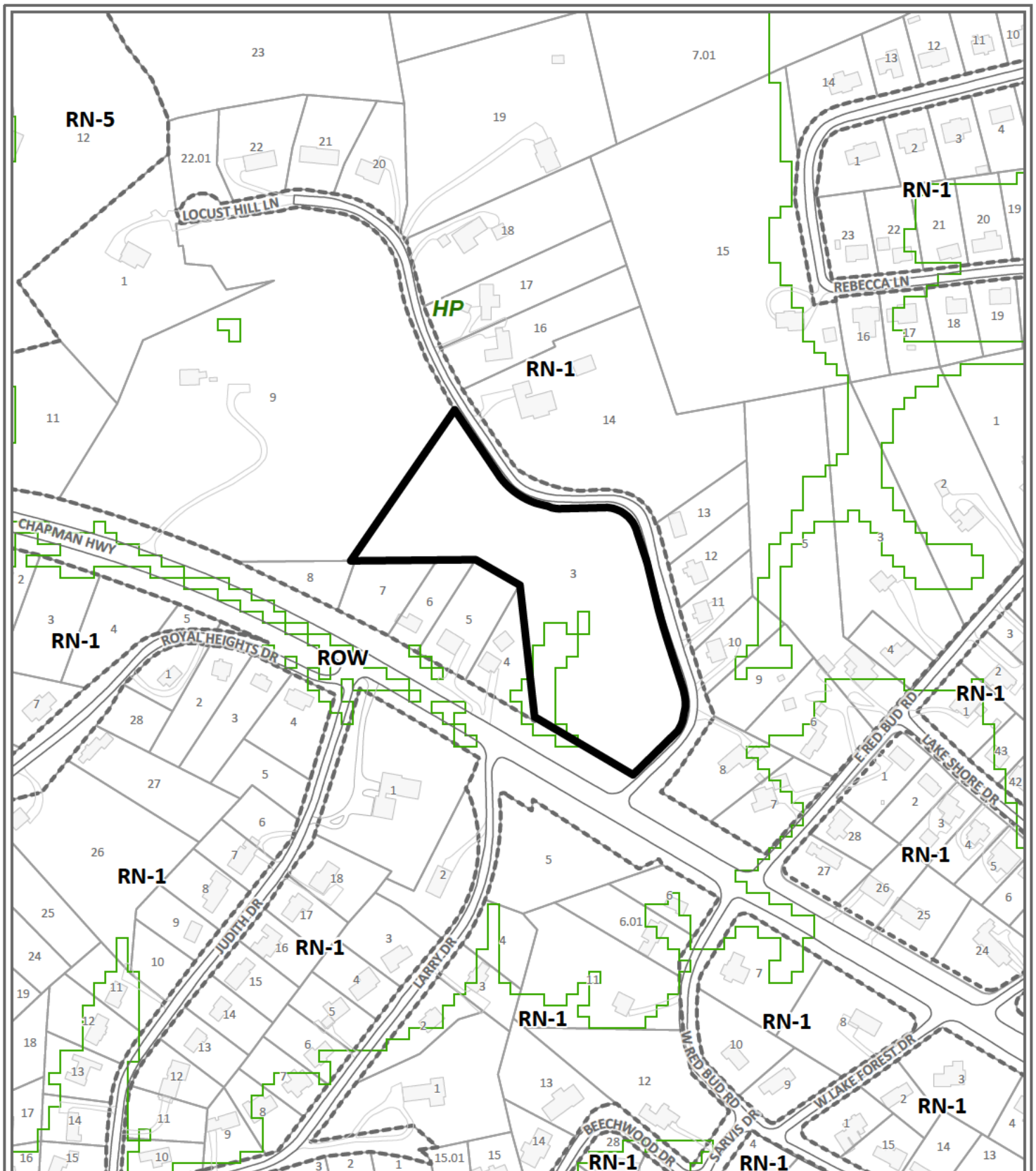
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



