



PLAN AMENDMENT REPORT

► **FILE #:** 11-A-24-SP

AGENDA ITEM #: 12

AGENDA DATE: 11/14/2024

► **APPLICANT:** **HOMESTEAD LAND HOLDINGS LLC**
OWNER(S): James F. Rose Willbanks, LLC

TAX ID NUMBER: 68 04401

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6302 KECK RD

► **LOCATION:** **Northwest terminus of Primus Rd, west side of I-75, east of Keck Rd**

► **APPX. SIZE OF TRACT:** **8.84 acres**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Primus Road, a local road with an approximate pavement width of 20 ft within the I-75 right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District, Knoxville

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Knob Fork Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **GC (General Commercial), MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay) / I-G (General Industrial), C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)**

► **PROPOSED PLAN DESIGNATION:** **MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay)**

► **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

EXTENSION OF PLAN DESIGNATION: Yes, this is an extension of the partial MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) classification on the parcel.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Commercial - BP (Business Park), HP (Hillside Protection) in the County

South: Wholesale - GC (General Commercial), HP (Hillside Protection) in the City

East: I-75 interstate right-of-way

West: Agriculture/forestry/vacant land, commercial - CC (Corridor Commercial), HP (Hillside Protection) in the County

NEIGHBORHOOD CONTEXT This area south of the I-75 interchange with Callahan Drive is primarily characterized by heavy commercial uses with some residential

STAFF RECOMMENDATION:

- **Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it would be an extension of this classification, and it is consistent with the surrounding development.**

The HP (Hillside Protection) Overlay 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. No known new roads or utilities have been introduced to this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the Northwest City Sector Plan with regard to the subject properties. However, the property has a sliver of MU-SD, NWC-1 classification along the northern boundary and this would be an extension of this classification.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known changes in adopted government policy pertaining to this area.

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

1. Recent developments in the broader area primarily include commercial developments along Callahan Drive and Central Avenue Pike. The subject parcel, accessed via a local street, has remained undeveloped with its commercial land use and zoning designations. Approval of the Callahan Drive Mixed Use Special District would allow residential development on this parcel, which would be compatible with surrounding developments. The property has easy access to commercial services along nearby classified streets and several amenities in Inskip Neighborhood, which would support any residential development here.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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 12/10/2024 and 1/7/2025. 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 #:** 9-E-24-RZ

AGENDA ITEM #: 12

11-A-24-PA

AGENDA DATE: 11/14/2024

► **APPLICANT:** HOMESTEAD LAND HOLDINGS LLC

OWNER(S): James F. Rose Willbanks, LLC

TAX ID NUMBER: 68 04401

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 6302 KECK RD

► **LOCATION:** Northwest terminus of Primus Rd, west side of I-75, east of Keck Rd

► **TRACT INFORMATION:** 8.84 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Primus Road, a local road with an approximate pavement width of 20 ft within the I-75 right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District, Knoxville

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Knob Fork Creek

► **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial), MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay) / I-G (General Industrial), C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is an extension of the partial MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification on the parcel. It is not an extension of the zoning.

HISTORY OF ZONING REQUESTS: In 1996, the property was part of a larger area rezoning from A to CB (2-C-96-RZ). In 1997, the property was assigned the C-6 district after its annexation to the City (4-R-97-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Commercial - BP (Business Park), HP (Hillside Protection) in the County - LI (Light Industrial) in the County

ZONING

South: Wholesale - GC (General Commercial), HP (Hillside Protection) in the City - AG (General Agricultural), HP (Hillside Protection Overlay) in the City

East: I-75 interstate right-of-way

West: Agriculture/forestry/vacant land, commercial - CC (Corridor Commercial), HP (Hillside Protection) in the County - LI (Light Industrial) in the County

NEIGHBORHOOD CONTEXT: This area south of the I-75 interchange with Callahan Drive is primarily characterized by heavy commercial uses with some residential developments and undeveloped lands.

