



PLAN AMENDMENT REPORT

► **FILE #:** 4-D-24-SP

AGENDA ITEM #: 42

AGENDA DATE: 4/11/2024

► **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): WANDA L MOODY REVOCABLE LIVING TRUST The Trust Company of Tennessee, Trustee

TAX ID NUMBER: 106 O A 040 02, 041, 042

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 0 BROOME RD, 7700 & 7708 MIDDLEBROOK PIKE

► **LOCATION:** South side of Middlebrook Pike, east side of Broome Road

► **APPX. SIZE OF TRACT:** 2.88 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with a median and an 80-ft pavement width within a 115-ft to 127-ft right-of-way. Access is also via Broome Road, a minor collector street with a 40-ft pavement width within a 47-ft to 57-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-2 (C) (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)

► **EXISTING LAND USE:** Single-Family Residential, Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No, this is not an extension of the land use classification.

HISTORY OF REQUESTS: In 1996 a rezoning request from R-1 (Single-Family Residential) to C-3 (General Commercial) was denied (1-D-96-RZ). Later that year, a rezoning request from R-1 to RP-1 (Planned Residential) with varying densities with denied (4-Z-96-RZ). In 2005, a rezoning from R-1 to RP-1 was approved subject to using part of the site for senior citizen housing with up to 68 villas and part for an assisted living facility for up to 80 individuals (7-F-05-RZ). A rezoning to RP-1 up to 5.99 du/ac with conditions removed was approved in 2017 (1-P-17-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Multi-family residential, rural residential - LDR (Low Density Residential), HP (Hillside Protection)

South: Multi-family residential - LDR (Low Density Residential)

East: Single-family residential - LDR (Low Density Residential)

West: Public/quasi-public land (church) - CI (Civic Institutional) - RN-1
(Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT This area along Middlebrook Pike is comprised of a mix of single-family, townhouse, manufactured home and multi-family neighborhoods alongside places of worship and senior housing facilities. There is an office and commercial node nearby to the northeast.

STAFF RECOMMENDATION:

- **Approve the the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding development.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This section of Middlebrook Pike between Francis Road/Vanosdale Road and N Gallaher View Road contains a wide range of housing forms and residential intensities, ranging from single-family dwellings to townhouse and multi-family dwellings. Examples of more recent residential developments include the Kirkwood subdivision across Middlebrook Pike to the northwest, which added 79 townhouses with its completion in 2010. The Parkview Retirement Community, an apartment building with 116 beds, was constructed in 2018 and abuts the southern border of the subject property. South of that, the Moody Property single-family subdivision began construction in 2022.
2. There is a commercial node nearby to the northeast which has seen an increase in infill business development over the past 17 years. This includes the establishment of the Middlebrook Commons strip center in 2007 and the conversion of former residential properties to a retail store and urgent care clinic in 2019 and 2022, respectively.
3. The proposed sector plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/Office) land use classification is compatible with these more intensive development trends. MDR/O continues a transition of land use from single-family to multi-family residences to the south and the major arterial of Middlebrook Pike to the north with a commercial node located 850 ft to the northeast.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The City is in the design phase of a capital project to install new fiber optic communications and various major traffic signal components on Middlebrook Pike. The intent is to improve the efficiency, safety and reliability of 24 existing signalized intersections along this major arterial street.
2. There is existing sidewalk infrastructure and transit access to nearby commercial amenities and community activity centers. These features in combination with increased safety measures at intersections supports consideration of more intensive residential development at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR classification is not the result of an error or omission in the sector plan, but the MDR/O land use could have been considered here as a way to buffer less intensive residential uses from a major arterial street. This consideration is consistent with the Middlebrook Pike Corridor Study adopted in 2000, which encourages the transition of 'old residential' properties fronting on the arterial street to office, multifamily or commercial uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no changes in government policy specific to this land use amendment request.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-F-24-RZ
4-C-24-PA

AGENDA ITEM #: 42
AGENDA DATE: 4/11/2024

► **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): WANDA L MOODY REVOCABLE LIVING TRUST The Trust Company of Tennessee, Trustee

TAX ID NUMBER: 106 O A 040.02, 041, 042

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 0 BROOME RD, 7700 & 7708 MIDDLEBROOK PIKE

► **LOCATION:** South side of Middlebrook Pike, east side of Broome Road

► **TRACT INFORMATION:** 2.88 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with a median and an 80-ft pavement width within a 115-ft to 127-ft right-of-way. Access is also via Broome Road, a minor collector street with a 40-ft pavement width within a 47-ft to 57-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-2 (C) (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-5 (C) (General Residential Neighborhood)

► **EXISTING LAND USE:** Single-Family Residential, Agriculture/Forestry/Vacant Land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the land use classification or zoning district.

HISTORY OF ZONING REQUESTS: In 1996 a rezoning request from R-1 (Single-Family Residential) to C-3 (General Commercial) was denied (1-D-96-RZ). Later that year, a rezoning request from R-1 to RP-1 (Planned Residential) with varying densities was denied (4-Z-96-RZ). In 2005, a rezoning from R-1 to RP-1 was approved subject to using part of the site for senior citizen housing with up to 68 villas and part for an assisted living facility for up to 80 individuals (7-F-05-RZ). A rezoning to RP-1 up to 5.99 du/ac with conditions removed was approved in 2017 (1-P-17-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Multi-family residential, rural residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-3 (C) (General Residential Neighborhood), HP (Hillside Protection Overlay)

ZONING

South: Multi-family residential - LDR (Low Density Residential) - RN-2 (C) (Single-Family Residential Neighborhood)
East: Single-family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)
West: Public/quasi-public land (church) - CI (Civic Institutional) - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area along Middlebrook Pike is comprised of a mix of single-family, townhouse, manufactured home and multi-family neighborhoods alongside places of worship and senior housing facilities. There is an office and commercial node nearby to the northeast.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding development.**

- ▶ **Approve the RN-5 (C) (General Residential Neighborhood) district because it is consistent with surrounding development and the intent of the zoning district.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA.

