

# SUBDIVISION REPORT - CONCEPT

► **FILE #:** 7-SB-25-C **AGENDA ITEM #:** 18  
 POSTPONEMENT(S): 7/10/2025 **AGENDA DATE:** 8/14/2025  
 ► **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 September 11, 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:

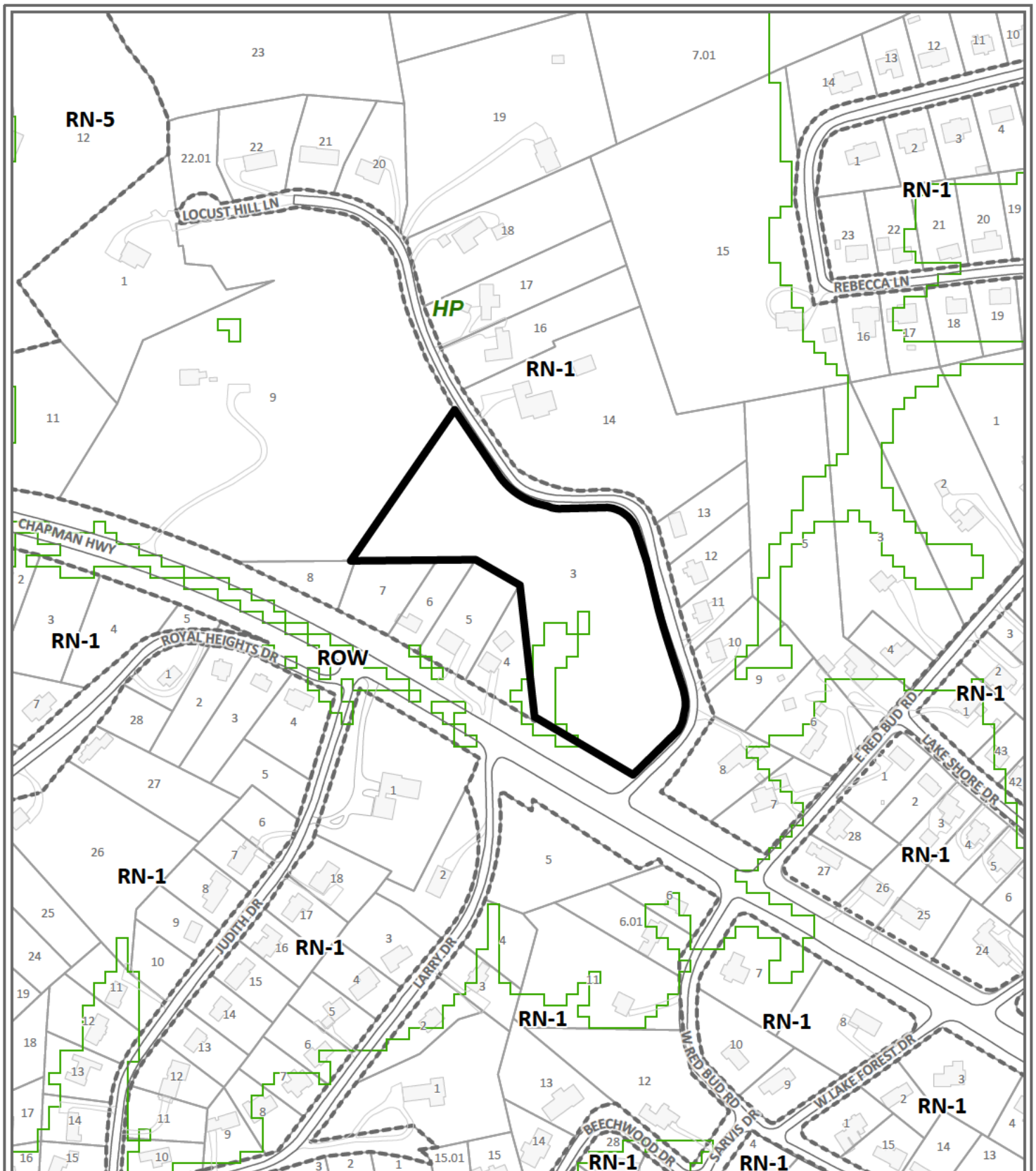
Date:

