



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: December 10, 2024

DEPARTMENT: Knoxville-Knox County Planning Commission (formerly known as Metropolitan Planning Commission)

DIRECTOR: Amy Brooks

AGENDA SUMMARY An Ordinance to change the base zoning classification for property located at 6521 Vance Road from RN-1 (Single-Family Residential Neighborhood) District to RN-2 (Single-Family Residential Neighborhood) District, leaving all special purpose and overlay districts unchanged, Mohamed Abbas/Oost Properties, LLC, Applicant, on appeal from a denial by Knoxville-Knox County Planning Commission. (Planning Commission File No. 11-L-24-RZ) (Planning Commission Denied 13-0) (Council District 3)

COUNCIL DISTRICT(S) AFFECTED: Council District 3.

BACKGROUND: The appellant states the reason for the appeal is as follows: "Rezoning request is to develop property in the same manner as adjacent property for Affordable Housing in KCDC Section 8 Program. The four (4) Single Family Homes will be built separately on the subject property." The property has the special purpose/overlay district of HP (Hillside Protection). No changes to any special purpose/overlay districts are included in the application, Planning staff recommendation, or the Planning Commission recommendation.

OPTIONS: Approve or Deny the Appeal

RECOMMENDATION: The Knoxville-Knox County Planning Commission recommended denial of changing the base zone to RN-2 (Single-Family Residential Neighborhood) because it is inconsistent with the surrounding development, by a vote of 13-0.

ESTIMATED PROJECT SCHEDULE: The Planning Commission meeting when this item was considered was on November 14, 2024. Therefore, the one hundred and twenty day deadline for final Council action on this item is [date to be added by the city law department] per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW

Planning Commission Meeting	11/14/2024	Published ad on 10/9/2024
Knoxville City Council	12/10/2024	Published ad on 11/22/2024

FISCAL INFORMATION: N/A

ATTACHMENTS:



APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type: One Year Plan Amendment Sector Plan Amendment Rezoning Variance
 Street Name Change Right-of-Way Closure
 Certificate of Appropriateness Other: _____

Decision by: Planning Staff Planning Commission Other: _____ Date of Decision: 11/14/2024
Jurisdiction: City _____ Council District County _____ Commission District

Original Applicant Name: Oost Properties Original File Number: 11-L-24-RZ

Name of Owner of Subject Property: Mohamed Abbas

Description of Subject Property (Include city block and parcel number or lot number): Ward Map 44; City Block 44/44640;
Parcel ID 092NB013

Zoning map of all property within 300 feet of the subject property is attached.

DECISION BEING APPEALED

Denial of Rezoning to RN-2

REASON FOR THE APPEAL

Attach additional pages, if necessary. Rezoning request is to develop property in the same manner as an adjacent property for Affordable Housing in KCDC Section 8 Program. The four (4) Single-Family Homes will be built separately on the subject property.

PETITIONER INFORMATION

Name of Petitioner: Mohamed Abbas

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): Owner

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: [Handwritten Signature]

All correspondence should be sent to: Name (Print): Mohamed Abbas

PO Box 32201 Knoxville TN 37930
Street Address City State Zip

Phone: 631-747-9231 Fax: N/A E-mail: skylineknox@gmail.com

For Planning Staff Use Only

Application Accepted by Planning Staff Member: K. Bousquet

Appeal Fee Amount: \$500.00 (Pd. 11/18/2024.SG) Date Appeal Received: 11/15/2024

BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

<input checked="" type="checkbox"/> City Council - 6 p.m. <u>12/10/2024</u> Month • Date • Year	<input type="checkbox"/> County Commission - 7 p.m. _____ Month • Date • Year	<input type="checkbox"/> City BZA - 4 p.m. _____ Month • Date • Year	<input type="checkbox"/> Planning Commission - 1:30 p.m. _____ Month • Date • Year
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REZONING REPORT

▶ **FILE #:** 11-L-24-RZ

AGENDA ITEM #: 16

AGENDA DATE: 11/14/2024

▶ **APPLICANT:** OOST PROPERTIES, LLC (OWNER)

OWNER(S): Mohamed Abbas Oost Properties, LLC

TAX ID NUMBER: 92 N B 013

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6521 VANCE RD

▶ **LOCATION:** North side of Vance Rd, east of Lee Rd

▶ **APPX. SIZE OF TRACT:** 0.76 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Vance Road, an unstriped local street with a pavement width of 17 ft within a 40-42 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek, Third Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land



EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The surrounding area features single family homes on both small (<0.25 ac) and large (1+ ac) lots. There are some single family subdivisions to the north of the subject property.

