

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SB-25-C

Related File Number:

Application Filed: 5/27/2025

Date of Revision:

Applicant: OMAR YOUSIF

PROPERTY INFORMATION

General Location: Southwest side of Locust Hill Ln, northeast side of Chapman Hwy, northwest of E Red Bud Rd

Other Parcel Info.:

Tax ID Number: 123 F A 003

Jurisdiction: City

Size of Tract: 5.43 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: 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)

Proposed Use: **Density:** 1.3 du/ac

Planning Sector: South City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 LOCUST HILL LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

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

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgeline Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 Locust Hill Lane

No. of Lots Proposed: 7 No. of Lots Approved:

Variances Requested: None.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the concept plan subject to 11 conditions.

Staff Recomm. (Full):

1. Connecting to sanitary sewer and meeting any other relevant utility provider requirements.
2. Providing a street name that is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Providing a disturbance budget for each lot on the final plat, with the total land disturbance not to exceed the budget of the HP (Hillside Protection Overlay) zoning district. See the attached slope analysis.
4. Widening Locust Hill Lane to a minimum pavement width of 20 ft along the site's frontage, with the details to be worked out with the City of Knoxville Department of Engineering during the design plan phase.
5. Providing sight distance easements on the inside of horizontal curves of Locust Hill Lane per the requirements of the City of Knoxville Department of Engineering during the design plan phase.
6. Providing sight distance certification to the City of Knoxville Department of Engineering (City Engineering) during the design plan phase, with the applicant required to implement mitigation as required by City Engineering.
7. Obtaining any necessary permits from the Tennessee Department of Transportation for work within the Chapman Highway right-of-way.
8. Meeting the setback requirements of the RN-1 (Single-Family Residential Neighborhood) zoning district. Any setbacks that the applicant wishes to be greater than the minimum required in Article 4.3, Table 4-2 (Residential Districts Dimensional Standards) must be provided on the final plat.
9. Meeting all applicable requirements of the City of Knoxville Engineering Department.
10. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
11. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems. If there are no common facilities to maintain, this is not applicable.

Comments: The proposal is for 7 single-family house lots on 5.43 acres within the RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning district. The maximum land disturbance is 1.97 acres in the 5.07 acres with the HP overlay. The house locations and proposed land disturbance is entirely within the HP overlay. The stormwater detention pond is located on the eastern portion of the site and discharges to an existing swale that runs across the subject property to Chapman Highway. This is to reduce the potential of stormwater impacts to the downhill properties to the southwest.

Locust Hill Lane is a substandard road with sections adjacent to the property as narrow as 15 ft wide. The developer will be required to widen the road to a minimum of 20 ft along the site's entire frontage.

The Locust Hill Lane access to Chapman Highway has limited sight distance when looking to the east. The applicant's engineer states that a rock outcropping along Chapman Highway may fall within the sight triangle. Condition #6 requires that a sight distance certification be submitted to the City of Knoxville Department of Engineering (City Engineering) during the design plan phase, with the applicant required to implement mitigation as required by City Engineering.

This 5.43-acre site is 93.4 percent in the HP overlay, with a land disturbance budget (limitation) of 1.97 acres. The proposed disturbance for the houses, driveways, and stormwater facilities, is 1.93 acres.

Several retaining walls are utilized to minimize disturbance.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the concept plan subject to 11 conditions.

Date of Approval: 11/13/2025 **Date of Denial:** **Postponements:** 7/10/2025,
8/14/2025,
9/11/2025,
10/2/2025

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**