



### **Development Request**

100		DEVELOPMENT	SUBDIVISION	ZONING
DI-	main	Development Plan	☐ Concept Plan	☐ Rezoning
Plo	nning	☐ Planned Development	☐ Final Plat	✓ Plan Amendment
KNOX	VILLE I KNOX COUNTY	☐ Use on Review / Special Use		✓ Sector Plan
		☐ Hillside Protection COA		☐ City OYP / County
		_ miside Protection con		Comp Plan
	Land Holdings, LLC	:		
Applicant Na	ime		Affiliatio	on
/23/2024		7/11/2024	7-C-24-SP	
Date Filed		Meeting Date (if applicable)	File Number(s)	
CORRESP	PONDENCE	All correspondence related to this application sh	nould be directed to the c	approved contact listed below.
Anderson Ba	aker Homestead La	and Holdings, LLC		
lame / Com	pany			
22 Perimet	er Park Rd. Rd. Kno	oxville TN 37922		
Address				
865-328-686	58 / abaker@saddlo	ebrookproperties.com		
hone / Ema				
CHIPPENI	Γ PROPERTY INF	60		
	ICA Knoxville, LLC	118 16th Ave S Ste 230 Nashville		
Owner Name	e (if different)	Owner Address	(	Owner Phone / Email
62 N GALLA	AHER VIEW RD			
Property Add	dress			
.06 P A 037,	, 036		4	4.31 acres
arcel ID		Part of P	arcel (Y/N)?	Tract Size
(noxville Ut	ilities Board	Knoxville Utilities B	Board	
sewer Provid	der	Water Provider		Septic (Y/N)
STAFF US	SE ONLY			
		d, southeast side of Middlebrook Pike		
General Loca	ation			
City C	ouncil District 2	RN-1(C) (Single-Family Residential Neighborho (Hillside Protection Overlay)	ood), HP Rural Re	esidential
 _County D	District	Zoning District	Existing	g Land Use
lorthwest Ci	ty IDR (Low	Density Residential), HP (Hillside Protection), SP (	Stream N/A /W/	ithin City Limits)
TOT CITWEST CI	Protectio	•	Janeani N/A (W	icim city Limits;
Planning Sec	tor Land Use	e (City)/Place Type (County)	Growth	Policy Plan Designation

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DEVELOPM	ENT REQUEST			
☐ Developmen	it Plan 🔲 Planned Deve	lopment Use on Review / Special Use	Related City	Permit Number(s)
☐ Hillside Prote	ection COA	☐ Residential ☐ Non-residential		
Home Occupati	on (specify)			
Other (specify)				
SUBDIVSIO	N REQUEST			
			Related Rezo	oning File Number
Proposed Subdi	ivision Name			
Unit / Phase Nu		Total Number of Lots Created	t	
Additional Infor				
☐ Attachments	s / Additional Requirement	S		
ZONING RE	QUEST			
Zoning	·	Neighborhood);HP (Hillside Protection Overlay)	Pending P	lat File Number
Change	Proposed Zoning			
✓ Plan		Residential/Office);HP (Hillside Protection);SP (Stream Prot	е	
Amenament	Proposed Plan Designation	on(s)		
Proposed Densi	ity (units/acre) Previous	Rezoning Requests		
Additional Infor		Nezoning negacots		
STAFF USE	ONLY			
PLAT TYPE	<u> </u>	Fee 1		Total
☐ Staff Review	☐ Planning Comm		00	
ATTACHMEN	ITS	<del>\( \frac{1}{2} \), \( \frac{1}{</del>		_
	ners / Option Holders	☐ Variance Request Fee 2		
	Request (Comprehensive	Plan)		
	<b>L REQUIREMENTS</b> ew / Special Use (Concept F	Plan) Fee 3		-
☐ Traffic Impac		idil)		
COA Checklis	st (Hillside Protection)			
AUTHORIZA	ATION			
		egoing is true and correct: 1) He/she/it is the owner of the	property, AND 2) th	ne application and
all associated	materials are being submitt			F /22 /2024
Applicant Signa		Homestead Land Holdings, LLC Please Print		<b>5/23/2024</b> Date
11	·			
Phone / Email				
	r	Mainland MCA Knoxville, LLC		5/23/2024
Property Owne	r Signature F	Please Print		Date

