

**7-C-24-SP
NORTHWEST CITY SECTOR PLAN MAP**

Petitioner: Homestead Land Holdings, LLC



From: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

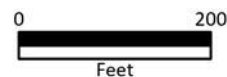
To: MDR/O (Medium Density Residential/Office); HP (Hillside Protection); SP (Stream Protection)

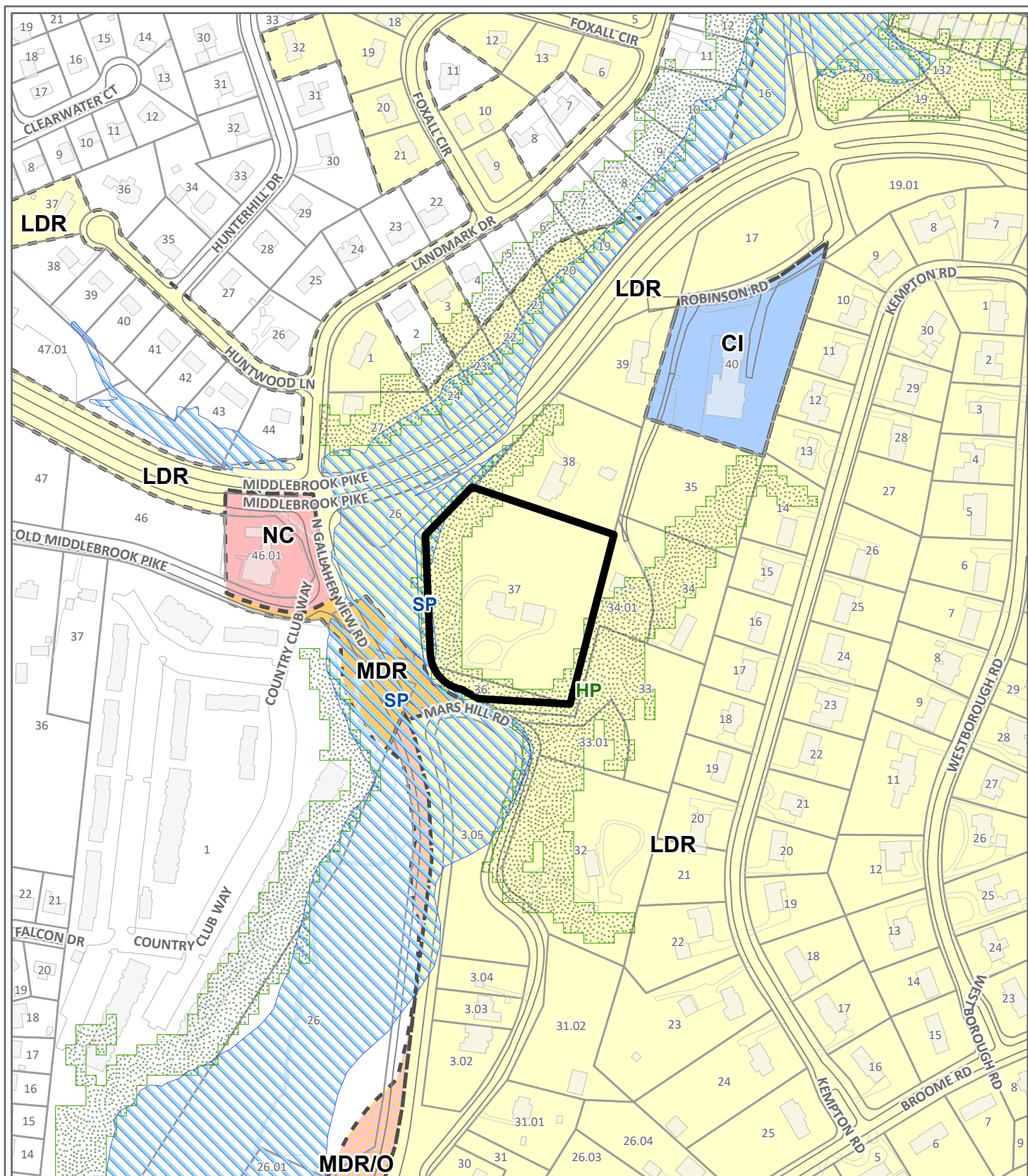
Map No: 106

Jurisdiction: City

Original Print Date: 6/21/2024

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





ONE YEAR PLAN MAP

7-D-24-PA

Petitioner: Homestead Land Holdings, LLC

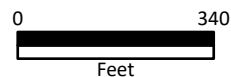


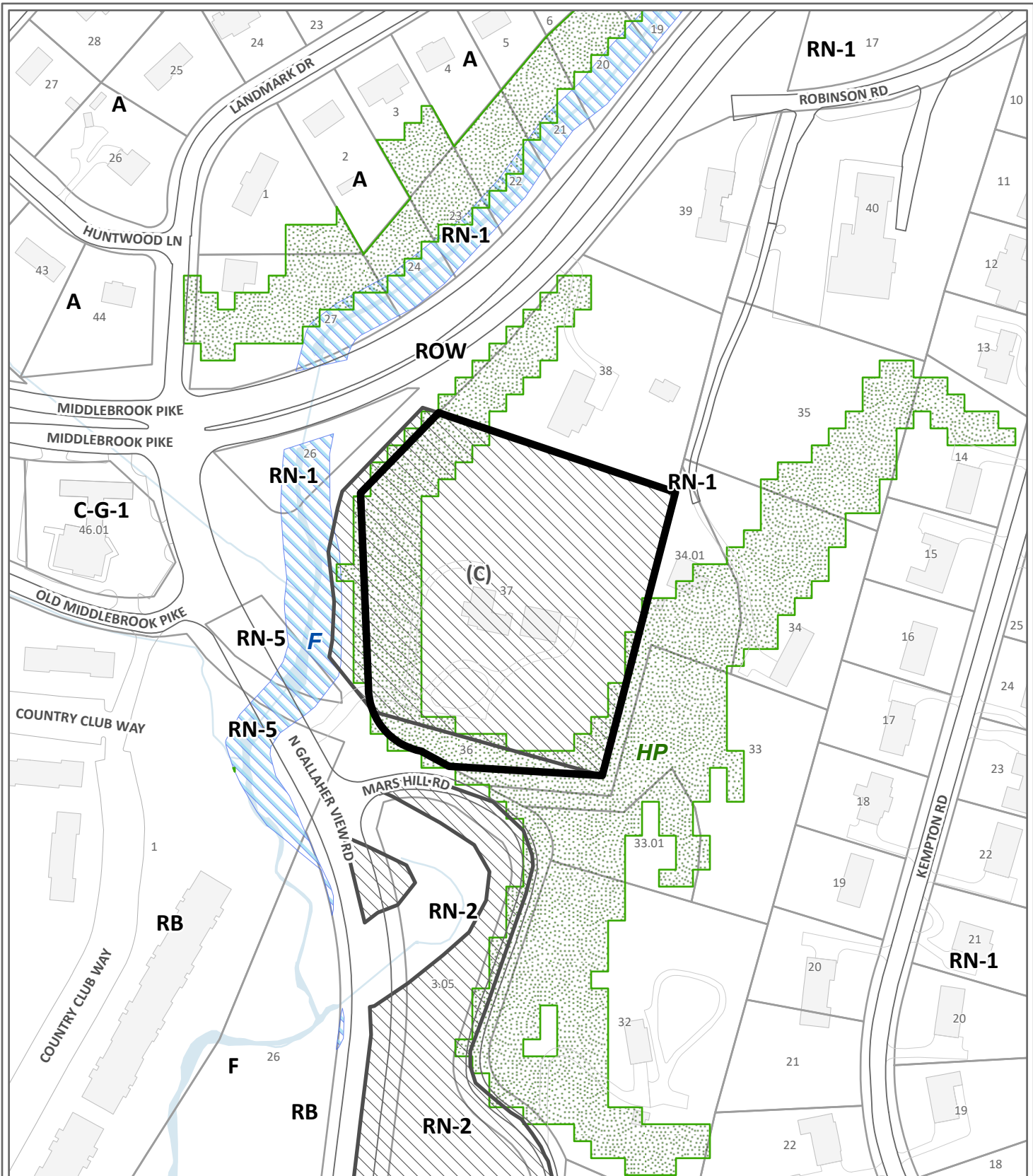
From: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

To: MDR/O (Medium Density Residential/Office);HP (Hillside Protection);SP (Stream Protection)

Map No: 106
Jurisdiction: City

Original Print Date: 6/3/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

7-I-24-RZ

Petitioner: Homestead Land Holdings, LLC



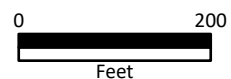
From: RN-1(C) (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

To: RN-5 (General Residential Neighborhood);HP (Hillside Protection Overlay)

Map No: 106
Jurisdiction: City

Original Print Date: 6/3/2024

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





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

Homestead Land Holdings, LLC

Applicant Name

Affiliation

5/23/2024

7/11/2024

7-C-24-SP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Anderson Baker Homestead Land Holdings, LLC