STAFF RECOMMENDATION:

▶ Deny the RN-2 (Single-Family Residential Neighborhood) district because it is inconsistent with the

surrounding development. The HP (Hillside Protection Overlay) would be retained.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. Residential development within a half-mile radius has mostly been limited to the sporadic construction of single-family dwellings. One 48-unit detached residential subdivision is underway 0.44 miles northwest of the property in unincorporated Knox County. Outside of this development, the surrounding communities were established in the 1980s and have remained largely unchanged.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 (Single-Family Residential Neighborhood) district is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks. Though the RN-2 district is generally compatible with less dense residential areas, development around the subject property consists primarily of lots with lot sizes ranging from 8,000 sq ft to over half an acre.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RN-2 district permits the same uses as the RN-1 (Single-Family Residential Neighborhood) district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. As previously mentioned, the allowable uses between the RN-1 and RN-2 districts are the same, but there are significant differences in dimensional standards between the RN-1 and RN-2 districts. For example, rezoning from RN-1 to RN-2 would reduce the minimum lot size for a single-family home from 10,000 sq ft to 5,000 sq ft. The subject property is 33,105 sq ft in size. Based on the minimum lot area alone, the subject property could yield three single-family homes in the RN-1 district or six single-family homes in the RN-2 district, which could lead to development that is out of character with the surrounding neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated LDR (Low Density Residential) under the City's One Year Plan and Northwest County Sector Plan. The LDR land use type allows consideration of the RN-2 district.

2. The proposed rezoning does not support the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The subject property is located in the middle of a residential block consisting solely of the RN-1 zoning district, with properties ranging in lot sizes from 8,000 sq ft to over half an acre. The lot sizes permitted by the RN-2 district could lead to development that is out of character with the surrounding neighborhood.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. Access to the property is from Vance Road, an unstriped local street with a pavement width of 17 ft that may require improvements. The need for road improvements would be determined during the permitting phase.

2. The subject property is served by the Knoxville Utilities Board (KUB) for water and sewer services.

3. The property does not have nearby access to sidewalks, public transit, parks, or commercial amenities to support a rezoning of this site.

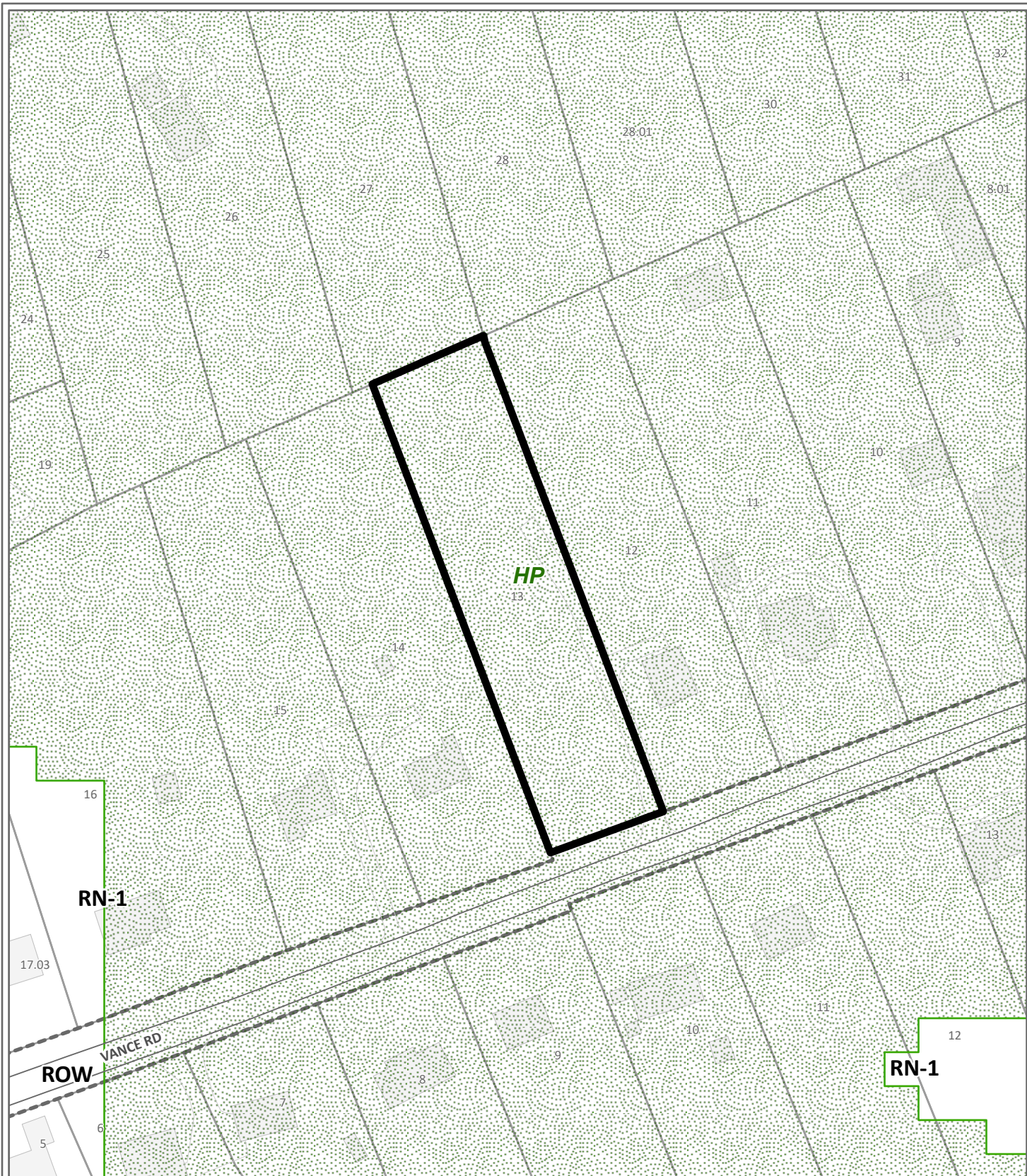
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns 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.

