



PLAN AMENDMENT REPORT

► **FILE #:** 7-C-24-SP

AGENDA ITEM #: 41

AGENDA DATE: 7/11/2024

► **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC
OWNER(S): Mainland MCA Knoxville, LLC

TAX ID NUMBER: 106 P A 037, 036

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 962 N GALLAHER VIEW RD (0 Mars Hill Rd)

► **LOCATION:** East side of N Gallaher View Rd, southeast side of Middlebrook Pike

► **APPX. SIZE OF TRACT:** 4.31 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via N Gallaher View Drive, a minor arterial street with a pavement width of 75 ft within a right-of-way ranging between 225 ft and 300 ft. Access is also via Mars Hill Road, a local street with a 23-ft pavement width within a 52-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), HP (Hillside Protection), SP (Stream Protection) / RN-1(Single-Family Residential Neighborhood) (C) (Former Planned District), HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection), SP (Stream Protection)

► **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No this is not an extension of the plan designation or zoning district.

HISTORY OF REQUESTS: In 1996, the property was denied a rezoning request from R-1E (Single Family Residential Exclusive) to R-1 (Single Family Residential) (6-T-96-RZ). In 2004, the property was denied a rezoning from R-1E to O-1 (Office, Medical and Related Services) (7-U-04-RZ). In 2013, a rezoning request from R-1E to C-6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ). In 2016, a rezoning request from R-1E to RP-1 (Planned Residential) up to 1 du/ac was approved (1-D-16-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single-family residential, public/quasi-public land (remnant right-of-way) - LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)
South: Agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

	East: Single-family residential, agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection)
	West: Multifamily residential, commercial - MDR (Medium Density Residential), LDR (Low Density Residential), NC (Neighborhood Commercial), SP (Stream Protection), HP (Hillside Protection)
NEIGHBORHOOD CONTEXT	The area surrounding the intersection of Middlebrook Pike and N Gallaher View Road is characterized by a mix of single-family, apartment and townhouse residences with modest commercial development to the northwest.

STAFF RECOMMENDATION:

- **Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development and infrastructure investments in the area. The HP (Hillside Protection) and SP (Stream Protection) designations would be retained.**

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):

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

1. The approximately 4-acre subject property has had a rural residential land use since at least the 1920s when the existing primary home was built. However, major transportation changes over the years have contributed to a transformation of surrounding land uses from farmland and rural residential parcels to a diverse array of single-family and multifamily residences. In 1995, Middlebrook Pike to the north was transformed from a 25-ft country road to a 4-lane major arterial street with a tree-lined center median, turn lanes and a sidewalk. In 2003, N Gallaher View Road was created, and the subject property's access to Mars Hill Road was replaced by this new minor arterial street with 4 driving lanes, a center turn lane and a sidewalk. The subject property retained access on Mars Hill Road, a winding local street, until 2001. These road improvements have transformed the rural character of this region and made the subject property's large estate more of an outlier in an area with close proximity to two arterial streets.
2. The nearby KAT bus route will remain active after the new KAT Reimagined Network Plan is implemented later this year. Currently there are two bus stops within close walking distance of the subject property on N Gallaher View Drive. The Cavet Station Greenway Trail also crosses the entrance of this property and connects to several other greenways, parks and schools.
3. These expansions of the transportation infrastructure and the surrounding multimodal and transit amenities support a Northwest City Sector Plan amendment from the LDR (Low Density Residential) land use classification MDR (Medium Density Residential). The MDR/O (Medium Density Residential/Office) land use classification was requested, but considering that there are no existing office uses in the immediate vicinity, MDR is more consistent with the character of the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR classification is not necessarily an error, and it reflects the existing land use on the property. However, considering the parcel's location next to an arterial intersection, and its adjacency to transit, sidewalks and a greenway, more residential intensity could have been considered here.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The City's 2024 Housing Strategy Update entitled "Toward an Attainable Resilient Knoxville" makes recommendations on strategies to address unmet housing demand. One of the recommendations is to facilitate appropriate modifications to land use regulations that help meet housing needs. The recommended MDR land use amendment to the Northwest City Sector Plan would enable a wider variety of housing options on the subject property and is compatible with the City's Housing Strategy.

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

1. This area has provided a diverse range of housing options for many decades, including apartments, townhouses, and single-family dwellings. The Country Club Apartments were built in the 1970s and are located directly across N Gallaher View Drive from the subject property.
2. Numerous townhouse developments, including the Deerfield and Kirkwood subdivisions, and the Adell Ree Park and Millington Park condominiums, were constructed nearby on Middlebrook Pike in the late 1990s through the 2000s.
3. These multifamily developments reflect an established and ongoing increase in residential intensity, which is consistent with the MDR land use classification.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 8/6/2024 and 8/20/2024. 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 #:** 7-I-24-RZ

AGENDA ITEM #: 41

7-D-24-PA

AGENDA DATE: 7/11/2024

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

OWNER(S): Mainland MCA Knoxville, LLC

TAX ID NUMBER: 106 P A 037, 036

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 962 N GALLAHER VIEW RD, 0 MARS HILL LN

► **LOCATION:** East side of N Gallaher View Rd, southeast side of Middlebrook Pike

► **TRACT INFORMATION:** 4.31 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via N Gallaher View Drive, a minor arterial street with a pavement width of 75 ft within a right-of-way ranging between 225 ft and 300 ft. Access is also via Mars Hill Road, a local street with a 23-ft pavement width within a 52-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), HP (Hillside Protection), SP (Stream Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) (C) (Former Planned District)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection), SP (Stream Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) (C) (Former Planned District)

► **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No this is not an extension of the plan designation or zoning district.