Name / Company

122 Perimeter Park Rd. Rd. Knoxville TN 37922

Address

865-328-6868 / abaker@saddlebrookproperties.com

Phone / Email

CURRENT PROPERTY INFO

Mainland MCA Knoxville, LLC

118 16th Ave S Ste 230 Nashville TN 37203

Owner Name (if different)

Owner Address

Owner Phone / Email

962 N GALLAHER VIEW RD

Property Address

106 P A 037, 036

4.31 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of N Gallaher View Rd, southeast side of Middlebrook Pike

General Location

City

Council District 2

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

Rural Residential

County

District

Zoning District

Existing Land Use

Northwest City

LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

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 type="checkbox"/> Zoning Change	RN-5 (General Residential Neighborhood);HP (Hillside Protection Overlay) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MDR/O (Medium Density Residential/Office);HP (Hillside Protection);SP (Stream Prote Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,700.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	Homestead Land Holdings, LLC Please Print	5/23/2024 Date
Phone / Email		
Property Owner Signature	Mainland MCA Knoxville, LLC Please Print	5/23/2024 Date



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

Homestead Land Holdings, LLC

Applicant Name

Affiliation

5/23/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-D-24-PA / 7-I-24-RZ

File Number(s)

CORRESPONDENCE

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

Anderson Baker Homestead Land Holdings, LLC

Name / Company

122 Perimeter Park Rd. Rd. Knoxville TN 37922

Address

865-328-6868 / abaker@saddlebrookproperties.com

Phone / Email

CURRENT PROPERTY INFO

Mainland MCA Knoxville, LLC

Owner Name (if different)

118 16th Ave S Ste 230 Nashville TN 37203

Owner Address

Owner Phone / Email

962 N GALLAHER VIEW RD / 0 Mars Hill Ln

Property Address

106 P A 037, 036

Parcel ID

4.31 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of N Gallaher View Rd, southeast side of Middlebrook Pike

General Location

City

Council District 2

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

Rural Residential

County

District

Zoning District

Existing Land Use

Northwest City

LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

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	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-5 (C) (General Residential Neighborhood), HP (Hillside Protection Overlay) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	MDR/O (Medium Density Residential/Office), HP (Hillside Protection), SP (Stream Prot) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,700.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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: Homestead Land Holdings, LLC Date: 5/23/2024
Please Print

Phone / Email

Property Owner Signature: Mainland MCA Knoxville, LLC Date: 5/23/2024
Please Print



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Eva Buckner	50414 Knoxville, TN 37950	Owner



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

Affiliation

4/15/24

July 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

7-I-24-RZ
7-D-24-PA
7-C-24-SP

Revised: 5/28/2024

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

Mainland MCA Knoxville, LLC

118 16TH AVE S STE 230 NASHVILLE TN 372

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

962 N Gallaher View, O Mars Hill Rd.

106PA037, 106PA036

Property Address (Eva Buckner owner)

Parcel ID

KUB

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

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

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

- Other (specify)
- Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change **RN-5 : Removal of prev. approved planned district designation (c)**
 - Plan Amendment Change **MDR/O**
- Proposed Zoning Proposed Plan Designation(s)

- 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
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

M. Clark
 Applicant Signature

Homestead Land Holdings, LLC

4/15/24
Date

Eric Buckner
 Phone Number

PLEASE PRINT
SIGN HERE

DocuSigned by:
[Signature]
 Property Owner Signature

Email 4/15/2024
 Mainland MCA
 Knoxville, LLC
 Please Print Date Paid

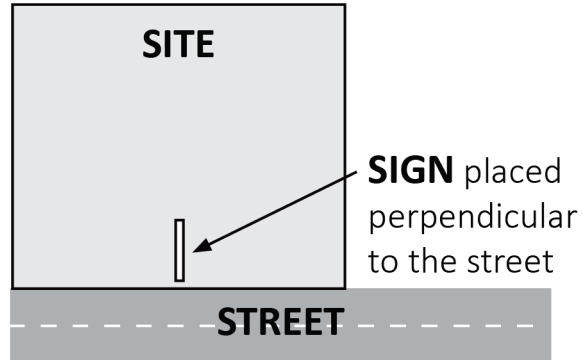


NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Eva Buckner	50414 Knoxville, TN 37950	Owner
Mainland MCA Knoxville, LLC	118 16th Ave S Suite 230 Knoxville, TN 37203	Option Holder

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:

_____ 06/28/2024 _____ and _____ 07/12/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Homestead Land Holdings, LLC

Date: 05/23/2024

File Number: 7-I-24-RZ, 7-D-24-PA & 7-C-24-SP

- Sign posted by Staff
- Sign posted by Applicant