If approved, this item will be forwarded to Knoxville City Council for action on 12/10/2024 and 1/7/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

11-L-24-RZ

Petitioner: Oost Properties, LLC



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

To: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 92
Jurisdiction: City

Original Print Date: 10/9/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

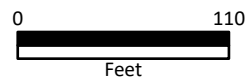
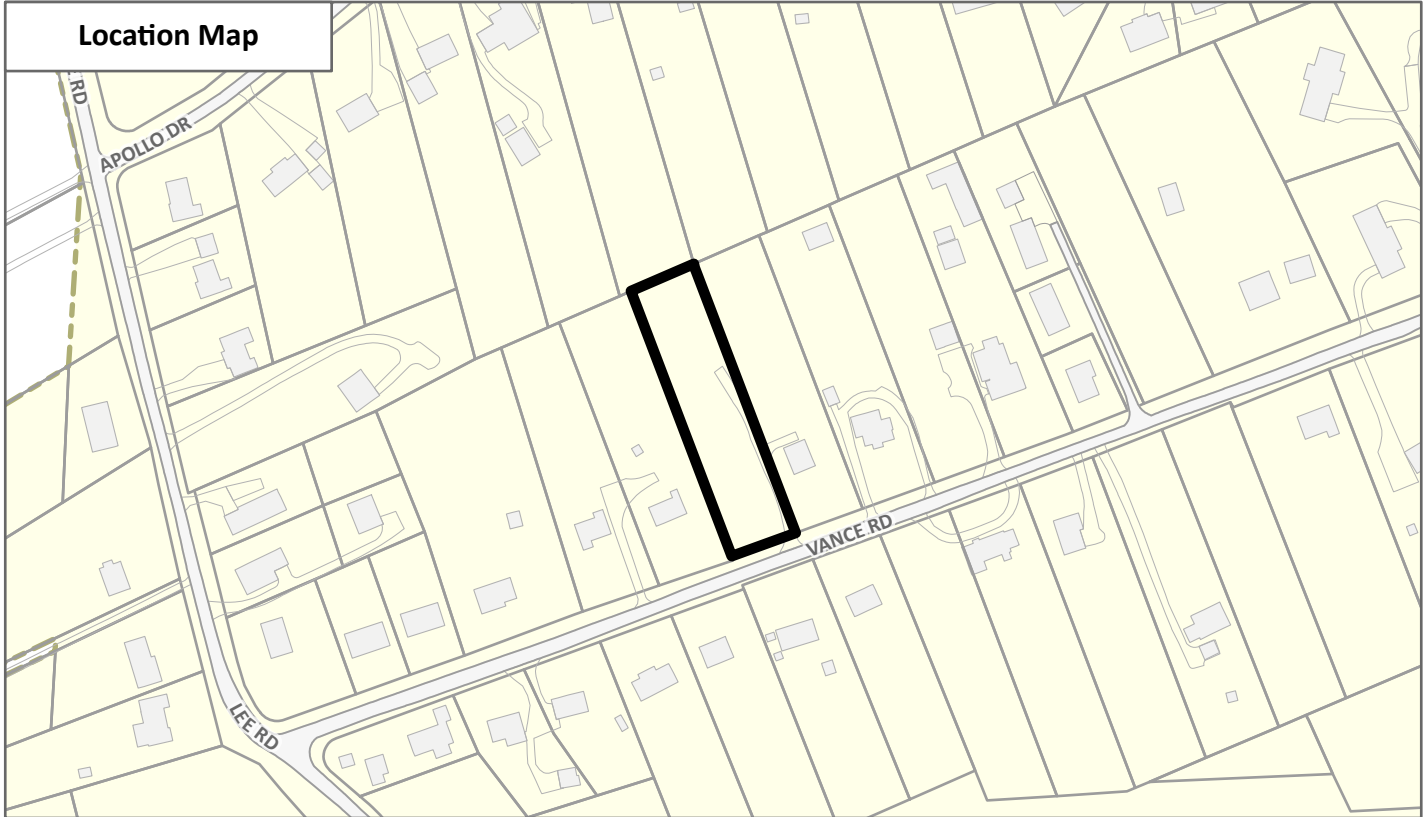