1. This section of Middlebrook Pike between Francis Road/Vanosdale Road and N Gallaher View Road contains a wide range of housing forms and residential intensities, ranging from single-family dwellings to townhouse and multi-family dwellings. Examples of more recent residential developments include the Kirkwood subdivision across Middlebrook Pike to the northwest, which added 79 townhouses with its completion in 2010. The Parkview Retirement Community, an apartment building with 116 beds, was constructed in 2018 and abuts the southern border of the subject property. South of that, the Moody Property single-family subdivision began construction in 2022.
2. There is a commercial node nearby to the northeast which has seen an increase in infill business development over the past 17 years. This includes the establishment of the Middlebrook Commons strip center in 2007 and the conversion of former residential properties to a retail store and urgent care clinic in 2019 and 2022, respectively.
3. The City is in the design phase of a capital project to install new fiber optic communications and various major traffic signal components on Middlebrook Pike. The intent is to improve the efficiency, safety and reliability of 24 existing signalized intersections. There are existing sidewalks on Middlebrook Pike as well as transit access to nearby commercial amenities and community activity centers. These capital improvements in combination with existing pedestrian and transit infrastructure supports consideration of more intensive residential development on the subject property.
4. The proposed One Year Plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/Office) land use classification is compatible with changing conditions in the area. MDR/O continues a transition of land use intensity from single-family to multi-family residences to the south and the major arterial of Middlebrook Pike to the north with a commercial node located 850 ft to the northeast.

AN ERROR IN THE PLAN:

1. The current LDR classification is not the result of an error or omission in the One Year Plan, but the MDR/O land use could have been considered here as a way to buffer less intensive uses from a major arterial street. This consideration is consistent with the Middlebrook Pike Corridor Study adopted in 2000, which encourages the transitioning of 'old residential' properties fronting on the arterial street into office, multifamily or commercial uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no specific public policy changes that pertain to the proposed land use classification amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans that address the need for a plan amendment on the subject property. As stated previously, the Middlebrook Pike Corridor Study supports reconsideration of the LDR classification along this major arterial street in favor of a more intensive land use like the MDR/O classification.

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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This section of Middlebrook Pike is experiencing more intensive residential and commercial development in response to an ongoing population increase and high demand for housing in the City. The requested RN-5 (General Residential Neighborhood) zoning district would permit a range of housing forms to meet that demand.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-5 district is intended for a heterogeneous mix of single-family, duplex, townhouse and multi-family dwellings. It may serve as a functional transition between traditionally single-family and duplex residential neighborhoods and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the district may also be permitted.

2. The purpose statement of the RN-5 zoning district is consistent with the subject property's location beside a senior living apartment development and its position among a wide range of housing forms and service-oriented commercial establishments.

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. There are no adverse impacts anticipated to occur with the proposed rezoning from the RN-2 (Single-Family Residential Neighborhood) to the RN-5 district. The RN-5 district enables a wide range of housing forms and development intensities that reflect the diverse residential environment surrounding the subject property. With the exception of RN-7 (Multi-Family Residential Neighborhood), every residential zoning district is represented within 1/3 of a mile of the subject property, including a 30-acre senior living apartment community zoned RN-6 (Multi-Family Residential Neighborhood) approximately 850 ft away.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This proposed rezoning is aligned with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities. This property's close proximity to Bearden Middle School, West Hills Elementary, West Hills and Bynon Park, and its access to an extensive network of greenway trails support more intensive residential development at this location.

2. The RN-5 zoning district is consistent with the Northwest City Sector Plan and One Year Plan as amended to the MDR/O (Medium Density Residential/Office) land use classification. This property meets the location criteria for the MDR/O land use provided in both plans, which include being near community activity centers such as schools and parks, being in a transitional area between land use intensities, being on a site with less than 15 percent slopes and being along or near corridors served by transit and sidewalks.

3. As described previously, this property is within the boundaries of the Middlebrook Pike Corridor Study which also encourages a transition away from single-family residential property fronting this major arterial street in favor of multi-family development among other uses.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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. This area is ideal for more residential development, as it has ample utility and transportation capacity as well as numerous walkable community facilities like public schools and parks.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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.