CONCEPT PLAN

7-SB-25-C



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

Original Print Date: 6/3/2025

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

Petitioner: Omar Yousif

Map No: 123

Jurisdiction: City

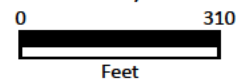
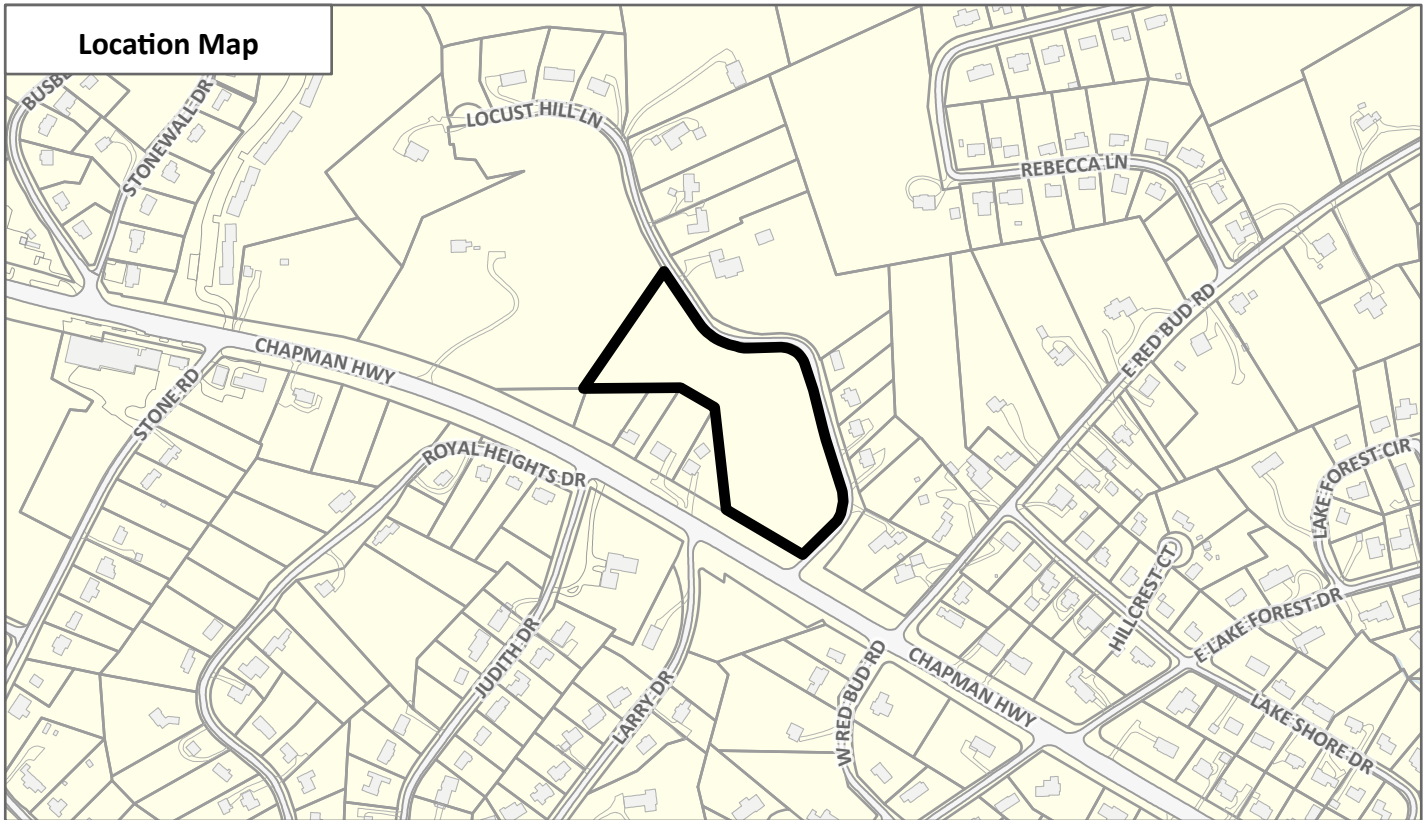
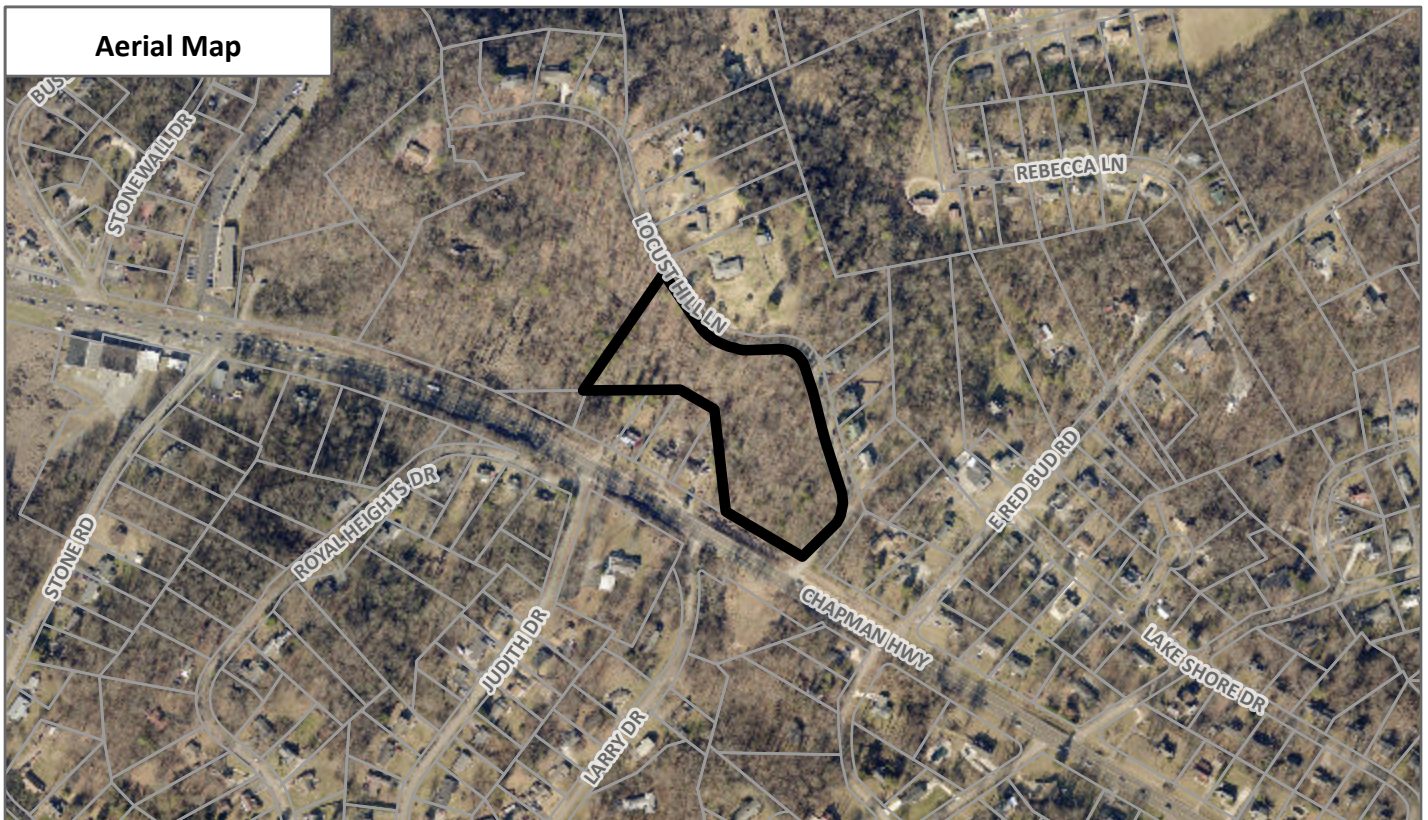