Payee Name

Payee Phone

Payee Address

October 2022



# CONCEPT PLAN

7-SB-25-C



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

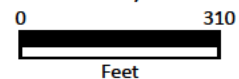
Original Print Date: 6/3/2025

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

Petitioner: Omar Yousif

Map No: 123

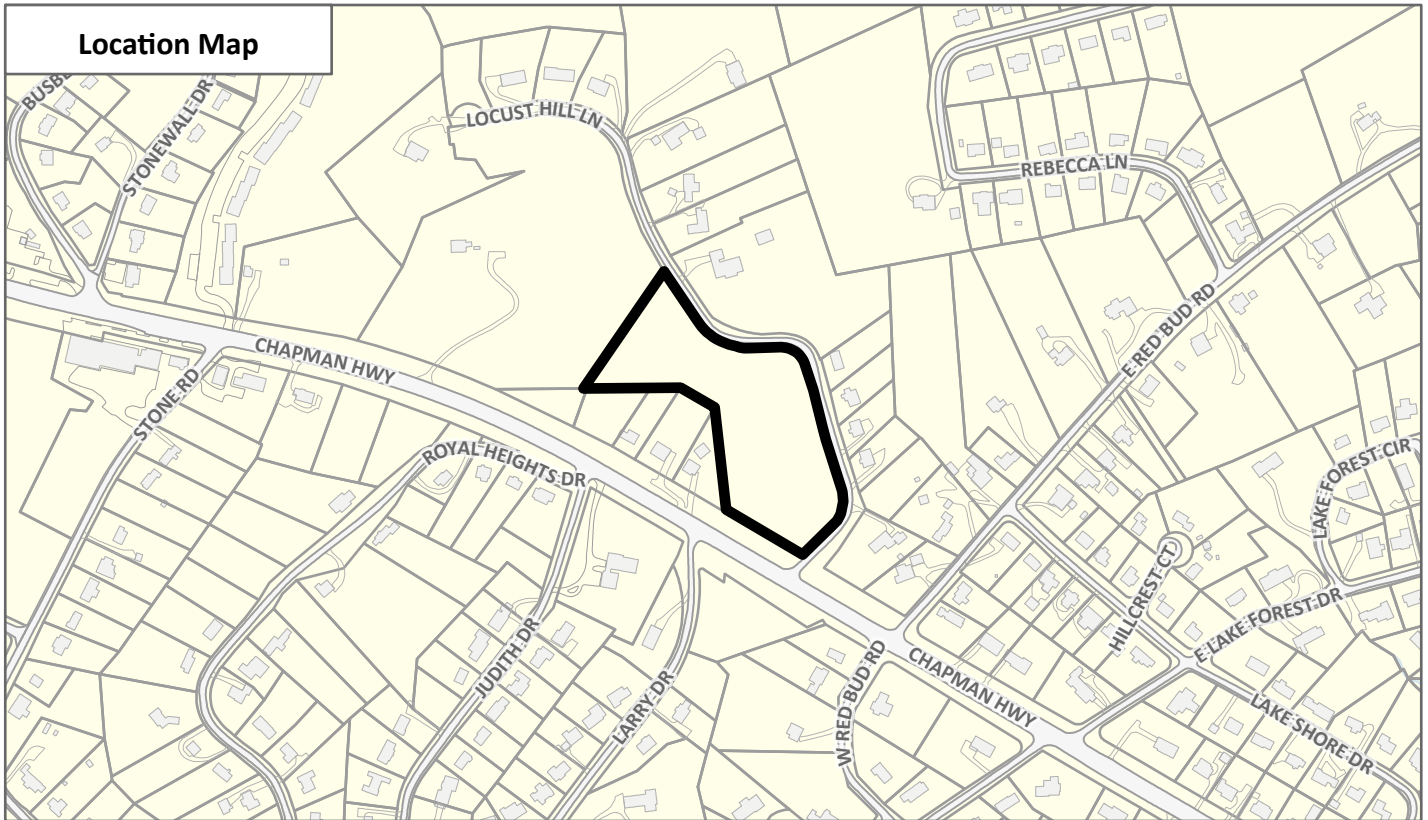
Jurisdiction: City