HISTORY OF ZONING REQUESTS: In 1996, the property was denied a rezoning request from R-1E (Single Family Residential Exclusive) to R-1 (Single Family Residential) (6-T-96-RZ). In 2004, the property was denied a rezoning from R-1E to O-1 (Office, Medical and Related Services) (7-U-04-RZ). In 2013, a rezoning request from R-1E to C-6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ). In 2016, a rezoning request from R-1E to RP-1 (Planned Residential) up to 1 du/ac was approved (1-D-16-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single-family residential, public/quasi-public land (remnant right-of-way) - LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection) - RN-1 (Single-Family Residential)

	Neighborhood), HP (Hillside Protection Overlay)
ZONING	<p>South: Agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)</p> <p>East: Single-family residential, agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)</p> <p>West: Multifamily residential, commercial - MDR (Medium Density Residential), LDR (Low Density Residential), NC (Neighborhood Commercial), SP (Stream Protection), HP (Hillside Protection) - RB (General Residential) in the County, C-G-1 (General Commercial)</p>
NEIGHBORHOOD CONTEXT:	The area surrounding the intersection of Middlebrook Pike and N Gallaher View Road is characterized by a mix of single-family, apartment and townhouse residences with modest commercial development to the northwest.

STAFF RECOMMENDATION:

- **Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development and infrastructure investments in the area. The HP (Hillside Protection) and SP (Stream Protection) designations would be retained.**

- **Approve the RN-5 (General Residential Neighborhood) district because it is consistent with surrounding residential development and compatible with transportation infrastructure capacity. The (C) (Former Planned District) designation and HP (Hillside Protection Overlay) district would be retained.**

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):

AN ERROR IN THE PLAN:

1. The current LDR classification is not necessarily an error, and it reflects the existing land use on the property. However, considering the parcel's location next to an arterial intersection, and its adjacency to transit, sidewalks and a greenway, more residential intensity could have been considered here.

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. The approximately 4-acre subject property has had a rural residential land use since at least the 1920s when the existing primary home was built. However, major transportation changes over the years have contributed to a transformation of surrounding land uses from farmland and rural residential parcels to a diverse array of single-family and multifamily residences. In 1995, Middlebrook Pike to the north was transformed from a 25-ft country road to a 4-lane major arterial street with a tree-lined center median, turn lanes and a sidewalk. In 2003, N Gallaher View Road was created, and the subject property's access to Mars Hill Road was replaced by this new minor arterial street with 4 driving lanes, a center turn lane and a sidewalk. The subject property retained access on Mars Hill Road, a winding local street, until 2001. These road improvements have transformed the rural character of this region and made the subject property's large estate more of an outlier in an area with close proximity to two arterial streets.
2. The nearby KAT bus route will remain active after the new KAT Reimagined Network Plan is implemented later this year. Currently there are two bus stops within close walking distance of the subject property on N Gallaher View Drive. The Cavet Station Greenway Trail also crosses the entrance of this property and connects to several other greenways, parks and schools.
3. These expansions of the transportation infrastructure and the surrounding multimodal and transit amenities support a Northwest City Sector Plan amendment from the LDR (Low Density Residential) land use classification MDR (Medium Density Residential). The MDR/O (Medium Density Residential/Office) land use

classification was requested, but considering that there are no existing office uses in the immediate vicinity, MDR is more consistent with the character of the area.

4. In addition to transportation conditions, this area has provided a diverse range of housing options for many decades, including apartments, townhouses, and single-family dwellings. The Country Club Apartments were built in the 1970s and are located directly across N Gallaher View Drive from the subject property. Numerous townhouse developments, including the Deerfield and Kirkwood subdivisions and the Adell Ree Park and Millington Park condominiums, were constructed nearby on Middlebrook Pike in the late 1990s through the 2000s.

5. These multifamily developments reflect an established and ongoing increase in residential intensity, which is consistent with the MDR land use classification.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The City's 2024 Housing Strategy Update entitled "Toward an Attainable Resilient Knoxville" makes recommendations on strategies to address unmet housing demand. One of the recommendations is to facilitate appropriate modifications to land use regulations that help meet housing needs. The recommended MDR land use amendment to the One Year Plan would enable a wider variety of housing options on the subject property, and it is compatible with this Housing Strategy.

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

1. The City's Housing Strategy Update provides population and housing demand statistics that emphasize the importance of considering more intensive residential development where appropriate. Staff consider the subject property to be a logical location for the MDR land use classification that is aligned with the recommendations of this study.

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 predominantly residential area has seen a steady increase in residential development for several decades. From the late 1990s through the early 2000s, there was an uptick in townhouse developments northeast of the subject property on Middlebrook Pike. The Plantation Oaks subdivision just south of the subject property on N Gallaher View Drive is comprised of single-family and townhouse dwellings and was completed around 2016.
2. In addition to residential development trends, the transportation infrastructure saw a major transformation with the creation of N Gallaher View Road in 2003 following the expansion of Middlebrook Pike in the mid-1990s. The subject property is now located in the southeast corner of an arterial intersection with sidewalks, transit and a greenway trail.
3. These changing conditions and amenities support consideration of the RN-5 (General Residential) zoning district, which will permit a compatible increase in housing forms and residential development.

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

1. The RN-5 district is intended to accommodate mixed medium density residential neighborhoods comprising a heterogeneous mix of single-family, duplex, townhouse, and multifamily development forms. The RN-5 district may also serve as a functional transition between traditionally single-family and duplex neighborhoods and more intensely developed residential or commercial areas.
2. The subject property is located between single-family residences to the east and apartments and commercial zoning with a gas station to the west. The broader area provides an established mix of housing forms that are consistent with the residential uses permitted in the RN-5 district. This location is aligned with the purpose of this district as described in the zoning code.

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. The subject parcel has the HP (Hillside Protection Overlay) along its borders and the SP (Stream Protection Area) land use classification along its western edge where Ten Mile Creek runs past. Any grading plan submitted for permitting would undergo a slope analysis review by Planning staff to ensure future development

complies with the HP disturbance regulations. City Stormwater Engineering would ensure that applicable stream buffering and stormwater management measures are in place before permits are issued.

2. Middlebrook Pike is a designated Tennessee Scenic Roadway, and the subject property is within the 1,000-ft boundary that restricts building heights at the highway or ground level to 35 ft. This height limitation would be enforced at the design review stage.