Exhibit A. Contextual Images

Location Map



Aerial Map

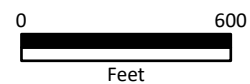


CONTEXTUAL MAPS 1

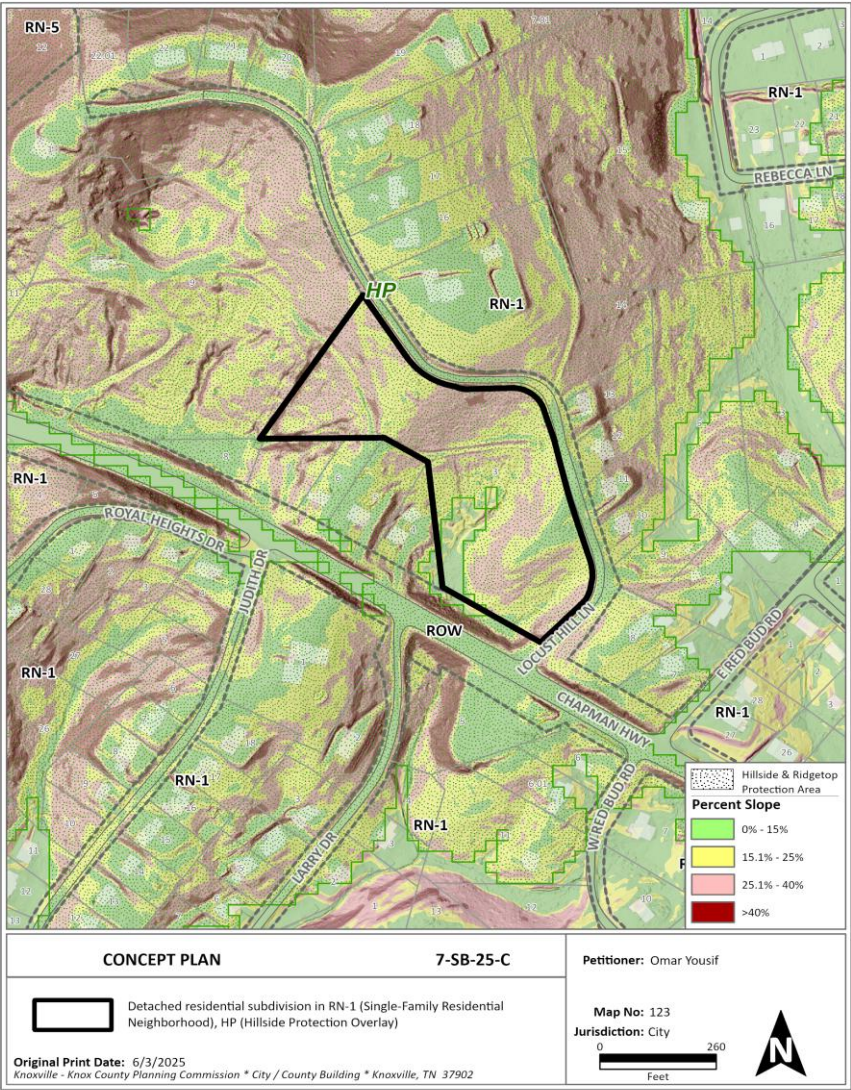
7-SB-25-C



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	236,615.8	5.43			
Non-Hillside	15,574.6	0.36	N/A		
0-15% Slope	16,972.4561	0.39	100%	16,972.5	0.39
15-25% Slope	96,190.4724	2.21	50%	48,095.2	1.10
25-40% Slope	100,795.6208	2.31	20%	20,159.1	0.46
Greater than 40% Slope	7,082.6376	0.16	10%	708.3	0.02
Ridgetops					
Hillside Protection (HP) Area	221,041.2	5.07	Recommended disturbance budget within HP Area	85,935.1	1.97
			Percent of HP Area	38.9%	