4-D-24-SP NORTHWEST CITY SECTOR PLAN MAP

From: LDR (Low Density Residential)

To: MDR/O (Medium Density Residential/Office)

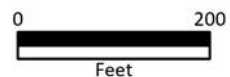
Petitioner: Homestead Land Holdings, LLC

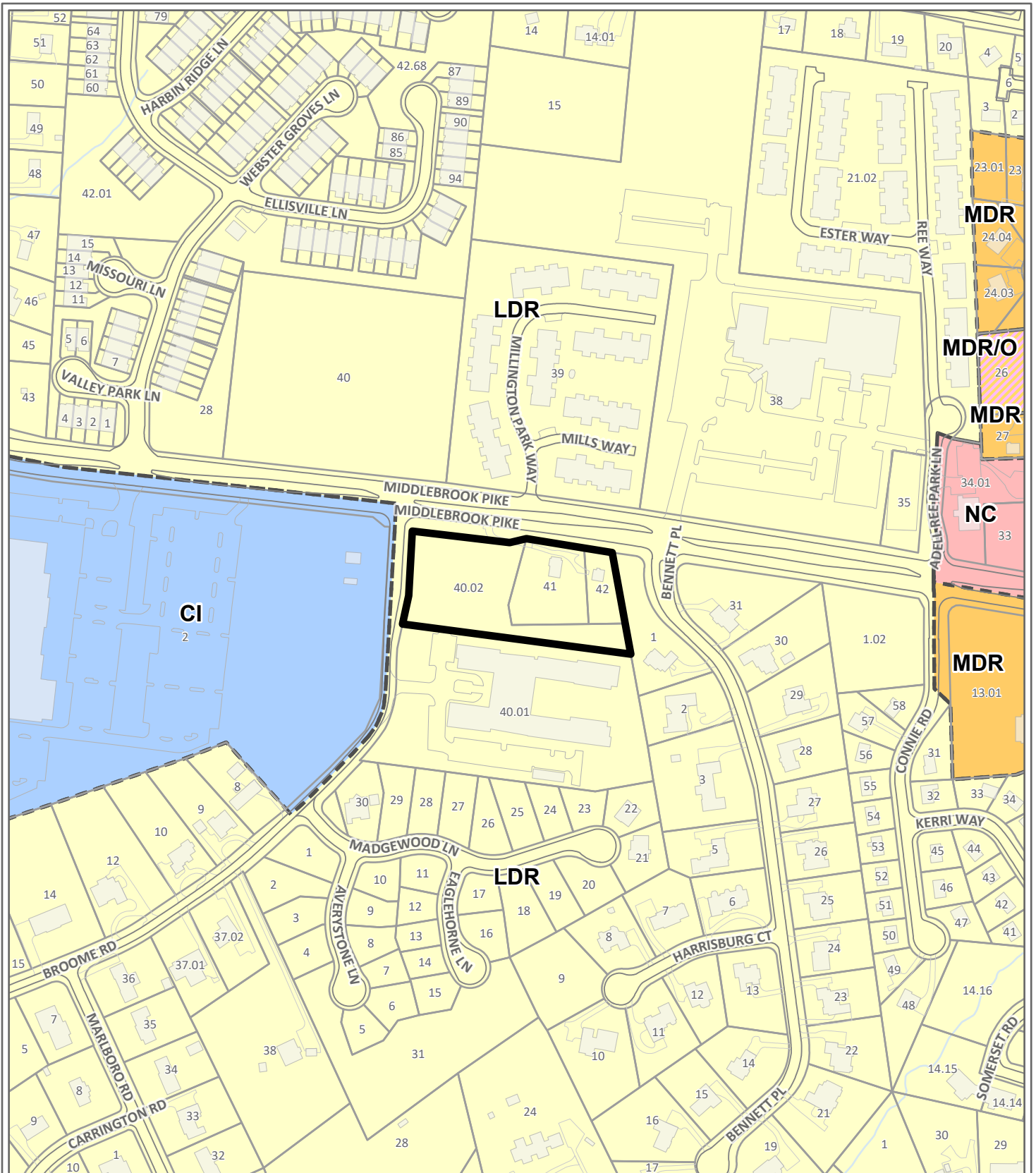
Map No: 106

Jurisdiction: City

Original Print Date: 4/11/2024

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





ONE YEAR PLAN MAP

4-C-24-PA

Petitioner: Homestead Land Holdings, LLC



From: LDR (Low Density Residential)

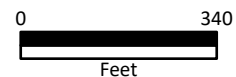
To: MDR/O (Medium Density Residential/Office)

