

CONCEPT PLAN / DEVELOPMENT PLAN

11-SF-24-C / 11-E-24-SU

Petitioner: Homestead Land Holdings, LLC

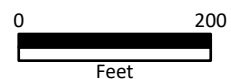


Townhouse subdivision in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

Map No: 106
Jurisdiction: City

Original Print Date: 10/9/2024

Knoxville - Knoxville County 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

10/1/2024

11/14/2024

11-E-24-SU / 11-SF-24-C

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 Rackley Engineering

Name / Company

PO Box 30456 Knoxville TN 37930

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 / 0 MARS HILL RD

Property Address

106 P A 036, 037

4.31 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) Townhouse subdivision	

SUBDIVISION REQUEST

962 N Gallaher View Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
_____	24
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<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)	

5.57 du/ac

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
\$1,150.00	
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: **10/1/2024**
Please Print

Phone / Email: _____

Property Owner Signature: _____ **Mainland MCA Knoxville, LLC** Date: **10/1/2024**
Please Print



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

Developer

Applicant Name

Affiliation

9/30/2024

November 14, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-SF-24-C
11-E-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

Rackley Engineering

Name

Company

PO Box 30456

Knoxville

TN

37922

Address

City

State

ZIP

865-850-1535

rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Mainland MCA Knoxville LLC

118 16th Ave S, Ste 230, Nashville, TN 37203

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

962 N Gallaher View Rd & 0 Mars Hill Rd

106PA037 & 036

Property Address

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

Related City Permit Number(s)

Residential Non-Residential

Home Occupation (specify) _____

Other (specify) Townhouse development with 9 or more units

SUBDIVISION REQUEST

962 N Gallaher subdivision

Related Rezoning File Number

Proposed Subdivision Name

7-1-24-RZ

1

Combine Parcels Divide Parcel

24

Unit / Phase Number

Total Number of Lots Created

Other (specify) ~~removal of (c) designation~~

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

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
0102	\$1,150.00
Fee 2	
Fee 3	

AUTHORIZATION

M. Andrew Baker

Homestead Land Holdings, LLC

9/25/24

Applicant Signature

Please Print

Date

865-328-6868

abaker@homesteadlandholdings.com

Phone Number

Email

Donald M. Cain

dcaire@mainlandcompanies.com

9/30/24

Property Owner Signature

Please Print

Date

authorized signer

Pd. 10/01/2024, SG



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

Applicant Signature

Anderson Baker

Applicant Name

10/1/24

Date

962 N Gallaher View -
concept
FILE NUMBER
11-SF-24-C & 11-E-24-SU