STAFF RECOMMENDATION:

- **Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it would be an extension of this classification, and it is consistent with the surrounding development.**

The HP (Hillside Protection) Overlay would be retained.

- **Approve the RN-5 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and it would allow more flexibility for a broader range of housing types.**

The HP (Hillside Protection) Overlay 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. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the property has a sliver of MU-SD, NWC-1 classification along the northern boundary and the requested plan amendment would be an extension of this classification.

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. Recent developments in the broader area primarily include commercial developments along Callahan Drive and Central Avenue Pike. The subject parcel, accessed via a local street, has remained undeveloped with its commercial land use and zoning designations. Approval of the Callahan Drive Mixed Use Special District would allow residential development on this parcel, which would be compatible with surrounding developments. The property has easy access to commercial services along nearby classified streets and several amenities in Inskip Neighborhood, which would support any residential development here.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known adopted public policy changes pertaining to the subject property and its land use designation.

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

1. There are no new studies or plans specific to this area or the MU-SD, NWC-1 land use that apply to this request. However, a widespread need for additional types of housing has been recognized by the City's Housing Strategy Update (2024). The RN-5 district has more flexibility for a broader range of housing types compared to the C-H-1 district, which would be allowed under the recommended classification.

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. While there have been several commercial developments in the broader area over the last fifteen years, the

property has remained undeveloped since it was assigned a commercial zoning district in 1996. Approval of the RN-5 district would allow development that is consistent with other residential developments in the area.

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

1. The RN-5 district intends to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multifamily dwellings.
2. The current C-H-1 district allows townhouses and multifamily developments, though the C-H zoning districts require a minimum lot area of 10,000 sq ft and a minimum lot width of 60 ft. The proposed RN-5 district would allow more flexibility for some residential uses, including townhouses, which could lead to a broader range of housing types.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 proposed amendment is not expected to have any significant adverse impact on the surrounding area as it is a less intensive district than C-H-1.
2. Approximately 2.6 acres of this 9.1-acre property is within the HP Overlay area. Any development would be subject to the disturbance budget shown on the slope analysis.
3. There is a cemetery on the northeast corner of the property. Property owners shall meet the obligations stated in TCA 46-8-103, which includes providing a 10 ft buffer surrounding the perimeter of a graveyard.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RN-5 district is consistent with the recommended MU-SD NWC-1 (Callahan Drive Mixed Use Special District) classification of the Northwest City Sector Plan and One Year Plan.
2. The proposed amendment is consistent with the General Plan's Development Policy 9.3, which calls to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

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 is an urbanized area with adequate utility infrastructure. The property has easy vehicular access to commercial services along nearby classified streets.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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.
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Request to Postpone • Table • Withdraw

Homestead Land Holdings

11/08/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

November 14, 2024

Scheduled Meeting Date

File Number(s)

File # 9-E-24-RZ / 11-A-24-PA / 11-A-24-SP
and 9-H-24-RZ

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.


Applicant Signature

Thomas Krajewski

Please Print

865.221.2067

Phone Number

thomask@homesteadlandholdings.com

Email

STAFF ONLY

Samiul Haque

Staff Signature

Samiul Haque

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

Approved by:

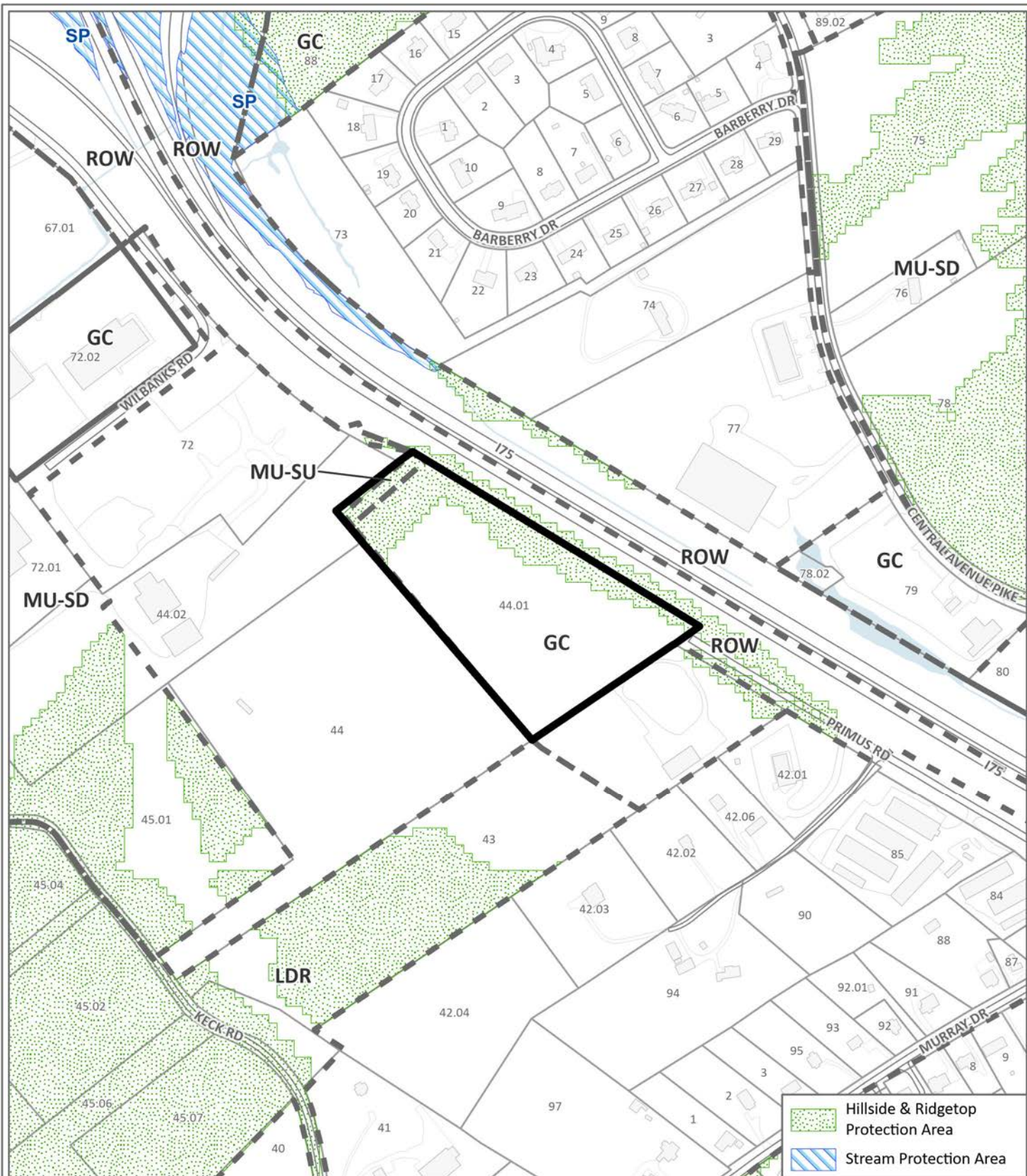
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**11-A-24-SP
NORTHWEST CITY SECTOR PLAN MAP**



From: GC (General Commercial), MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay)
To: MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)