3. There are no adverse impacts anticipated to occur with this rezoning that could enable more residents to enjoy the amenities of the area.

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 of northwest Knoxville has ample utility and transportation infrastructure capacity to accommodate more residential growth.

2. The subject property is on the Cavet Station Greenway trail, which connects to the Ten Mile Creek Greenway to the southwest and the Jean Teague Greenway to the southeast. These greenways run through Walker Springs Park, Ten Mile Creek Greenway Park, and West Hills and Bynon Park. They also provide multimodal access to Bearden Middle School, West Hills Elementary School, and a regional commercial center across I-40.

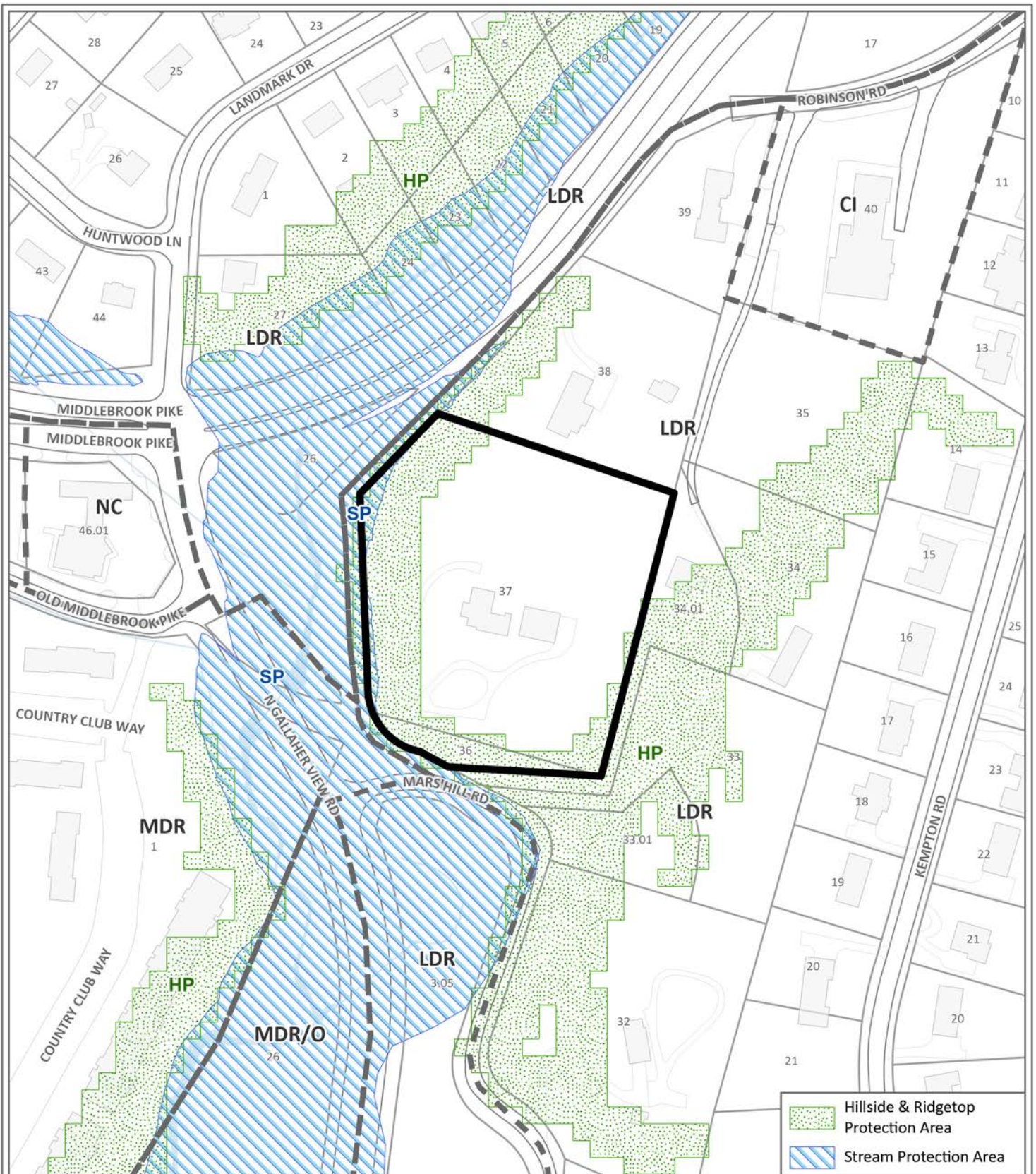
3. Rezoning the property to RN-5 would permit development that could take advantage of enhanced roadway infrastructure and would enable more residents to enjoy the numerous amenities of the area.

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 8/6/2024 and 8/20/2024. 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.