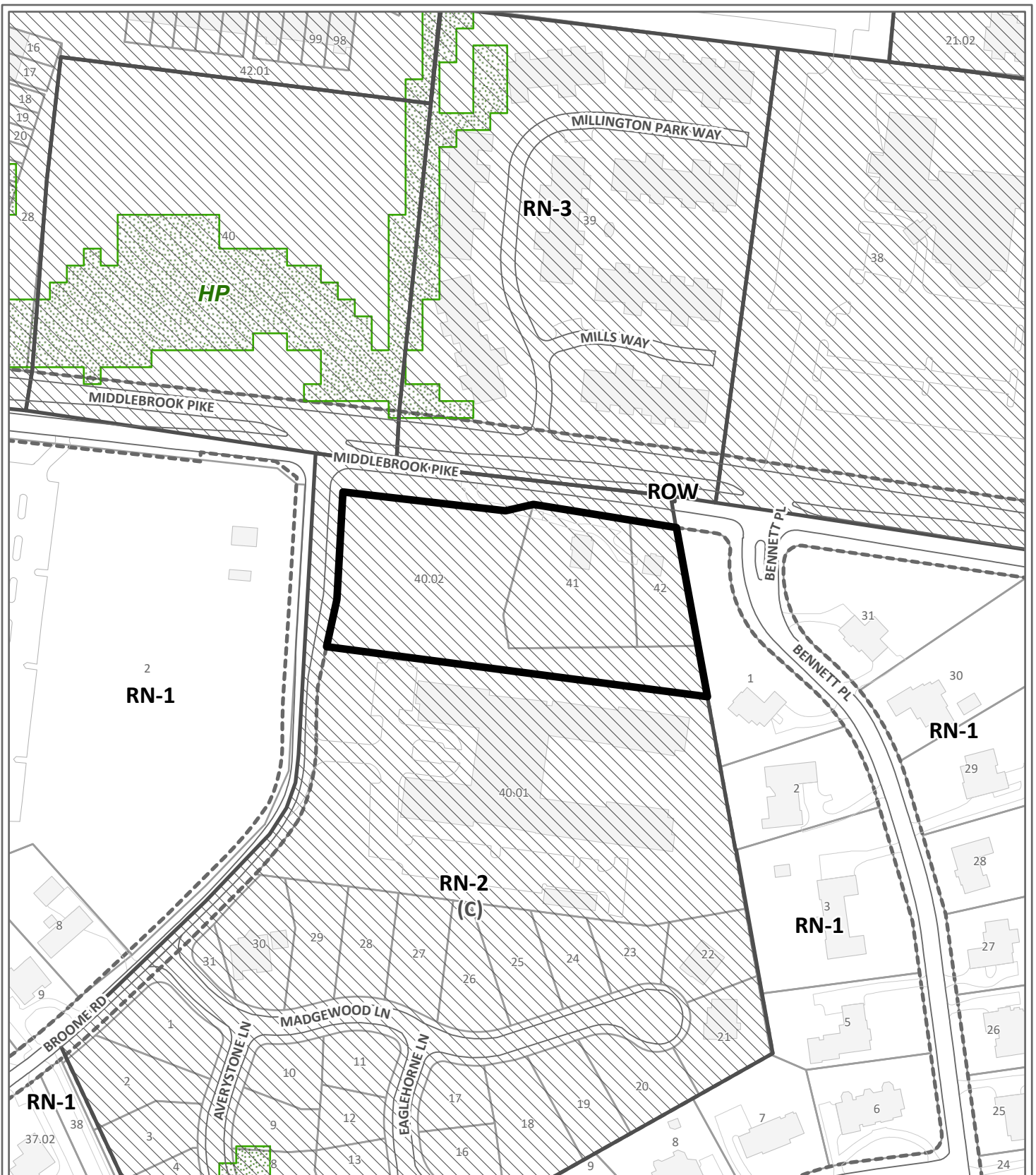
Original Print Date: 3/6/2024

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

Map No: 106

Jurisdiction: City





REZONING

4-F-24-RZ

Petitioner: Homestead Land Holdings, LLC



From: RN-2 (C) (Single-Family Residential Neighborhood)

To: RN-5 (General Residential Neighborhood)

Original Print Date: 3/6/2024

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

Map No: 106
Jurisdiction: City

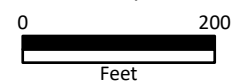
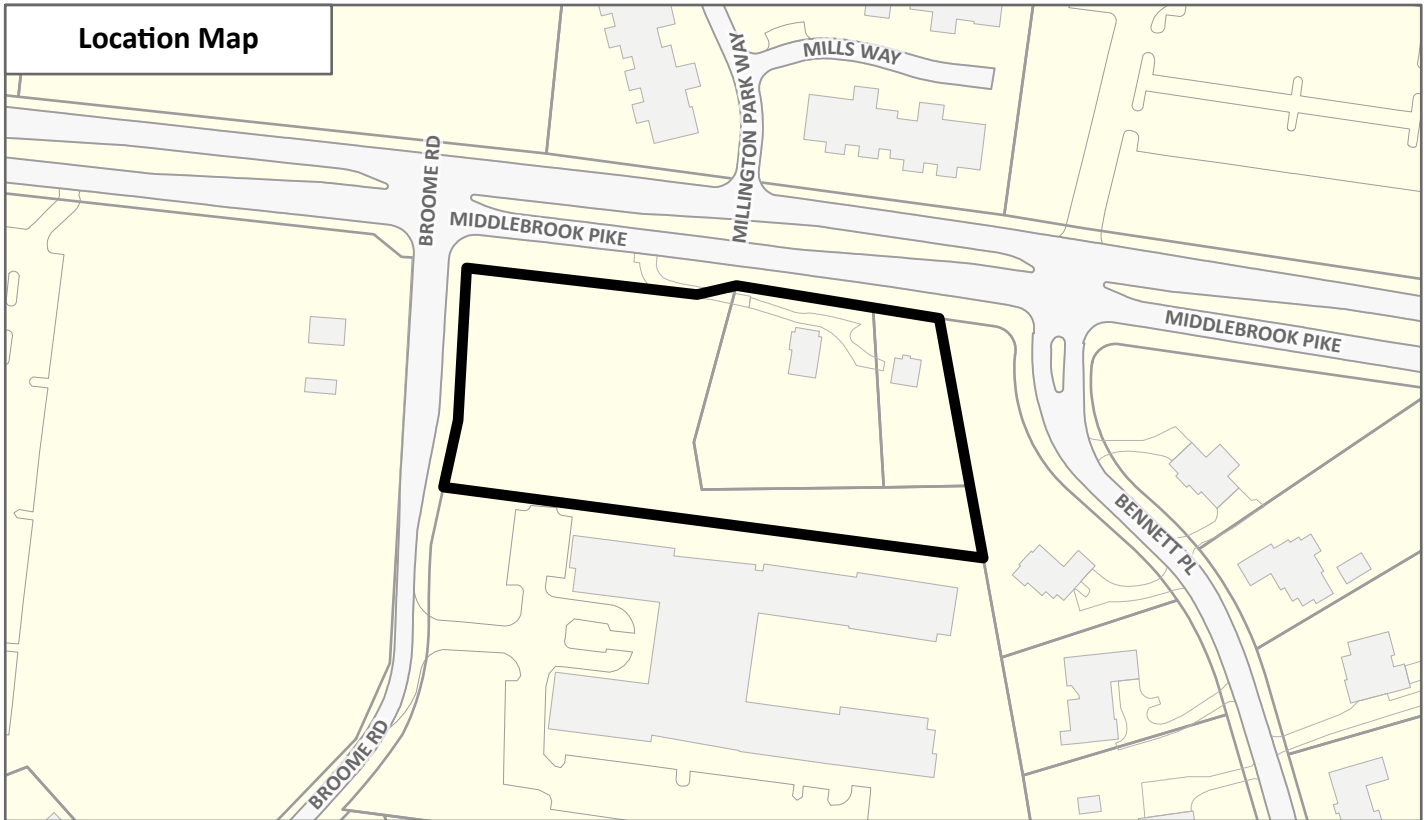