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

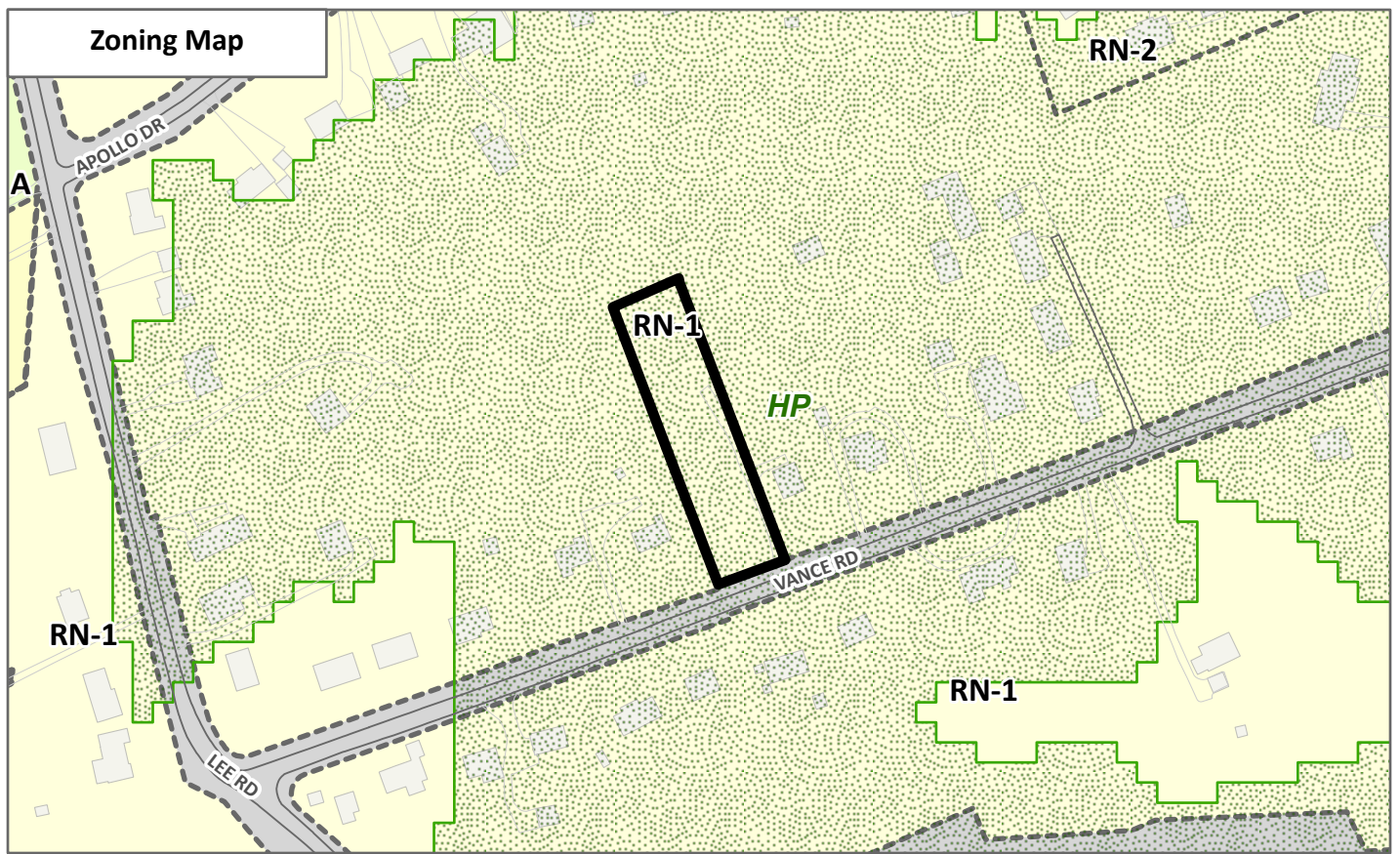