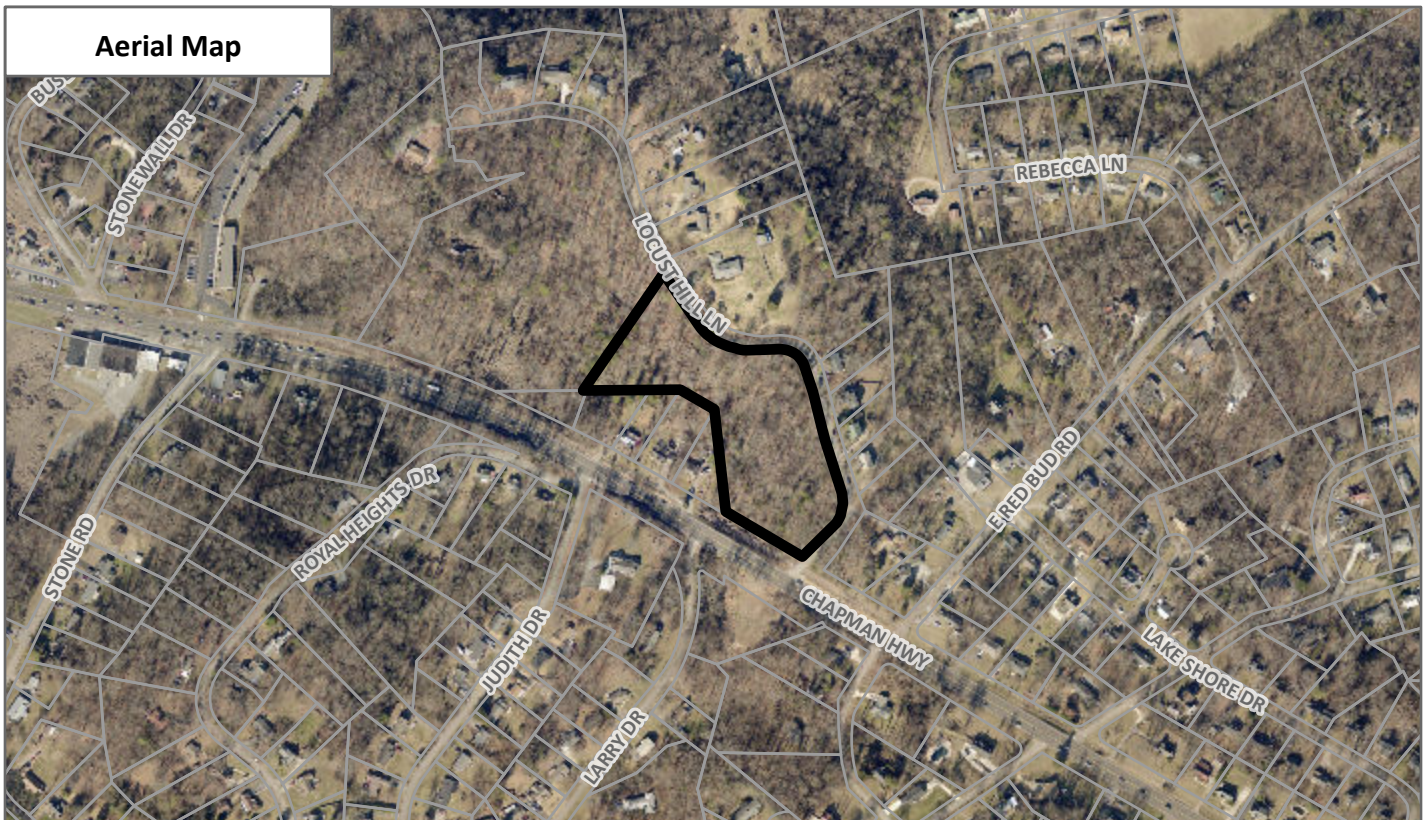


## Exhibit A. Contextual Images

Location Map



Aerial Map

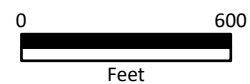


CONTEXTUAL MAPS 1

7-SB-25-C

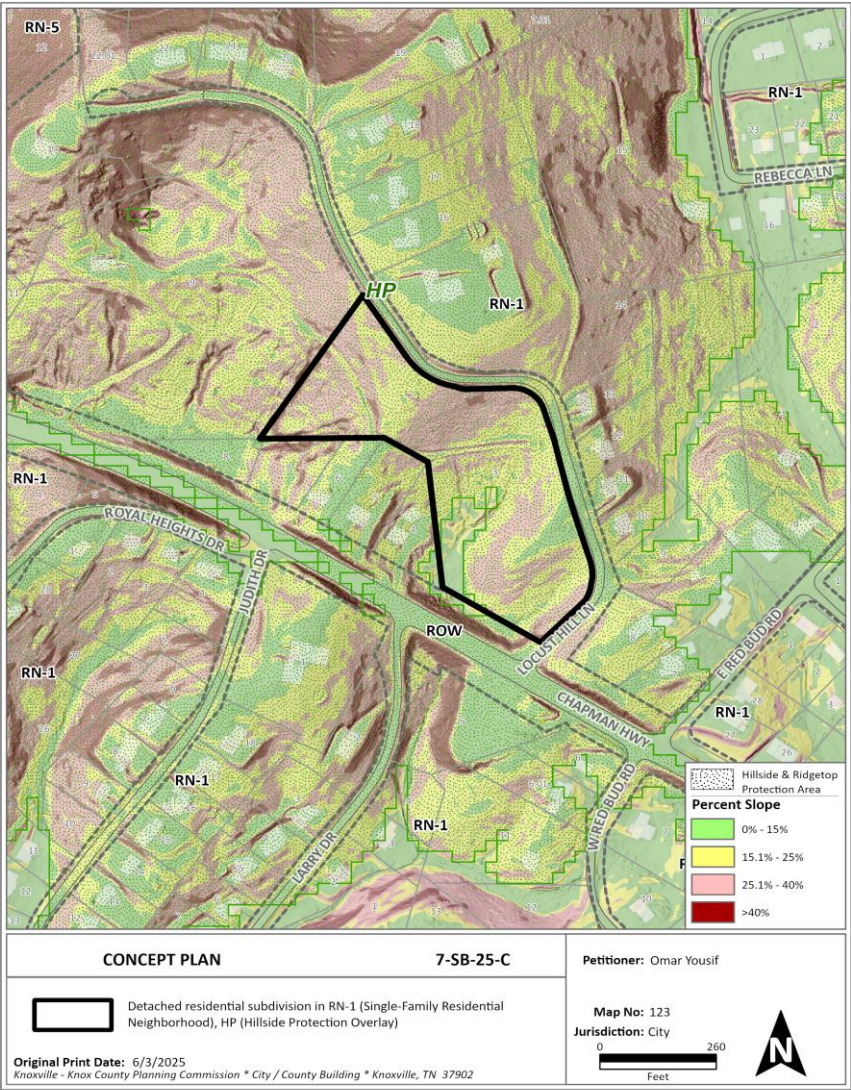


Case boundary





| CATEGORY                      | SQFT         | ACRES | RECOMMENDED<br>DISTURBANCE<br>BUDGET<br>(Percent)   | DISTURBANCE AREA<br>(Sqft) | DISTURBANCE<br>AREA<br>(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<br>disturbance budget<br>within HP Area | 85,935.1                   | 1.97                           |
|                               |              |       | Percent of HP Area                                  | 38.9%                      |                                |