Original Print Date: 10/15/2024

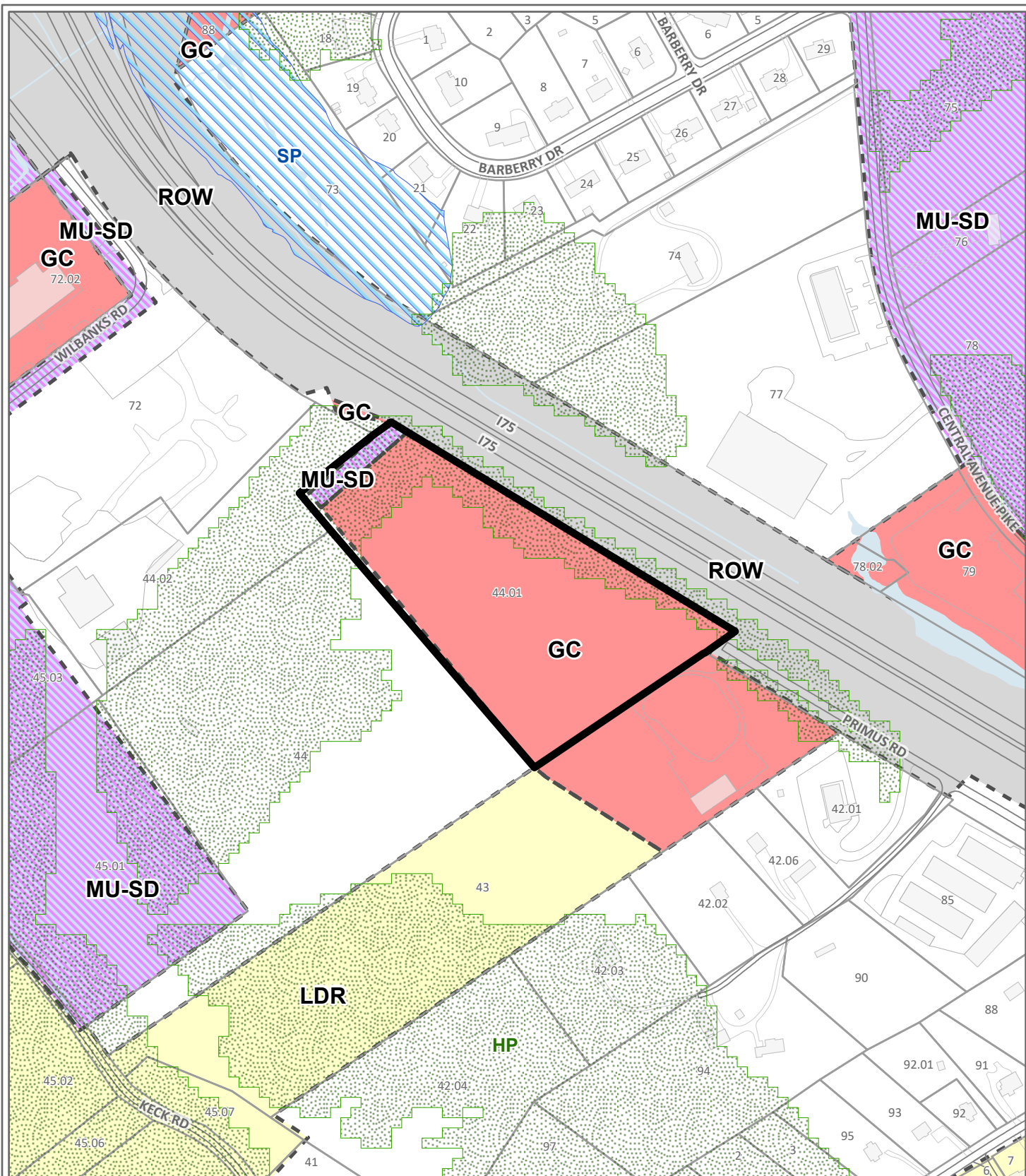
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Homestead Land Holdings LLC

Map No: 68

Jurisdiction: City





ONE YEAR PLAN MAP

11-A-24-PA

Petitioner: Homestead Land Holdings LLC



From: GC (General Commercial), MU-SD (Mixed Use Special District)

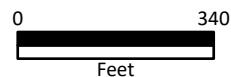
To: MU-SD (NWC-1: Northwest City)