11-L-24-RZ



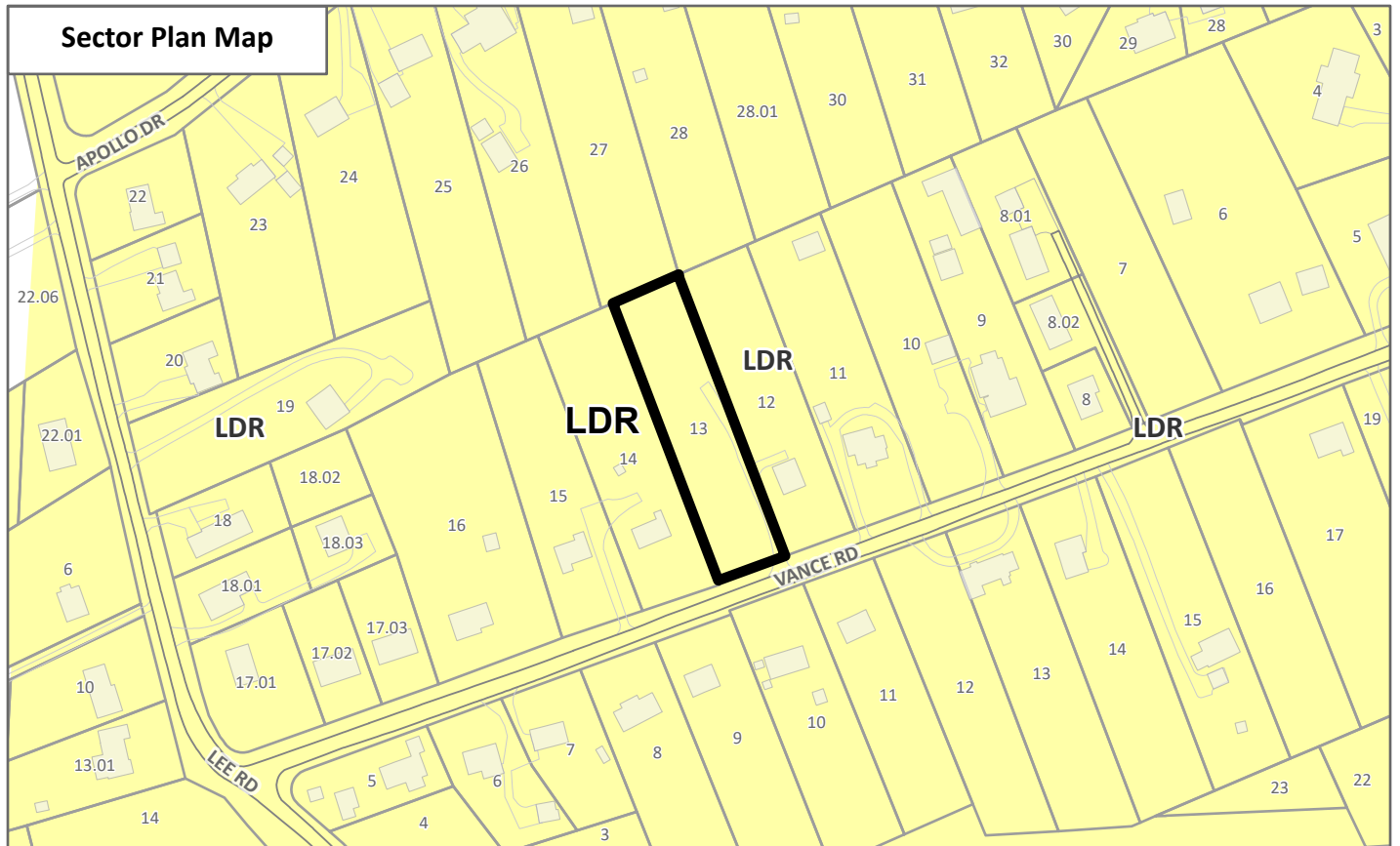
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

