

**SPECIAL USE**

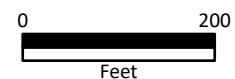
**11-F-24-SU**

**Petitioner:** Homestead Land Holdings, LLC



Removal of the previously approved planned district designation (C) in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

**Map No:** 106  
**Jurisdiction:** City



**Original Print Date:** 10/9/2024

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**

**Developer**

Applicant Name

Affiliation

**10/2/2024**

**11/14/2024**

**11-F-24-SU**

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.*

**Russell N. Rackley, PE Rackley Engineering**

Name / Company

**PO Box 30456 Knoxville TN 37922**

Address

**865-850-1535 / rnrackley@rackleyengineering.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**

**4.1 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

**No**

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) <b>Removal of the previously approved planned district designation (C)</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

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	Total
<b>\$450.00</b>	
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: \_\_\_\_\_ Please Print: **Homestead Land Holdings, LLC** Date: **10/2/2024**

Phone / Email \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Please Print: **Mainland MCA Knoxville, LLC** Date: **10/2/2024**



**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
Anderson Baker	Knoxville, TN	

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# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

Homestead Land Holdings, LLC

Applicant Name

Developer

Affiliation

9/30/24

Date Filed

11/14/24

Meeting Date (if applicable)

File Number(s)

11-F-24-SU

## 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

Russell N. Rackley, PE

Name

Rackley Engineering

Company

PO Box 30456

Address

Knoxville

City

TN

State

37922

ZIP

865-850-1535

Phone

rn@rackley@rackleyengineering

Email

## CURRENT PROPERTY INFO

Mainland MCA Knoxville, LLC

Property Owner Name (if different)

118 16th Ave S, Ste 230 Nashville, TN

Property Owner Address

Property Owner Phone

962 N Gallaher View Rd.

Property Address

106PA 037

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

N

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.



## 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) \_\_\_\_\_  
 Related Rezoning File Number \_\_\_\_\_

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_  
 Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_ Total Number of Lots Created \_\_\_\_\_  
 Other (specify) **Removal of previously approved "C" designation**  
 Attachments / Additional Requirements \_\_\_\_\_

## ZONING REQUEST

Zoning Change  
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_  
 Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Pending Plat File Number \_\_\_\_\_

## 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	Total
0401	
Fee 2	\$450.00
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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

	Anderson Baker	10/1/24
Applicant Signature	Print Name / Affiliation	Date
865-328-6868	abaker@homesteadlandholdings.com	
Phone Number	Email	
	DONALD M CAIRE	10/02/2024, SG
Property Owner Signature	Please Print	Date Paid



# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

11/1/24

Date to be Posted

11/15/2024

~~12/1/24~~

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes  No

No, but I plan to prior to the Planning Commission meeting

*M. Anderson Baker*

Applicant Signature

Anderson Baker

Applicant Name

10/1/24

Date

Removal of "C" designation

FILE NUMBER

11-F-24-SU