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



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

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

Original Print Date: 6/21/2024

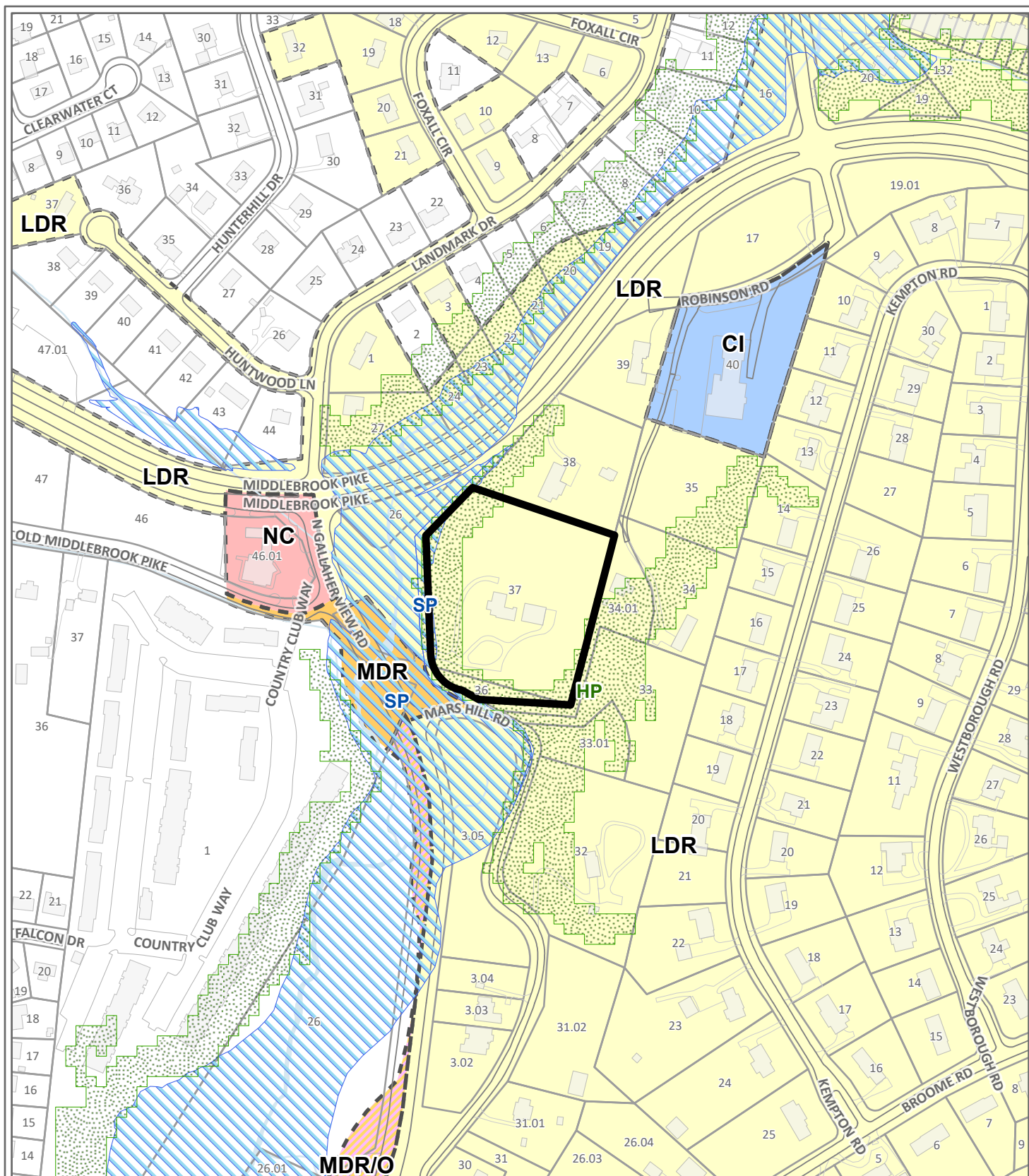
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Homestead Land Holdings, LLC

Map No: 106

Jurisdiction: City





ONE YEAR PLAN MAP

7-D-24-PA

Petitioner: Homestead Land Holdings, LLC



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

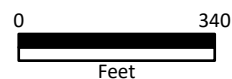
To: MDR/O (Medium Density Residential/Office); HP (Hillside Protection); SP (Stream Protection)