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### **Development Request**

			DEVELOPMENT	SUBDIVISION	ZONING
DI	2101	ina	☐ Development Plan	☐ Concept Plan	✓ Rezoning
P	ann	ing	☐ Planned Development	☐ Final Plat	✓ Plan Amendment
KI	NOXVILLE I KNO	X COUNTY	☐ Use on Review / Special Use		Sector Plan
			☐ Hillside Protection COA		✓ City OYP / County
			_ Thirside Protection Cont		Comp Plan
	ad Land Hol	dings, LLC			
Applicant	t Name			Affiliation	
5/23/202			7/11/2024	7-D-24-PA / 7-I-24	-RZ
Date File	d		Meeting Date (if applicable)	File Number(s)	
CORRE	ESPONDEN	ICE			
		nestead Land H	l correspondence related to this application sl	nould be directed to the app	proved contact listed below.
Name / C		iesteau Laiiu n	oldings, LLC		
122 Darin	matar Bark B	d. Rd. Knoxvill	o TN 27022		
Address	neter Park n	u. Ku. KIIOXVIII	e IN 5/322		
	5050 / 1 1	0 1111			
<b>865-328-</b> Phone / E		er@saddlebrod	okproperties.com		
			_		
CURRE	ENT PROPE	RTY INFO			
Mainland	d MCA Knox	ville, LLC	118 16th Ave S Ste 230 Nashville	TN 37203	
Owner Name (if different)		ent)	Owner Address	Owner Phone / Email	
962 N GA	ALLAHER VIE	W RD / 0 Mars	Hill Ln		
Property	Address				
106 P A 0	37, 036			4.3	31 acres
Parcel ID			Part of F	Parcel (Y/N)? Tra	act Size
Knoxville	Utilities Bo	ard	Knoxville Utilities E	Board	
Sewer Pro	ovider		Water Provider		Septic (Y/N)
STAFF	USE ONLY				
East side	of N Gallah	er View Rd. sou	theast side of Middlebrook Pike		
General L			and the contract of the contra		
<b>✓</b> City	Council Dis		N-1(C) (Single-Family Residential Neighborholiliside Protection Overlay)	ood), HP Rural Resi	dential
County	District		oning District	Existing L	and Use
Northwes	t City	LDR (Low Dens Protection)	ity Residential), HP (Hillside Protection), SP	(Stream N/A (With	in City Limits)
Planning	Sector	Land Use (City	/)/Place Type (County)	Growth P	olicy Plan Designation

DEVELOPM	ENT REQUEST			
☐ Developmen	it Plan 🗌 Planned Deve	elopment	Related City	Permit Number(s)
☐ Hillside Prote	ection COA	☐ Residential ☐ Non-residential		
Home Occupati	on (specify)			
Other (specify)				
SUBDIVSIO	N REQUEST			
			Related Rezo	oning File Number
Proposed Subdi	ivision Name			
Unit / Phase Nu		Total Number of Lots Created		
Additional Infor				
	s / Additional Requirement	S		
ZONING RE	QUEST			
✓ Zoning	-	tial Neighborhood), HP (Hillside Protection Overlay)	Pending Pl	lat File Number
Change	Proposed Zoning			
✓ Plan		Residential/Office), HP (Hillside Protection), SP (Stream Prot		
Amendment	Proposed Plan Designation	on(s)		
Proposed Densi	ity (units/acre) Previous	Rezoning Requests		
Additional Infor		<u> </u>		
STAFF USE	ONLY			
PLAT TYPE		Fee 1		Total
☐ Staff Review	☐ Planning Comm	ission \$1,700.00	)	
ATTACHMEN				
	ners / Option Holders Request (Comprehensive	Variance Request Fee 2		
	. REQUIREMENTS			
	ew / Special Use (Concept F	Plan) Fee 3		
Traffic Impac				
COA Checklis	st (Hillside Protection)			
AUTHORIZA	ATION			
		egoing is true and correct: 1) He/she/it is the owner of the pro	operty, AND 2) th	e application and
ali associated	materials are being submitt	Homestead Land Holdings, LLC		5/23/2024
Applicant Signa		Please Print		Date
Phone / Email				
		Mainland MCA Knoxville, LLC		5/23/2024
Property Owner	r Signature 🔋 🔠 l	Please Print		Date

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### 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