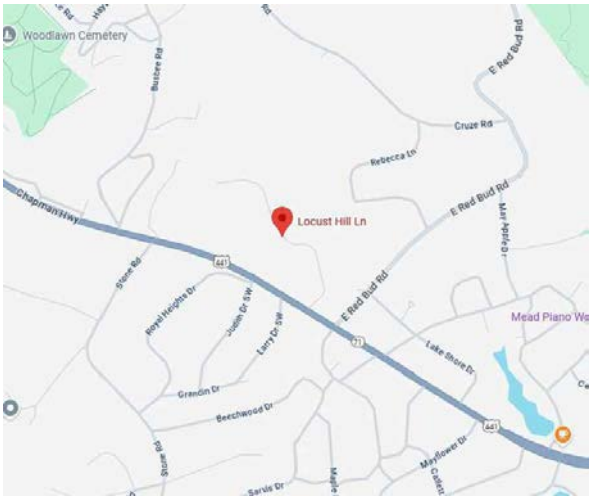


SUBDIVISION PLANS

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  
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

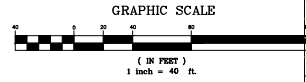
- ELECTRICAL - AS DIRECTED BY KUB
- GAS - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY KUB
- TELEPHONE - AS DIRECTED BY KUB
- CITY OF KNOXVILLE - ALL APPLICABLE TOWN REGULATIONS  
AND ORDINANCES

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'         |

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



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

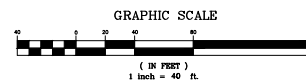
(000.00)  
LILIAN SUE WHEELER REVOCABLE LIVING TRUST  
MAP A, SLIDE 393D

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

(000.00)  
NICHOLAS BROWNING  
MAP A, SLIDE 393D

| Curve # | Length | Radius  | Chord Bearing | Chord Distance |
|---------|--------|---------|---------------|----------------|
| C1      | 32.68' | 165.00' | S38°36'50"E   | 32.62'         |
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CHAPMAN HIGHWAY/SR 71/US 441  
(PUBLIC R/W WIDTH VARIES)



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

# GRADING AND DRAINAGE PLAN

O LOCUST HILL LANE

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

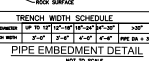
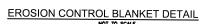
DRWN BY: MJF  
DATE: 6/12/25  
REVISIONS:

SHEET

3





COUNTY SOIL CONSERVATION DISTRICT  
NOTES FOR SOIL EROSION AND SEDIMENT CONTROL

- [illegible]



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

6





# 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

|                                                                                                                                                                |                                                                                            |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <del>TBD</del> 0 Locust Hill Lane                                                                                                                              |                                                                                            | RELATED REZONING FILE NUMBER    |
| Proposed Subdivision Name                                                                                                                                      |                                                                                            |                                 |
| Unit / Phase Number                                                                                                                                            | <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel | 9                               |
|                                                                                                                                                                |                                                                                            | Proposed Number of Lots (total) |
| <input type="checkbox"/> Other (specify) _____                                                                                                                 |                                                                                            |                                 |
| Specify if requesting: <input type="checkbox"/> Variance <input 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

N/A

|                                                                                                                         |                                                 |                          |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------|
|                                                                                                                         |                                                 | 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

|                                                                                     |                          |           |
|-------------------------------------------------------------------------------------|--------------------------|-----------|
|  | Omar Youcif / Owner      | 05-26-25  |
| Applicant Signature                                                                 | Print Name / Affiliation | Date      |
| 865-250-9655                                                                        | [REDACTED]               |           |
| 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 Youcis**

Applicant Name

06-26-25

Date