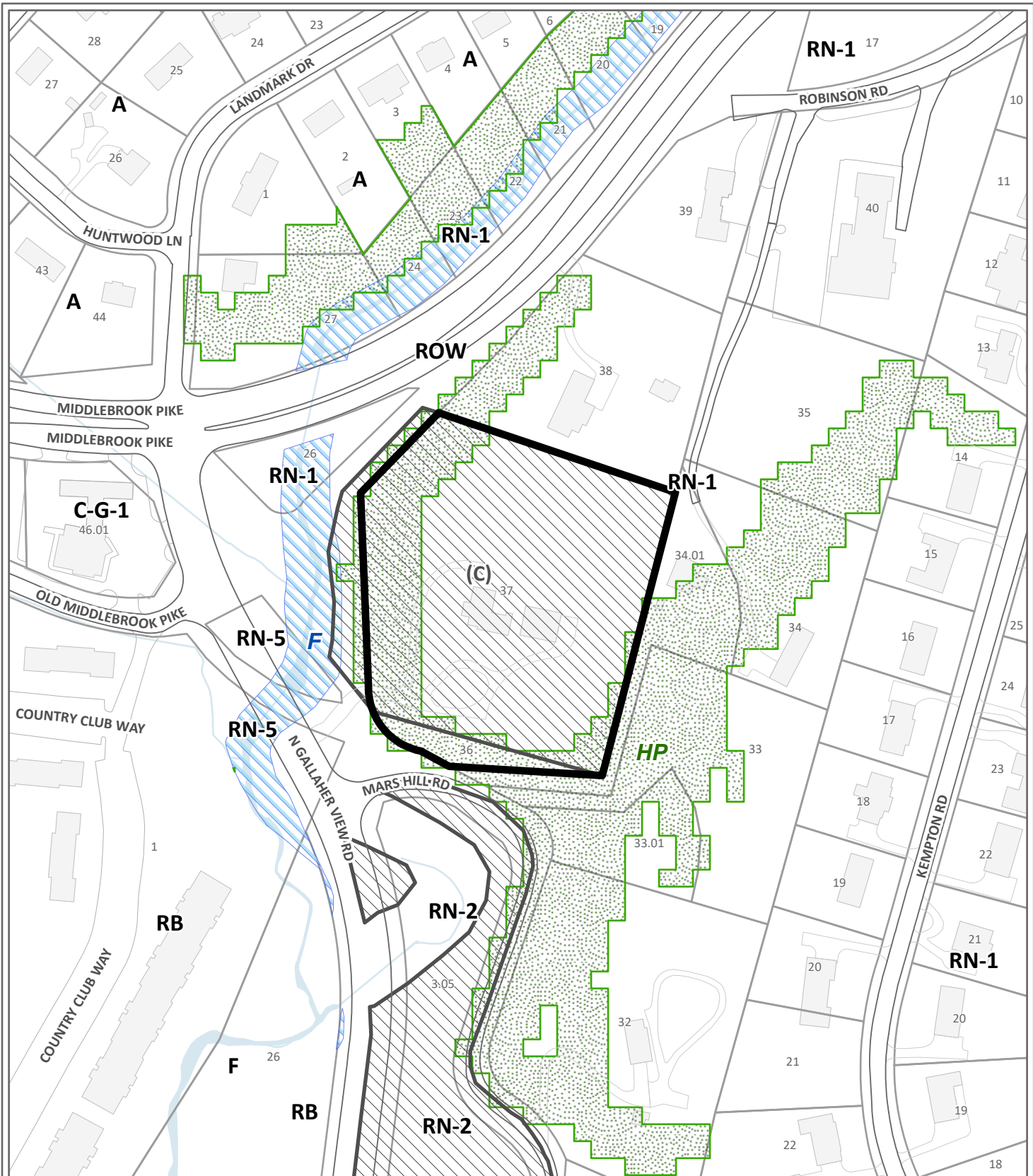
Original Print Date: 6/3/2024

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

Map No: 106

Jurisdiction: City





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)

Original Print Date: 6/3/2024

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

Map No: 106

Jurisdiction: City

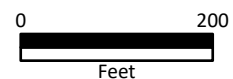
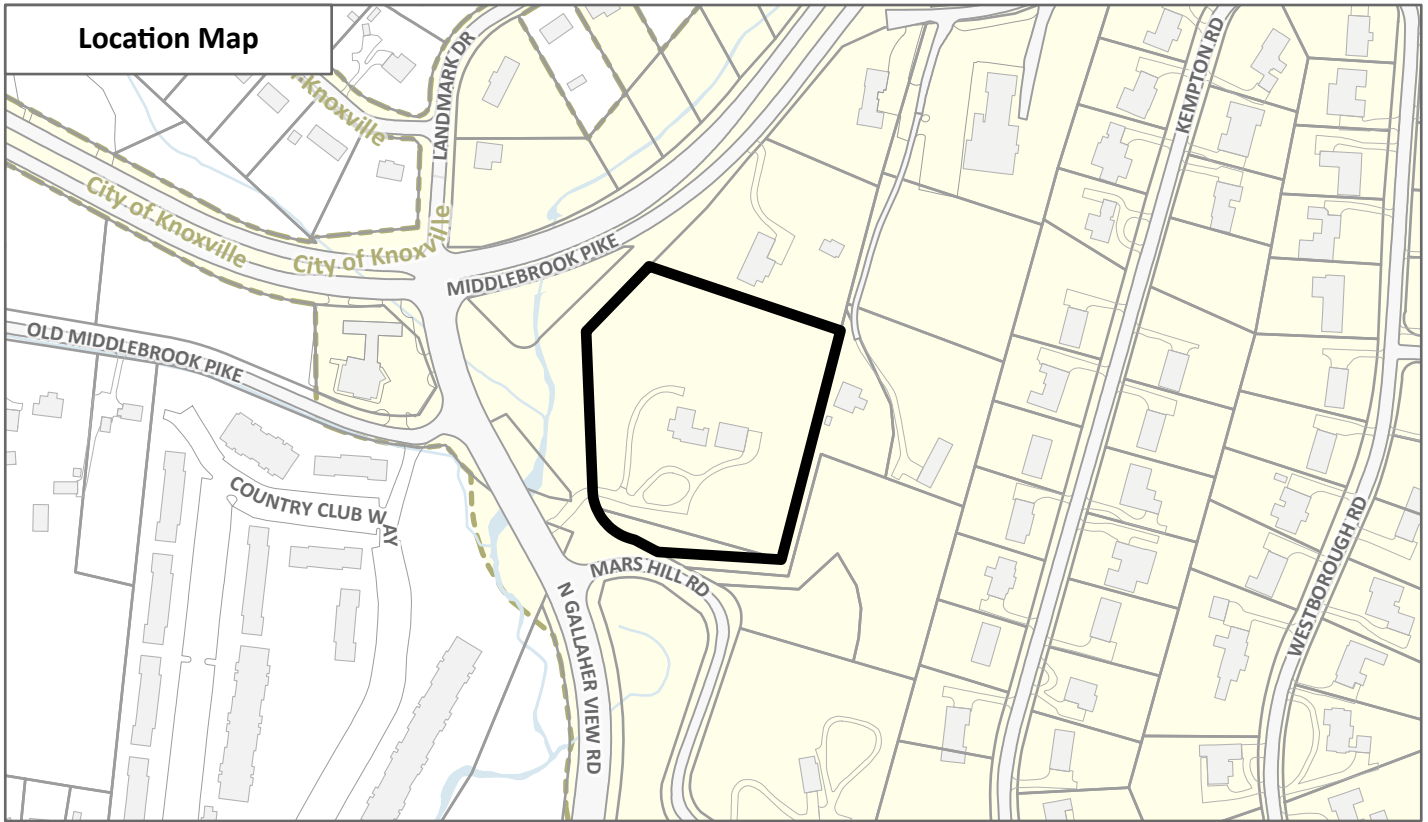