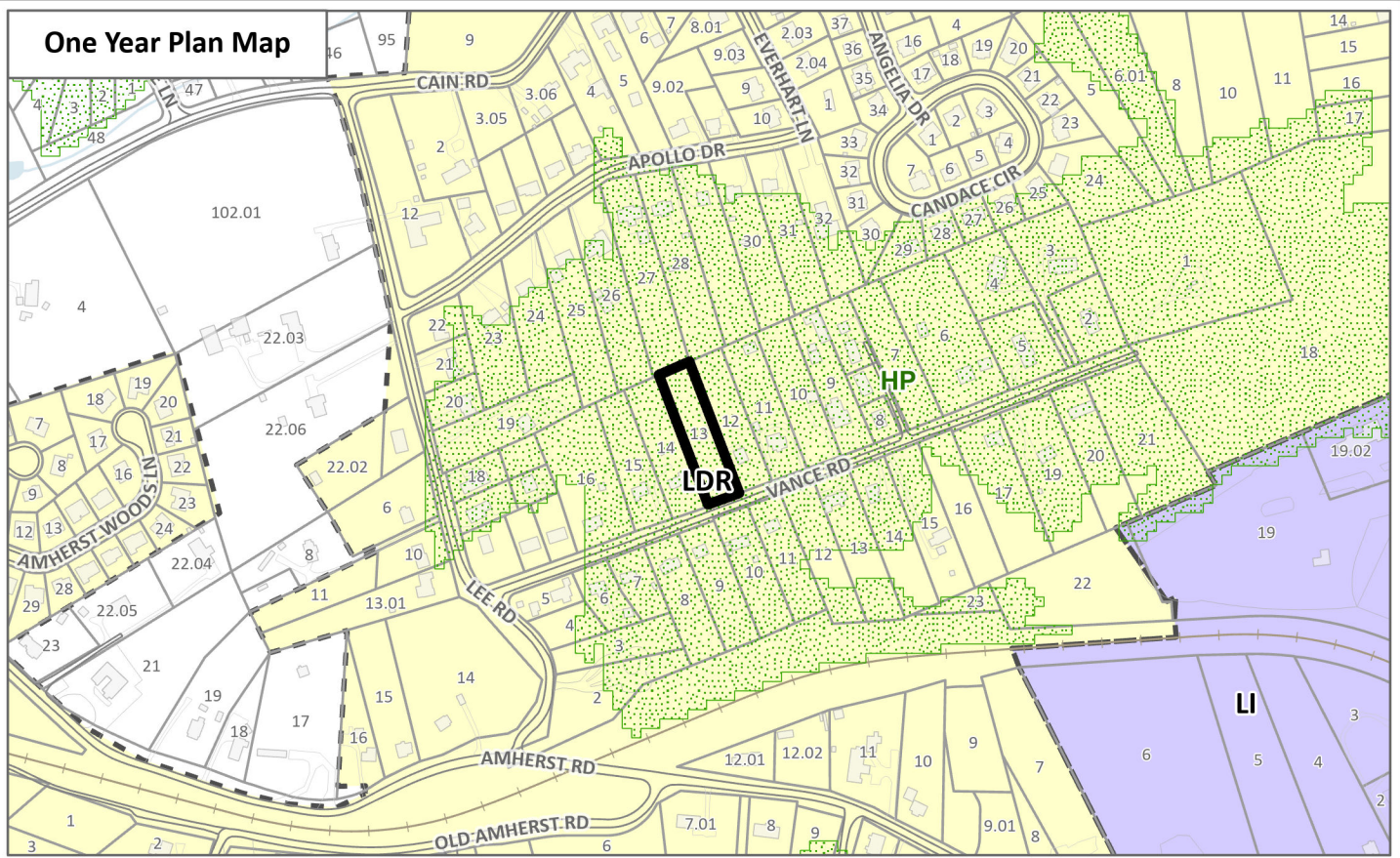
11-L-24-RZ



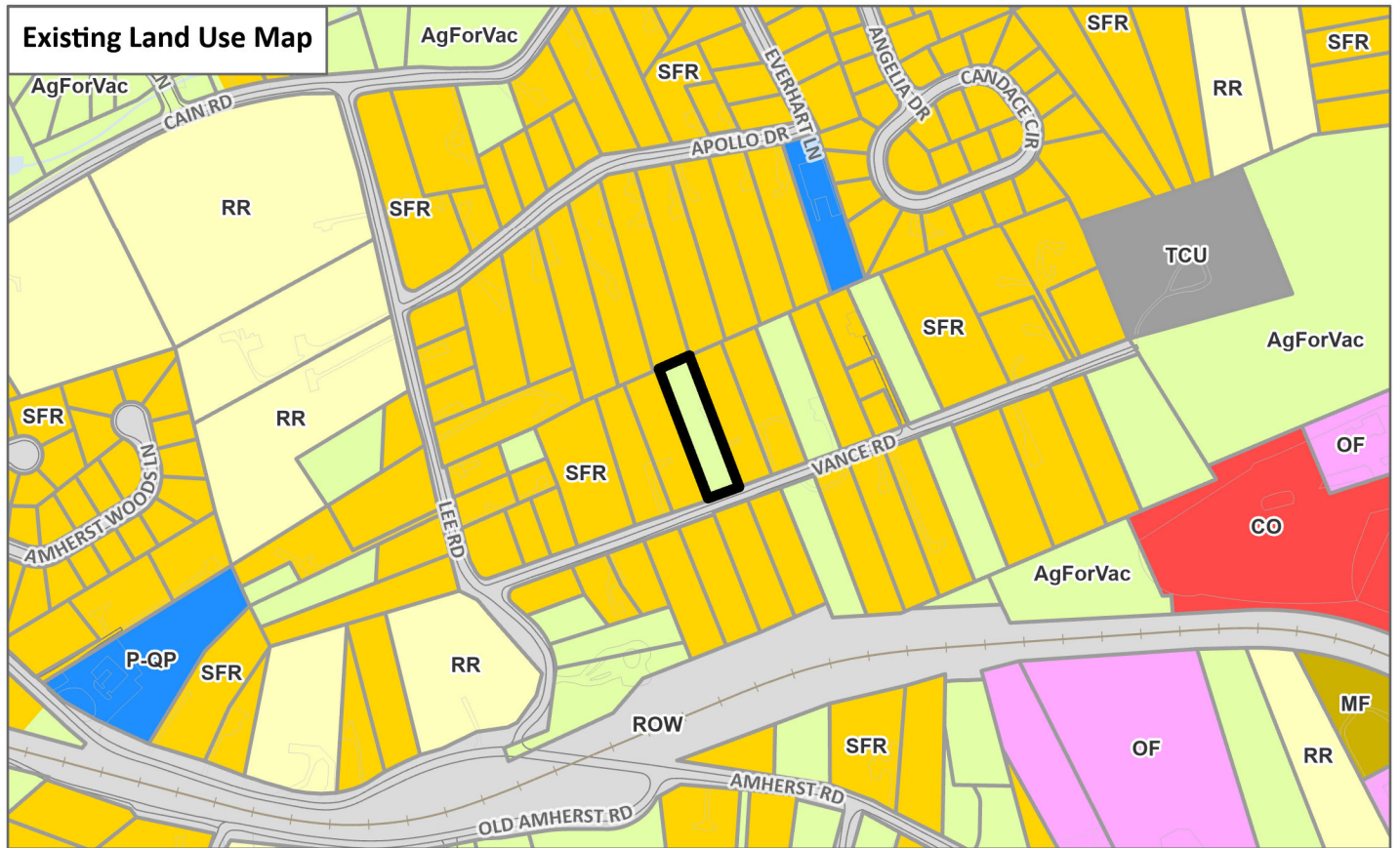
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