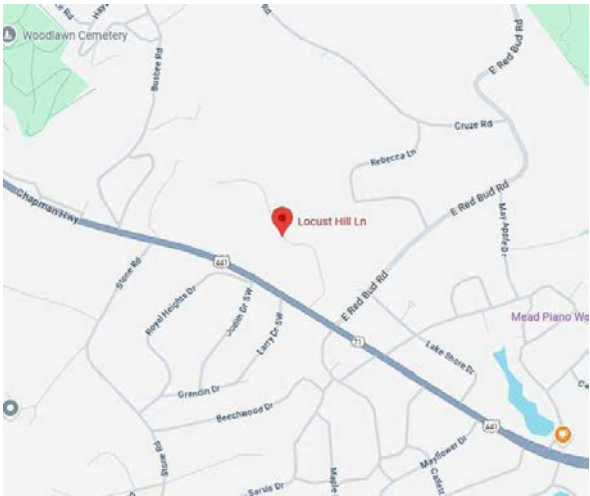


SUBDIVISION PLANS

LOCUST HILL LANE SUBDIVISION

SITE ADDRESS: 0 LOCUST HILL LANE,
KNOXVILLE TENNESSEE 38920
KNOX COUNTY PLANNING FILE:
7-SB-25-C

Revised: 6/24/2025



OWNER/DEVELOPER
OMAR YOUSIF



SITE ENGINEER:
ZAHEER AHMED
ONESOURCE CONSTRUCTION AND
ENGINEERING
(865) 660-4959

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS,
WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND
PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE
WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS

- ELECTRICAL – AS DIRECTED BY KUB
- GAS – AS DIRECTED BY KUB
- WATER – AS DIRECTED BY KUB
- CABLE TV – AS DIRECTED BY KUB
- TELEPHONE – AS DIRECTED BY KUB
- CITY OF KNOXVILLE – ALL APPLICABLE TOWN REGULATIONS
AND ORDINANCES

SHEET INDEX

TITLE	SHEET
COVER SHEET	1
OVERALL PLAN	2
GRADING AND DRAINAGE PLAN	3
UTILITIES PLAN	4
SOIL EROSION AND SEDIMENT CONTROL PLAN	5
DETAILS	6

BUILDING SUMMARY:

BUILDING AREA (9 LOTS) 2375 21,375
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: WOOD
OCCUPANCY TYPE: RESIDENTIAL
ONE-HOUR PROTECTED: NO
BUILDINGS SPRINKLED: NO

ISSUE NO.	DATE	DESCRIPTION

PROPOSED SIGHT TRIANGLE EASEMENT
50' IN BOTH
DIRECTIONS TO 12'
OFF EDGE OF
PAVEMENT
(TYPICAL AT ALL
DRIVEWAYS)

PROPOSED RESIDENCE AND
PROPOSED 12'
CONCRETE
DRIVEWAY
(TYPICAL FOR 7
LOTS)
SEE TYPICAL LOT
DETAIL

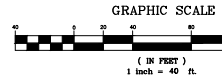
EXCEPT WHERE SPECIFICATIONS
DIRECTED OTHERWISE BY THE PLANS,
WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND
PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE
WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS

ELECTRICAL	AS DIRECTED BY KUB
GAS	AS DIRECTED BY KUB
WATER	AS DIRECTED BY KUB
CABLE TV	AS DIRECTED BY KUB
TELEPHONE	AS DIRECTED BY KUB
CITY OF KNOXVILLE	ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

PROPOSED SITE TRIANGLE
EASEMENT AND SIZE AS
REFERENCED FROM
CENTERLINE OF DRIVEWAY TO
CENTERLINE OF ROAD
(TYPICAL AT ALL LOTS)
THE SIGHT DISTANCE
EASEMENT SHALL MEET
AASHTO REQUIREMENTS
DURING THE DESIGN PLAN
PHASE

LOT 7 SHALL
HAVE ACCESS TO
LOCUST HILL LANE
ONLY

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	32.68'	165.00'	S38°36'50"E	32.62'
C2	75.84'	165.00'	S57°27'20"E	75.18'
C3	56.34'	165.00'	S80°24'23"E	56.07'
C4	80.15'	60.00'	S51°55'07"E	74.32'
C5	65.41'	60.00'	S14°48'53"W	62.22'