Exhibit A. Contextual Images

Location Map



Aerial Map



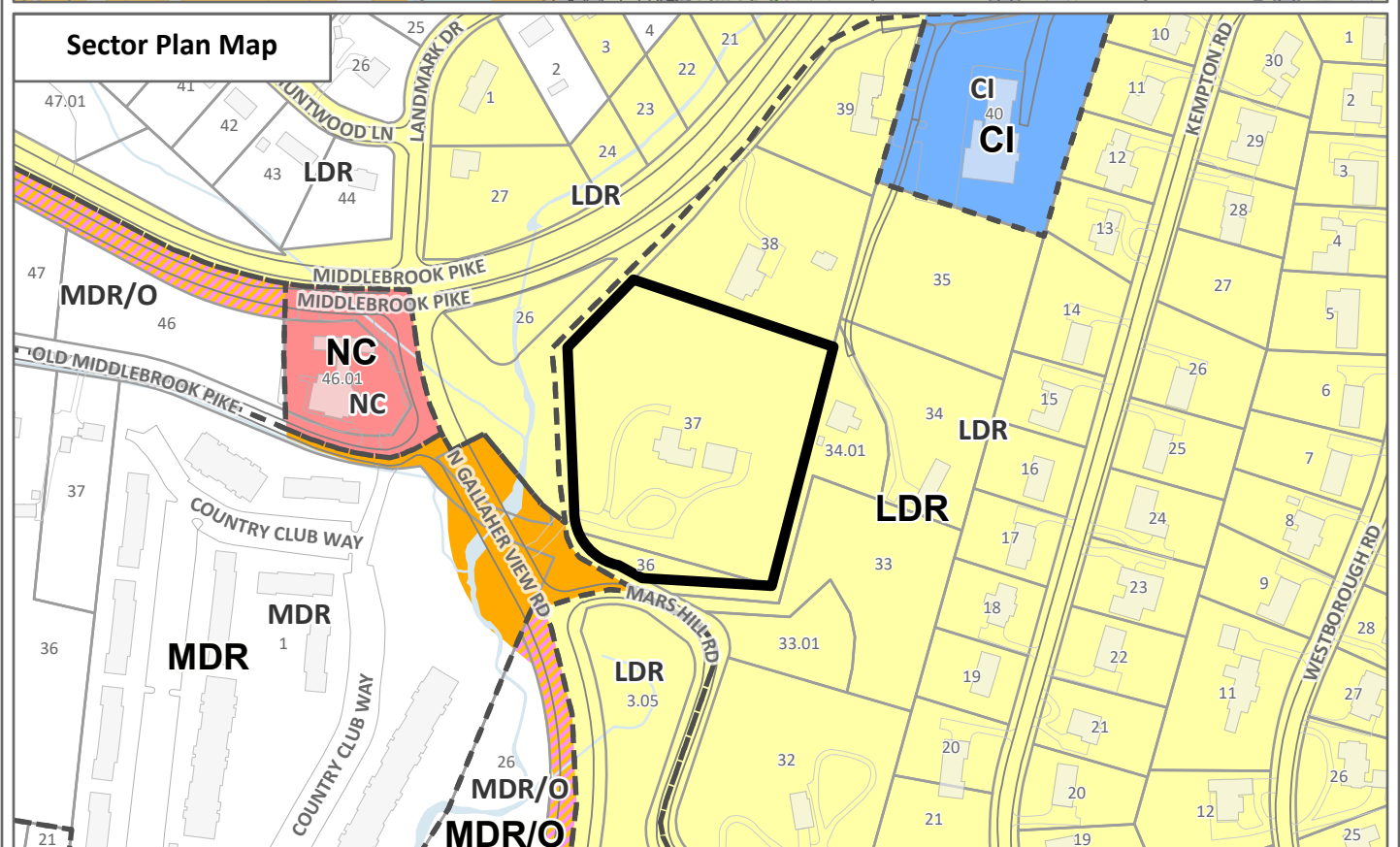
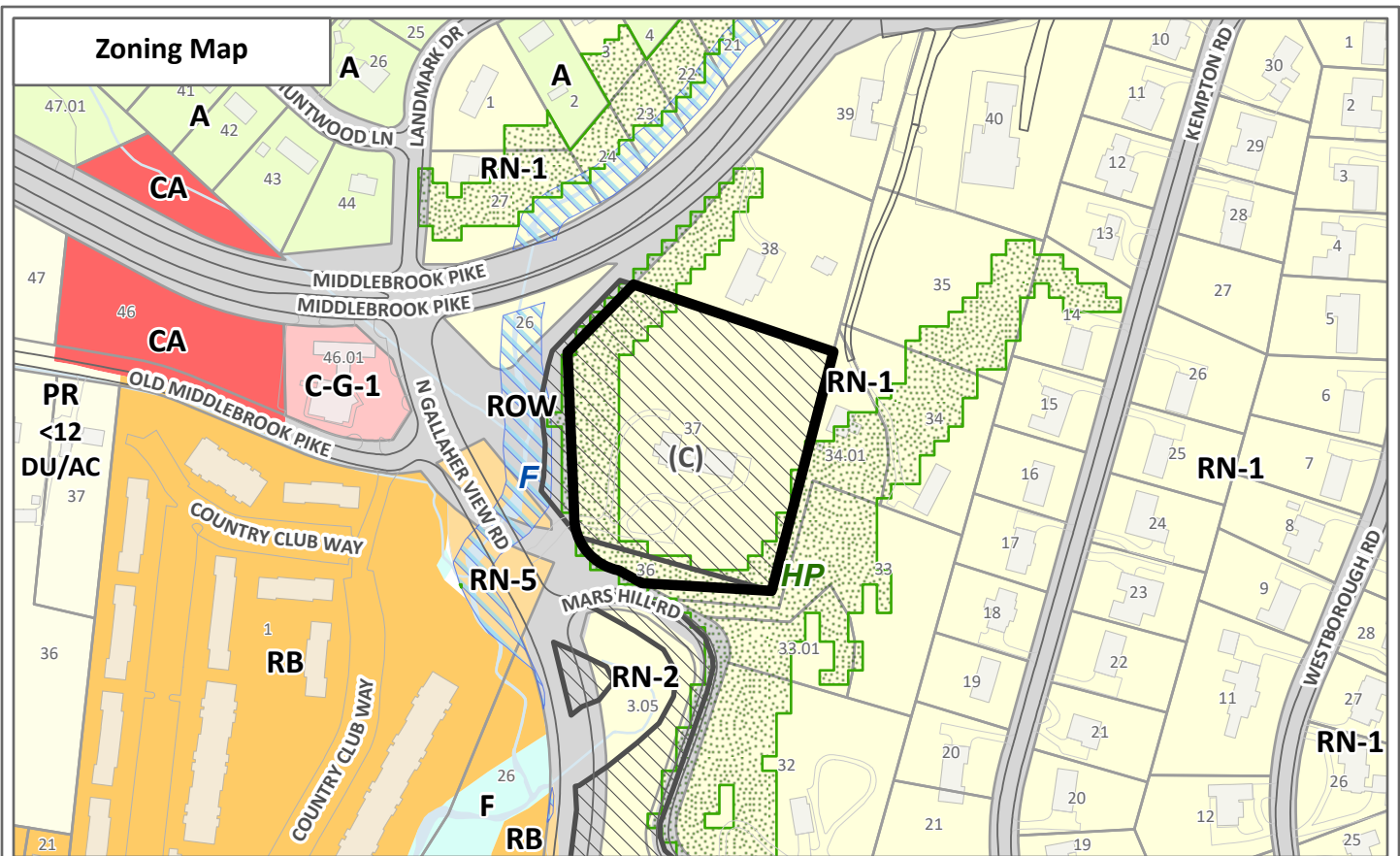
CONTEXTUAL MAPS 1