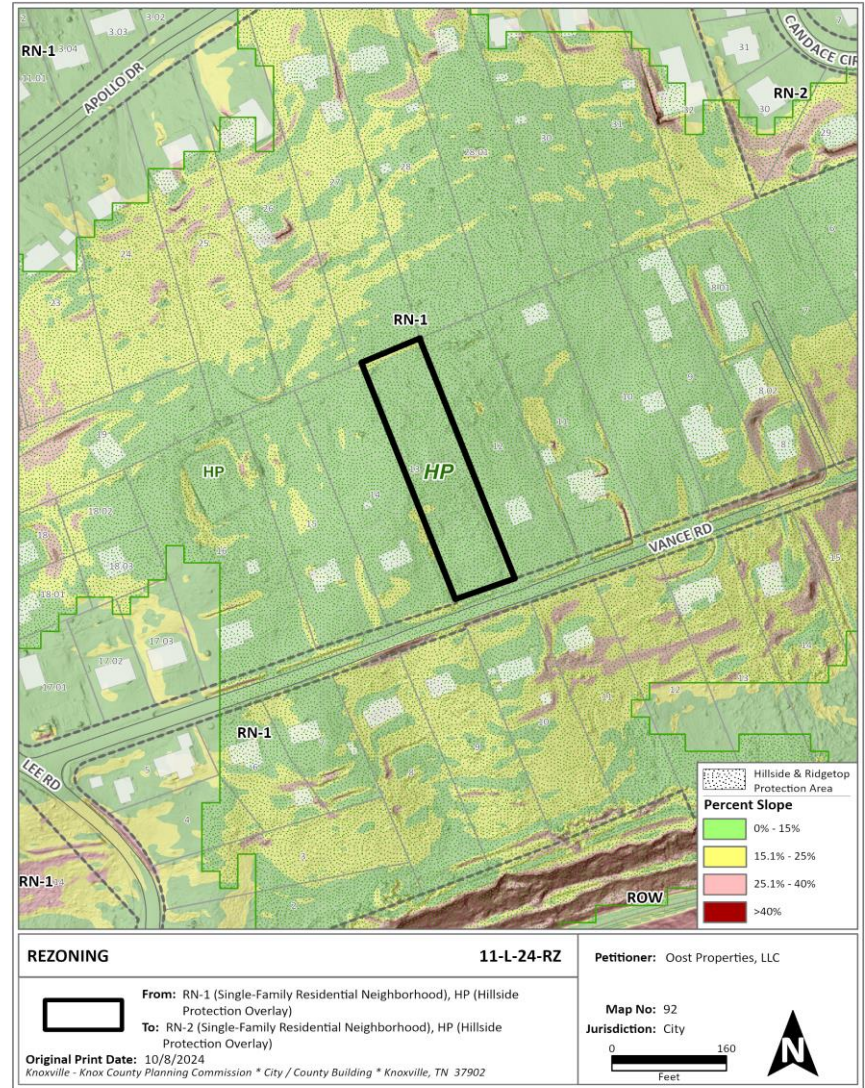
11-L-24-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	32,927.8	0.8			
Non-Hillside	0.0	0.0	N/A		
0-15% Slope	31,835.5	0.7	100%	31,835.5	0.7
15-25% Slope	1,092.3	0.0	50%	546.2	0.0
25-40% Slope	0.0	0.0	20%	0.0	0.0
Greater than 40% Slope	0.0	0.0	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	32,927.8	0.8	Recommended disturbance budget within HP Area	32,381.6	0.7
			Percent of HP Area	98.3%	



November 14, 2024
Planning Commission meeting

Public Comments

3 Comments for 11-L-24-RZ

Jason (37921), October 31, 2024 at 2:04 PM

I am opposed to this change in zoning. My home is across the street from this location and I prefer that the neighborhood remain zoned RN1 to maintain traffic expectations, home values, and low density historical settings without exceptions for 2-dwelling units, available under RN2 zoning, in the neighborhood.

Valerio (37921), November 4, 2024 at 8:58 PM

I've lived in the Knoxville area for over 15 years and I have seen a lot of development going on lately. Although development is necessary and convenient for cities around our country, I believe that there should be a stop on the unnecessary construction of subdivisions where our local flora and fauna are at risk. What attracted me and my family to this area was the beautiful landscapes and the friendly people of Knoxville as opposite to cities where many people live in small places and the increased traffic brings stress and sometimes unnecessary situations onto our every day lives. As a resident of the great city of Knoxville and a person who enjoys green spaces and the beautiful sound of birds, I opposed to this never ending and indiscriminate construction of communities in lots where there shouldn't be no more than three or four homes maximum. I believe we have the right to live in places where we feel safe and in peace. Thank you for your time.