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15	
anning	

# Development Request DEVELOPMENT SUBDIVISION ZONING

Planning	<ul><li>□ Development Plan</li><li>□ Planned Development</li><li>□ Use on Review / Special</li><li>□ Hillside Protection COA</li></ul>	☐ Final	cept Plan     Plat   	Plan Amendment SP OYP Rezoning
Homestead Land Holdings, L	rc			
Applicant Name	er en		Affiliation	
4/15/24	July 11, 2024			File Number(s)
Date Filed Revised: 5/28/2024	Meeting Date (of applicable	ie)	7-I-24 7-D-2 7-C-2	4-PA
CORRESPONDENCE	l correspondence related to this app	lication should be dire	ected to the appro	oved contact issted helow
	r 🔲 Option Holder 🔲 Project	Surveyor 🔲 Engin	eer 🔲 Architec	t/Landscape Architect
Homestead Land Holdings, L		· · · · · · · · · · · · · · · · · · ·	se e e e	
Name 122 Perimeter Park Rd		Company Knoxville	TN	27022
				37922
Address	ahalean Ahamantan di	C₁ty Ionalhalainan ooa	State	Z1P
865-328-6868	abaker@homesteadl	iandhoidings.com		
Phose :	Ema (			
CURRENT PROPERTY INFO				odykalikkalikka olfanika obrazila obrazila olfanik obrazila obrazila obrazila obrazila obrazila obrazila obrazi
Mainland MCA Knoxville, LL	118 16TH AVE	E S STE 230 NASH	VILLE TN 372	
Property Owner Name (if different	Property Owner	Address	ρ	roperty Owner Phone
962 N Gallaher View , 🧷 M	ars Hill Rd.	106PA03	37,106PA	36
962 N Gallaher View , O M Property Address (EVA BUCK	ner Owner)	Parcel ID	•	
KUB	KUB			N
Sewer Provider	Water P	rovider		Septic (Y/N)
STAFF USE ONLY				
General Location			Tract Size	
☐ City ☐ County District	Zoning District	Existing	Land Use	
Planning Sector	Sector Plan Land Use Class	sification	Growth Po	dicy Plan Designation

DEVELOPMENT REQUEST			agy, afalalman ribustania su yaga siya saka katalaga katala ayan ee yo qoo yo kiil ka ahab oo sa isali ka
☐ Development Plan ☐ Use on Review /	Special Use	ion COA	Related City Permit Number(s)
Residential Non Residential			•
Home Occupation (specify)			
Other (specify)			
SUBDIVISION REQUEST			
	en e		Related Rezoning File Number
Summer of the later of the same			
Proposed Subdivision Name			
Unit / Phase Number		mber of Lots Created	
Other (specify)			
☐ Attachments / Additional Requirements			
ZONING REQUEST		Periodo per en el minimo del interpreta de l'institution de la compansión de la compansión de la compansión de	
RN-5 : Removal of r	orev. approved planned dis	trict designation (c)	Pending Plat File Number
Zoning Change Proposed Zoning	ewe	·	
Plan Amendment Change MDR/O			
Proposed Plan	n Designation(s)		
Proposed Density (units/acre)	Previous Rezoning Requests		
Other (specify)	reducition increases		
C Outer (specify)			
STAFF USE ONLY			
PLAT TYPE		Fee 1	Tota
Staff Review Planning Commission	n		
ATTACHMENTS	6. January Brancisco	Fee 2	na alliforma agrae grande and a constitution and a
Property Owners / Option Holders \( \bigc\)	ranance kequest		
ADDITIONAL REQUIREMENTS  Design Plan Certification (Final Plat)			
☐ Use on Review / Special Use (Concept Pla	n)	Fee 3	
☐ Traffic Impact Study			
COA Checklist (Hillside Protection)			
AUTHORIZATION			
I declare under penalty of perjury the forego	nng is true and correct;	r new transportune at the second section of the second second second second second section is a second second section in the grant second seco	, grave, and 200 (4), 14), 14), 15), 16), 16), 16), 16), 16), 16), 16), 16
1) He/she/it is the owner of the property AND	2) The application and all associated	f materials are being subm	nitted with his/her/its consent
Mala Tal	Homestead Land F	loldings, LLC	4/15/24
Applicant Signature	Please Prior		Date
Jan Rock and	<u>,                                    </u>		
Phone Number			
Docustined by:	Emad Mainland MCA	4/15/2024	
CONTRACTOR	Knoxville, LLC	, <del>v</del>	
Property OWHer's gnature	Please Print		Date Pa d



### 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

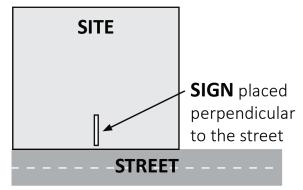
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## Sign Posting & Removal Requirement

Revised April 2021

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-ofway 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 Holding	gs, LLC	
Date: 05/23/2024		Sign posted by Staff
File Number: 7-I-24-RZ, 7-D-24-PA & 7-C-2	24-SP	Sign posted by Applicant