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



Case boundary





CONTEXTUAL MAPS 2

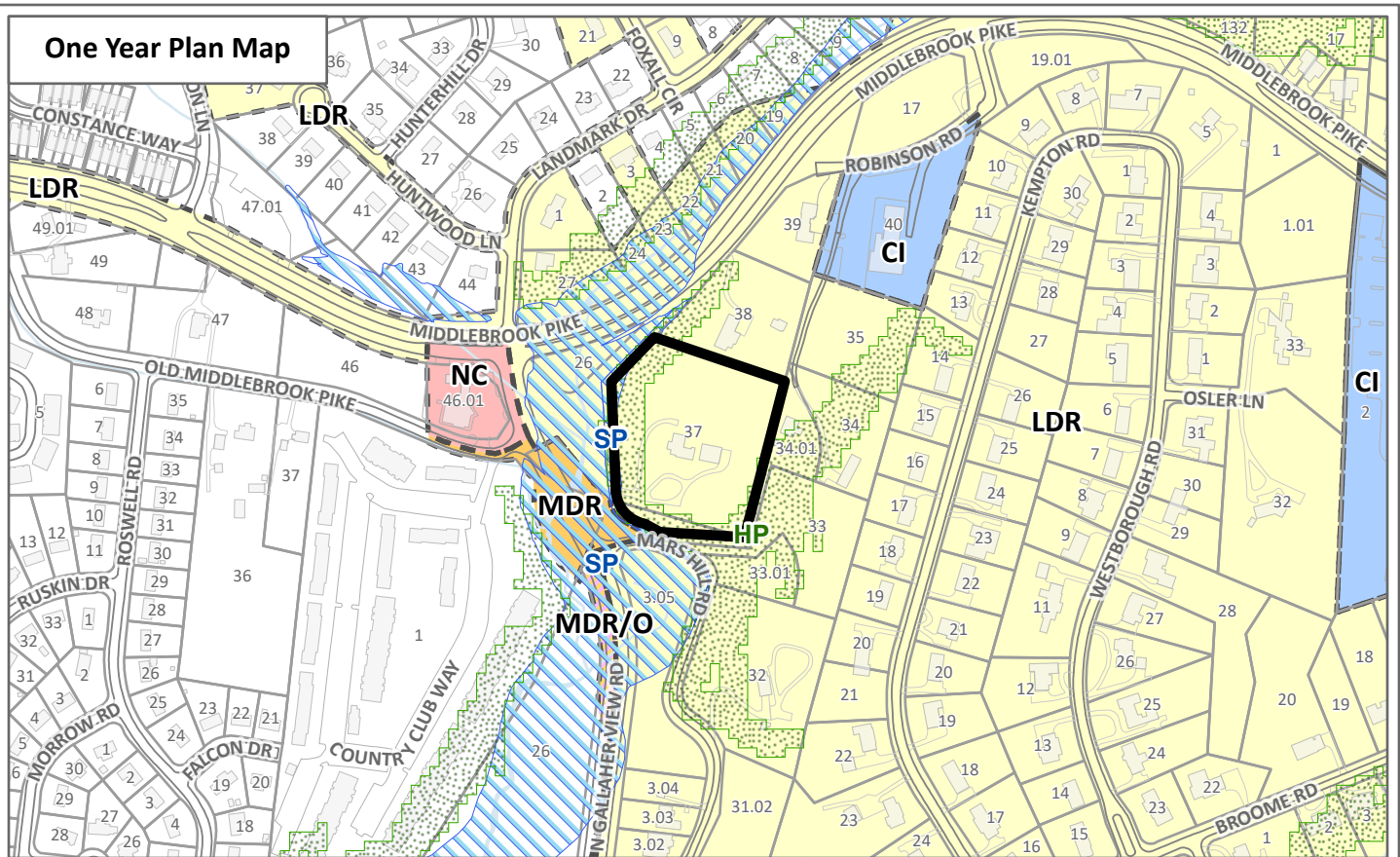
7-D-24-PA / 7-I-24-RZ



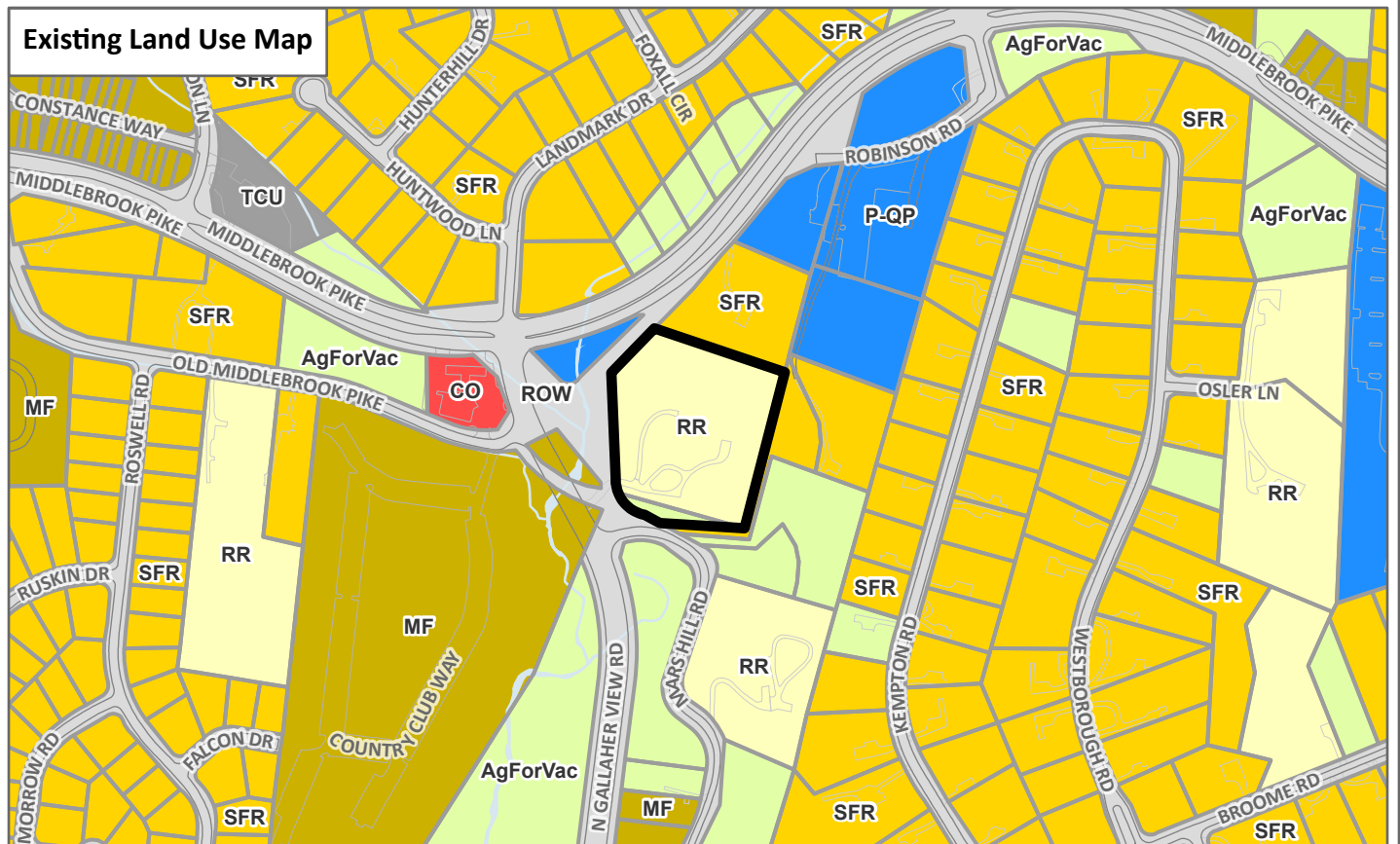
Case boundary



One Year Plan Map



Existing Land Use Map

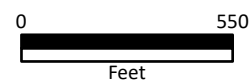


CONTEXTUAL MAPS 3

7-D-24-PA / 7-I-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 (Medium Density Residential) 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 July 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 #7-C-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

- ☐ 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

- ☐ 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);HP (Hillside Protection Overlay)**
Proposed Zoning
- ☒ Plan Amendment **MDR/O (Medium Density Residential/Office);HP (Hillside Protection);SP (Stream Prote**
Proposed Plan Designation(s)

Pending Plat File Number

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

\$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

5/23/2024

Applicant Signature

Please Print

Date

Phone / Email

Mainland MCA Knoxville, LLC

5/23/2024

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

- ☒ 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

Part of Parcel (Y/N)?

Tract Size

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

- ☐ 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 (C) (General Residential Neighborhood), HP (Hillside Protection Overlay)**
Proposed Zoning