7-SB-25-C
Revised: 6/24/2025

CLIENT: OMAR YOUSIF
PROJECT LOCATION:
O LOCUST HILL LANE SUBDIVISION
KNOXVILLE, TN 37920
KNOXVILLE/KNOX COUNTY PLANNING FILE NO.
7-SB-25-C

OVERALL PLAN

O LOCUST HILL LANE



DRWN BY: MJF
DATE: 6/12/25
REVISIONS:

PROPOSED
RESIDENCE AND
PROPOSED 12'
CONCRETE
DRIVEWAY
(TYPICAL FOR 7
LOTS)
SEE TYPICAL LOT
DETAIL

(000.00)
GRADE
DR 1173, PG 3645

(000.00)
JANET KEITH
MAP A, SLIDE 393D

(000.00)
JANET KEITH
MAP A, SLIDE 393D

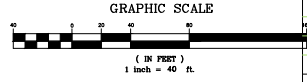
(000.00)
LILLIAN SUE WOODRUFF REVOCABLE LIVING TRUST
MAP A, SLIDE 393D

(000.00)
HONOLU REVOCABLE LIVING TRUST AGREEMENT
MAP A, SLIDE 393D

(000.00)
NICHOLAS BROWNING
MAP A, SLIDE 393D

Curve Table				
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CHAPMAN HIGHWAY/SR 71/US 441
(PUBLIC R/W WIDTH VARIES)



7-SB-25-C
Revised: 6/24/2025

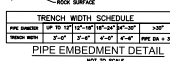
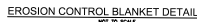
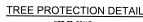
DRWN BY: MJF
DATE: 6/12/25
REVISIONS:

SHEET 3

GRADING AND DRAINAGE PLAN

O LOCUST HILL LANE

CLIENT: OMAR YOUSIF
PROJECT LOCATION:
O LOCUST HILL LAN SUBDIVISION
KNOXVILLE, TN 37920
KNOXVILLE/KNOX COUNTY PLANNING FILE NO.
7-SB-25-C

COUNTY SOIL CONSERVATION DISTRICT
NOTES FOR SOIL PRODUCTION AND CONSERVATION CONTROL

1. THE APPROVED CONTRACT DOCUMENTS PREPARED BY THE OWNER ARE HEREBY ACCEPTED AS THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE OWNER AGREES TO HOLD THE CONTRACTOR HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CONTRACTOR AS A RESULT OF THE CONTRACTOR'S OBLIGATION TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DOCUMENTS.
2. ANY CHANGES TO THE DESIGN AND CONSTRUCTION DOCUMENTS SHALL BE MADE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DOCUMENTS.
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7-SB-25-C
Revised: 6/24/2025

6

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

[Reset Form](#)



Development Request

Subdivision ☒ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

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

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

Omar Yousif

Owner

Applicant Name

Affiliation

05-26-2025

07-10-2025

Date Filed

Meeting Date (if applicable)

File Number(s)

7-SB-25-C

Correspondence

All correspondence will be directed to the approved contact listed below.

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

Omar Yousif

Name

Company

415 South Gay Street Suite 201

Knoxville

TN

37902

Address

City

State

ZIP

865-250-9655

Phone

Email

Current Property Info

415 South Gay Street #201

Omar Yousif

Knoxville, TN 37902

865-250-9655

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Locust Hill Lane Knoxville, TN 37920

123FA003

Property Address

Parcel ID

KVB

KVB

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

N/A

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

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

Subdivision Request

TBD 0 Locust Hill Lane		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	☐ Combine Parcels ☒ Divide Parcel	Proposed Number of Lots (total) 9
☐ 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

	Omar Youcif / Owner	05-26-25
Applicant Signature	Print Name / Affiliation	Date
865-250-9655		
Phone Number	Email	
	Omar Youcif / Owner	05-26-25
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
0102			\$775.00

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). 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.

(06/27/2025)

06-28-2025

Date to be Posted

07-11-2025

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



Applicant Signature

Omar Yousif

Applicant Name

06-26-25

Date