Mohamed (37930), November 11, 2024 at 9:19 PM

I am a beneficial owner of this property. I fully understand many concerns that the community members may have regarding this property. I am not trying to or intending to change the structure of the community. In fact there is a property four parcels to the east from this parcel that has done what I'd like to replicate. There is a need for middle housing in all of Knoxville, and this property was a dilapidated, and abandoned property with infestations of vermin and other wild animals. I purchased this property from a tax lien sale in order to help bring middle housing to more properties in Knoxville. My intent with this property is to build single family homes that will accept section 8 vouchers. There is a serious problem in this community and a shortage of reasonable accommodations for section 8 voucher holders, and I intend to fix it one property at a time. In order to help bring Knoxville up, we need to raise the tide and lift all boats.

The Planning Commission met in regular session on November 14, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
A Ms. Tamara Boyer	A Mr. Louis Browning	Mr. Logan Higgins*
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis*	Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting, *Left early

16. OOST PROPERTIES, LLC

11-L-24-RZ

6521 Vance Road / Parcel ID 092NB013, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking today:

Mohamed Abbas, PO Box 32201, Knoxville, TN 37930

1. STAFF RECOMMENDATION

Deny the RN-2 (Single-Family Residential Neighborhood) district because it is inconsistent with the surrounding development. The HP (Hillside Protection Overlay) would be retained.

2. MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Oost Properties, LLC

Applicant Name

Owner

Affiliation

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-L-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Mohamed Abbas Oost Properties, LLC

Name / Company

P.O. Box 32201 Knoxville TN 37930

Address

631-747-9231 / skylineknox@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Mohamed Abbas Oost Properties, LLC

Owner Name (if different)

P.O. Box 32201 Knoxville TN 37930

Owner Address

631-747-9231 / skylineknox@g

Owner Phone / Email

6521 VANCE RD

Property Address

92 N B 013

Parcel ID

0.76 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*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.***

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
- Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Fee 1	Total
\$650.00	
Fee 2	
Fee 3	

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: Oost Properties, LLC Date: 9/27/2024
Please Print

Phone / Email: _____

Property Owner Signature: Mohamed Abbas Oost Properties, LLC Date: 9/27/2024
Please Print



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Oost Properties, LLC

Applicant Name	11/14/2024	Affiliation
09/27/2024	November 2024	File Number(s)
Date Filed	Meeting Date (if applicable)	11-L-24-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Mohamed Abbas	Oost Properties		
Name	Company		
PO Box 32201	Knoxville	TN	37930
Address	City	State	ZIP
631-747-9231	skylineknox@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Oost Properties	PO Box 32201	6317479231
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
6521 Vance Road	092NB013	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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.**

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change **RN-2**
Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0801	
Fee 2	\$650.00
Fee 3	

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

Mohamed Abbas
Digitally signed by Mohamed Abbas
DN: c=US, E=mmoe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 08:05:10-0400'

Applicant Signature

631-747-9231

Phone Number

Oost Properties, LLC

Please Print

skylineknox@gmail.com

Email

09/27/24

Date

Mohamed Abbas
Digitally signed by Mohamed Abbas
DN: c=US, E=mmoe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 08:05:18-0400'

Property Owner Signature

Mohamed Abbas

Please Print

09/27/2024, SG

Date Paid



Public Notice and Community Engagement

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.

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).

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.

11/01/2024

11/15/2024

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

Mohamed Abbas

Digitally signed by Mohamed Abbas
DN: C=US, E=moe11729@gmail.com, CN=Mohamed Abbas
Reason: I have reviewed this document
Contact Info: 631-747-9231
Date: 2024.09.27 10:31:58-04'00'

Oost Properties, LLC

09/27/2024

Applicant Signature

Applicant Name

Date

11-L-24-RZ

FILE NUMBER

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number:

LOKR0194687

Order Status:

Submitted

Classification:

Public Notices

Package:

General Package

Total payment:

84.64

Payment Type:

Account Billed

User ID:

L0013876

External User ID:

676064

PREVIEW FOR AD NUMBER LOKR01946870

PUBLIC NOTICE- APPEAL OF DECISION

The following item will be considered by the Knoxville City Council on August 20, 2024, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. Information related to this item may be viewed in the Knoxville-Knox County Planning office, 400 Main St. Ste. 403, Knoxville, TN 37902 and on the Knoxville-Knox County Planning website at www.knoxplanning.org. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2104.

~~11-L-24-RZ-~~ Appeal by Mohamed Abbas of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) for property located at 6521 Vance Rd. / Parcel ID 092NB013, Council District 3.
November 22 2024
LOKR0194687

[<< Click here to print a printer friendly version >>](#)

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DALLAS DEARMOND
Knoxville, TN 37902-2427
865-215-3810
dallas.dearmond@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date

November 18, 2024 10:50:08 AM EST

Amount:

84.64

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR01946870

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