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

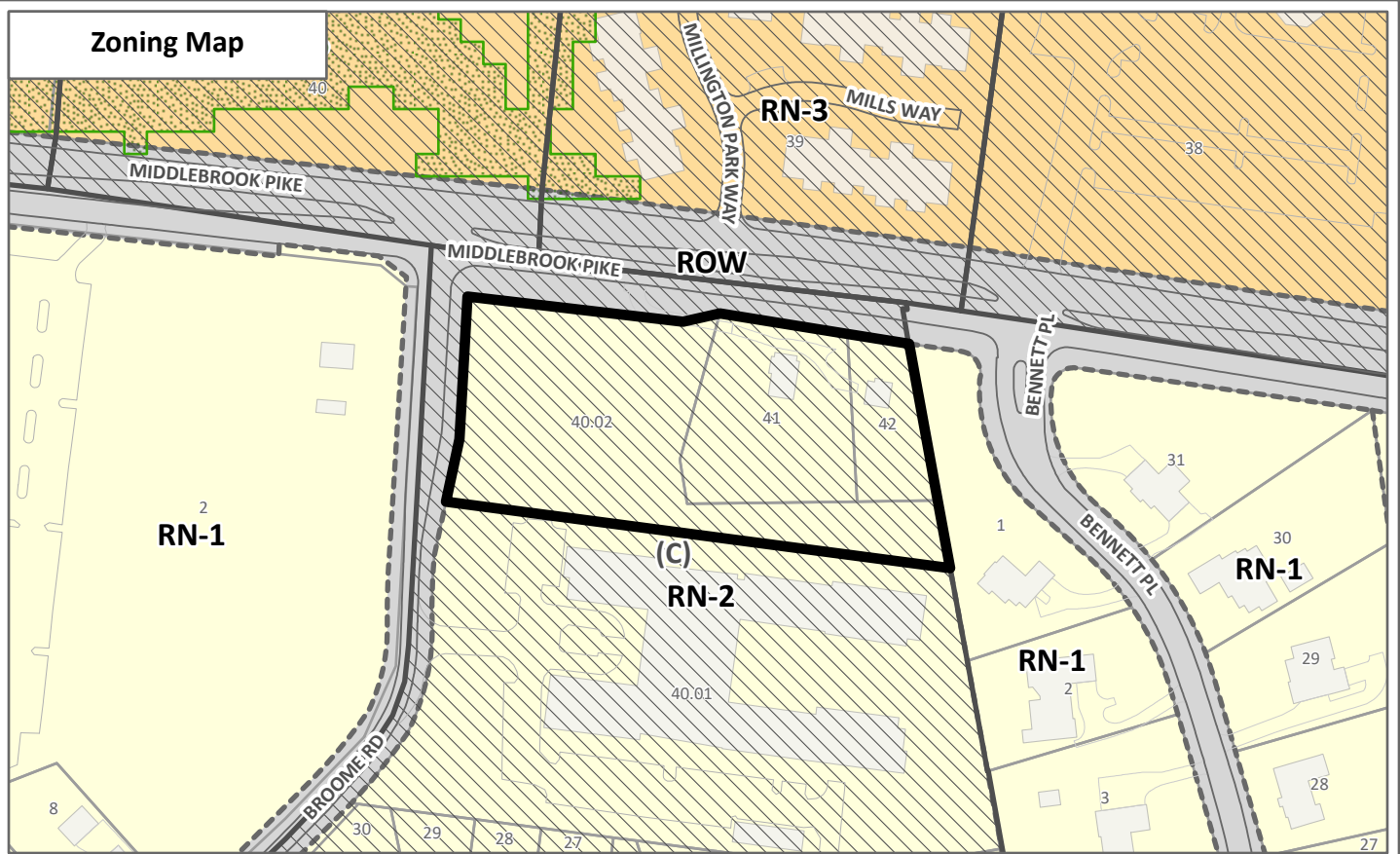
4-C-24-PA / 4-F-24-RZ



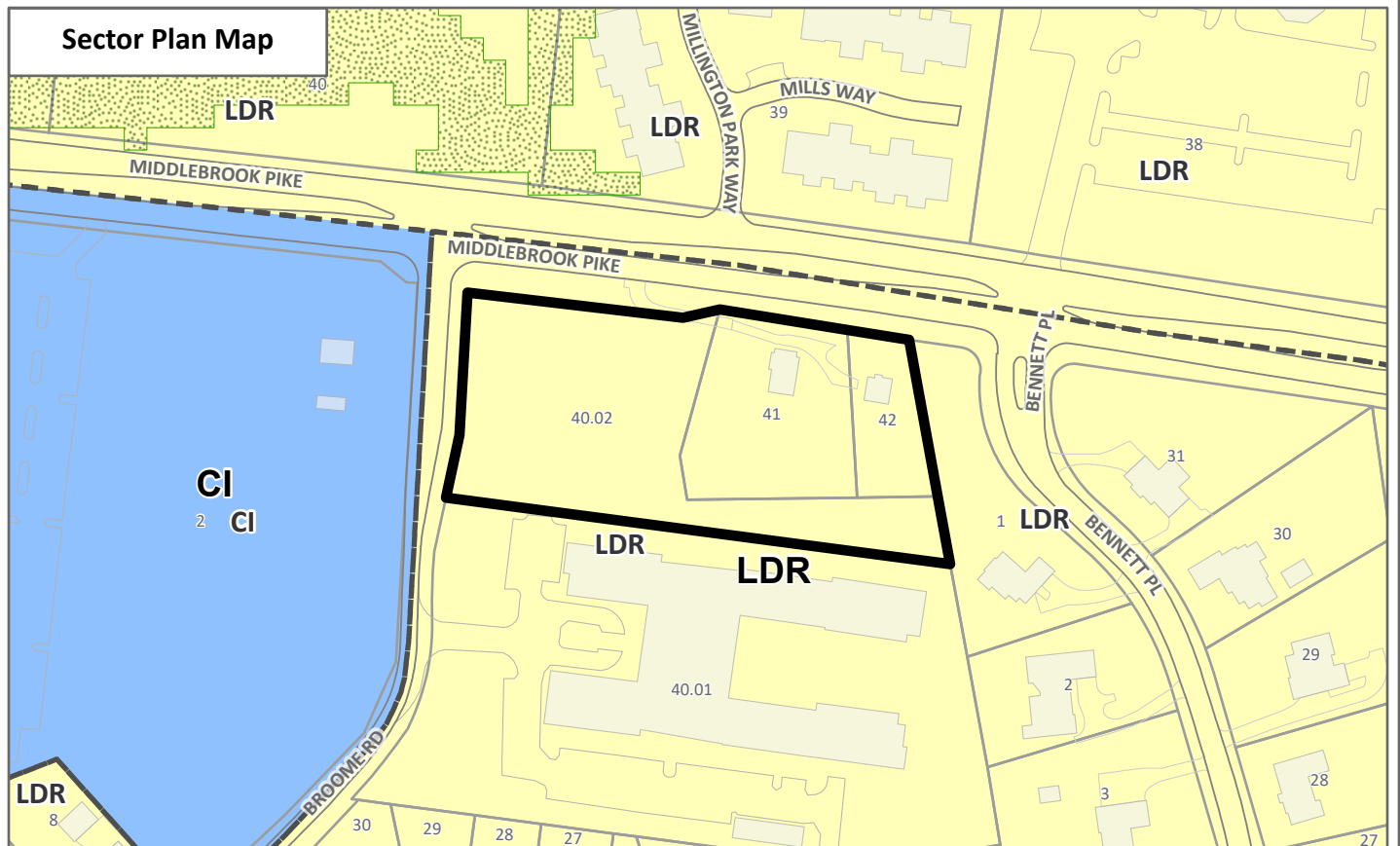
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