- ☒ Plan Amendment **MDR/O (Medium Density Residential/Office), HP (Hillside Protection), SP (Stream Prot**
Proposed Plan Designation(s)

Pending Plat File Number

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

\$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

5/23/2024

Applicant Signature

Please Print

Date

Phone / Email

Mainland MCA Knoxville, LLC

5/23/2024

Property Owner Signature

Please Print

Date



**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)

Revised: 5/28/2024

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

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

May 1, 2023

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**

- ☒ Zoning Change **RN-5 : Removal of prev. approved planned district designation (c)**

Pending Plat File Number

Proposed Zoning

- ☒ Plan Amendment Change

MDR/O

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

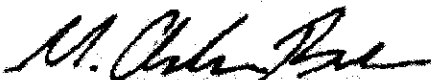
- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

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

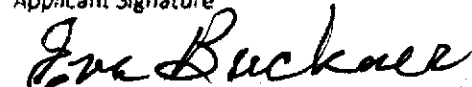


Applicant Signature

Homestead Land Holdings, LLC

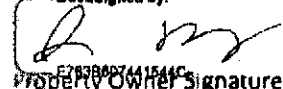
4/15/24

Date



Phone Number

DocuSigned by:



Property Owner Signature

PLEASE PRINT

**SIGN
HERE**

Email

Mainland MCA
 Knoxville, LLC
 Please Print

4/15/2024

Date Paid

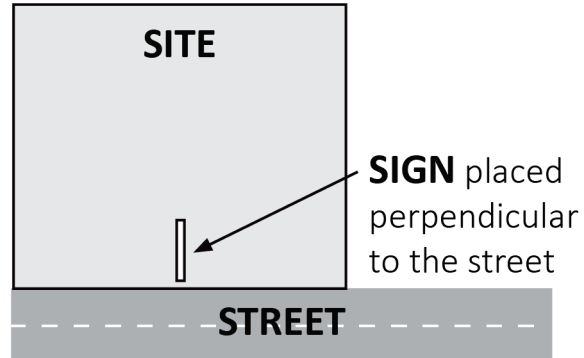


NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

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