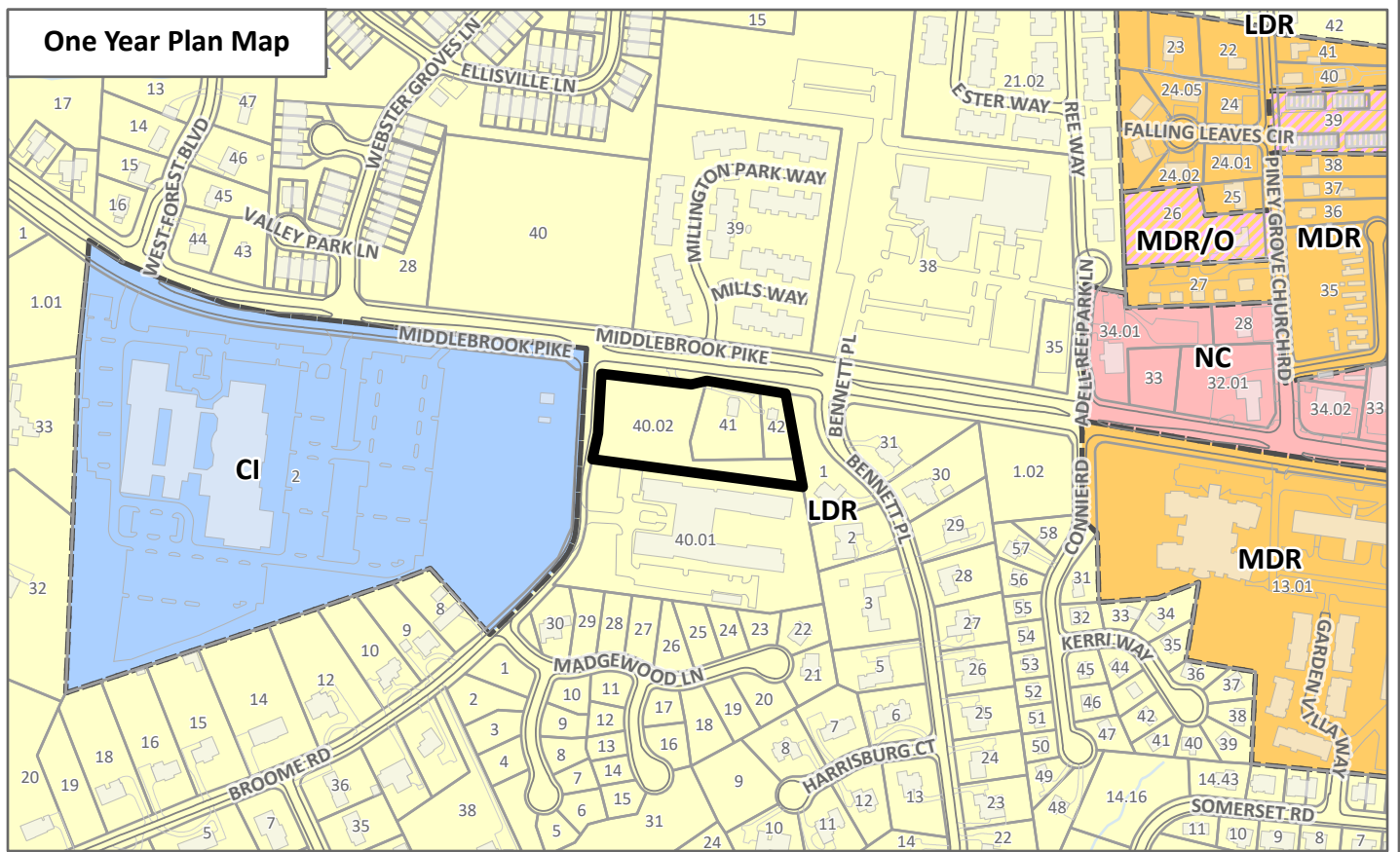
4-C-24-PA / 4-F-24-RZ



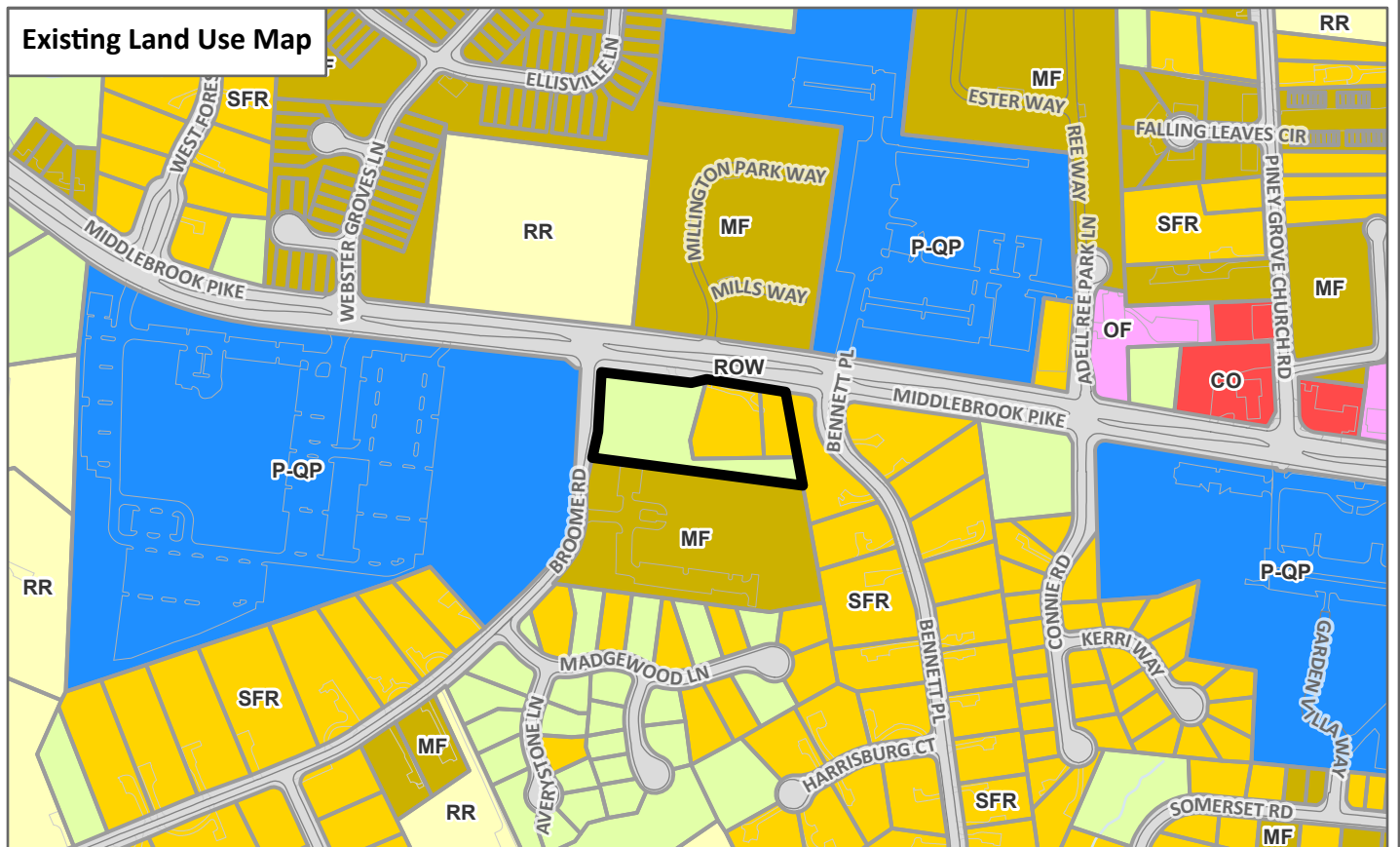
Case boundary



One Year Plan Map



Existing Land Use Map

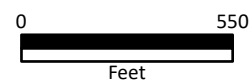


CONTEXTUAL MAPS 3

4-C-24-PA / 4-F-24-RZ



Case boundary



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Homestead Land Holdings, LLC has submitted an application for an amendment to the Northwest City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office), which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan with its accompanying staff report and map, file #4-D-24-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

Homestead Land Holdings, LLC

Applicant Name

Affiliation

2/6/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-D-24-SP

File Number(s)

CORRESPONDENCE

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

Homestead Land Holding

Name / Company

122 Perimeter Park Rd. Knoxville TN 37922

Address

865-328-6868

Phone / Email

CURRENT PROPERTY INFO

WANDA L MOODY REVOCABLE LIVING T 4823 Old Kingston Pike Ste 100 Knoxville TN 37919

Owner Name (if different)

Owner Address

Owner Phone / Email

0 BROOME RD / 7700, 7708 MIDDLEBROOK PIKE

Property Address

106 O A 040 02, 041, 042

Parcel ID

Part of Parcel (Y/N)?

2.88 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Middlebrook Pike, east side of Broome Road

General Location

☒ City

Council District 2

RN-2 (C) (Single-Family Residential Neighborhood)

**Single-Family Residential,
Agriculture/Forestry/Vacant Land**

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **RN-5 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan
Amendment

MDR/O (Medium Density Residential/Office)

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,700.00

Total

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.

Homestead Land Holdings, LLC

2/6/2024

Applicant Signature

Please Print

Date

Phone / Email

WANDA L MOODY REVOCABLE LIVING TRUST The Trust Company of T 2/6/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ Sector Plan
☒ One Year Plan
☒ Rezoning

Homestead Land Holdings, LLC

Applicant Name

Affiliation

2/6/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-F-24-RZ / 4-C-24-PA

File Number(s)

CORRESPONDENCE

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

Homestead Land Holding

Name / Company

122 Perimeter Park Rd. Knoxville TN 37922

Address

865-328-6868

Phone / Email

CURRENT PROPERTY INFO

WANDA L MOODY REVOCABLE LIVING T 4823 Old Kingston Pike Ste 100 Knoxville TN 37919

Owner Name (if different)

Owner Address

Owner Phone / Email

0 BROOME RD / 7700, 7708 MIDDLEBROOK PIKE

Property Address

106 O A 040 02, 041, 042

Parcel ID

2.88 acres

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Middlebrook Pike, east side of Broome Road

General Location

☒ City Council District 2 RN-2 (C) (Single-Family Residential Neighborhood)

Single Family Residential,
Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-5 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR/O (Medium Density Residential/Office)**

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,700.00

Total

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.

Homestead Land Holdings, LLC

2/6/2024

Applicant Signature

Please Print

Date

Phone / Email

WANDA L MOODY REVOCABLE LIVING TRUST The Trust Company of T **2/6/2024**

Property Owner Signature

Please Print

Date

onvenience.

2) Sign the application digitally (or print, sign, and scan).

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



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☒ OYP
☐ Rezoning

Homestead Land Holdings, LLC

Applicant Name

4/11/2024

Affiliation

2/5/2024

~~January 22, 2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

4-F-24-RZ
4-C-24-PA
4-D-24-SP

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

Homestead Land Holdings, LLC

Name

Company

122 Perimeter Park Rd

Knoxville

TN

37922

Address

City

State

ZIP

865-328-6868

abaker@homesteadlandholdings.com

Phone

Email

CURRENT PROPERTY INFO

~~Moody~~ Wanda L Moody, Revocable Living Trust 4823 Old Kingston Pike, Suite 100, Knoxville, TN 37919
The Trust Company of Tennessee, Trustee

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Broome Road & 7700 & 7708 Middlebrook Pike

106OA04002, 106OA041, 106OA042

Property Address

Parcel ID

~~FUB~~ KUB

~~FUB~~ KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

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-5

and removal of the previously approved

Proposed Zoning

Planned district designation (C) - AS

☒ Plan Amendment Change

MDR/O

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☒ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1		Total
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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

Homestead Land Holdings, LLC

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

02/06/2024, SG

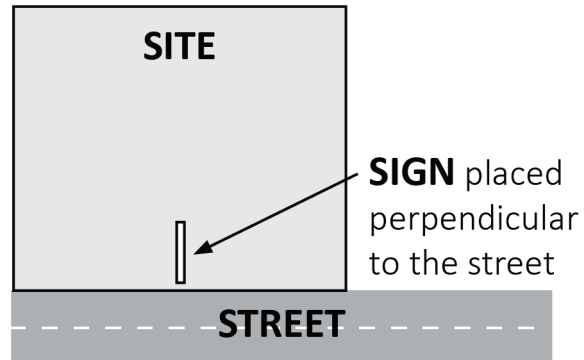
Property Owner Signature

Please Print

Date Paid

The Trust Company of Tennessee, Co-Trustee of the Wanda Moody Trust

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Homestead Land Holdings, LLC

Date: 02/06/2024

File Number: 4-F-24-RZ/4-C-24-RZ/4-D-24-SP



Sign posted by Staff



Sign posted by Applicant