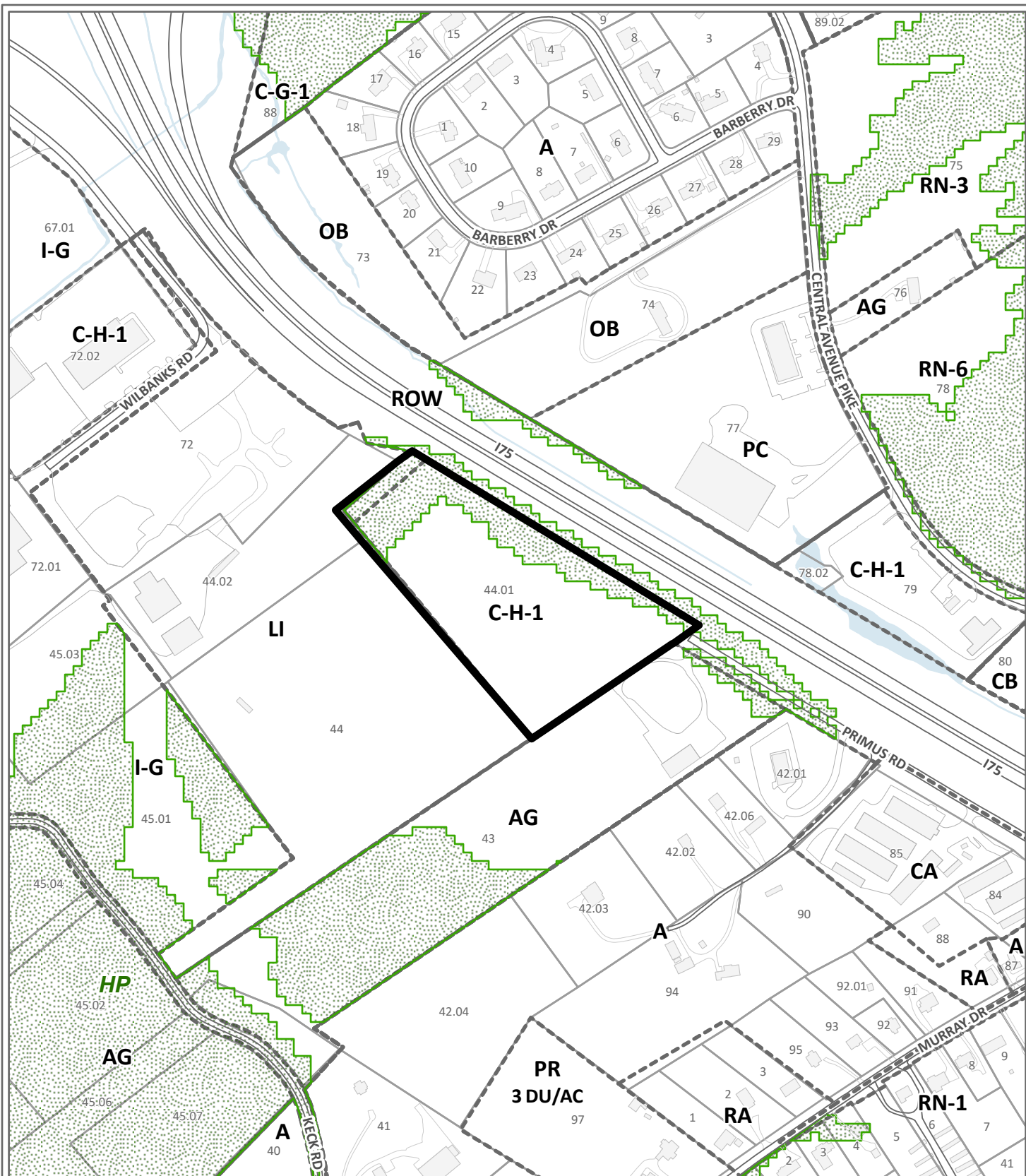
Map No: 68

Jurisdiction: City

Original Print Date: 10/9/2024

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





REZONING

9-E-24-RZ

Petitioner: Homestead Land Holdings, LLC



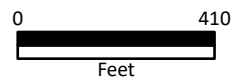
From: C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Protection Overlay)
To: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 10/9/2024

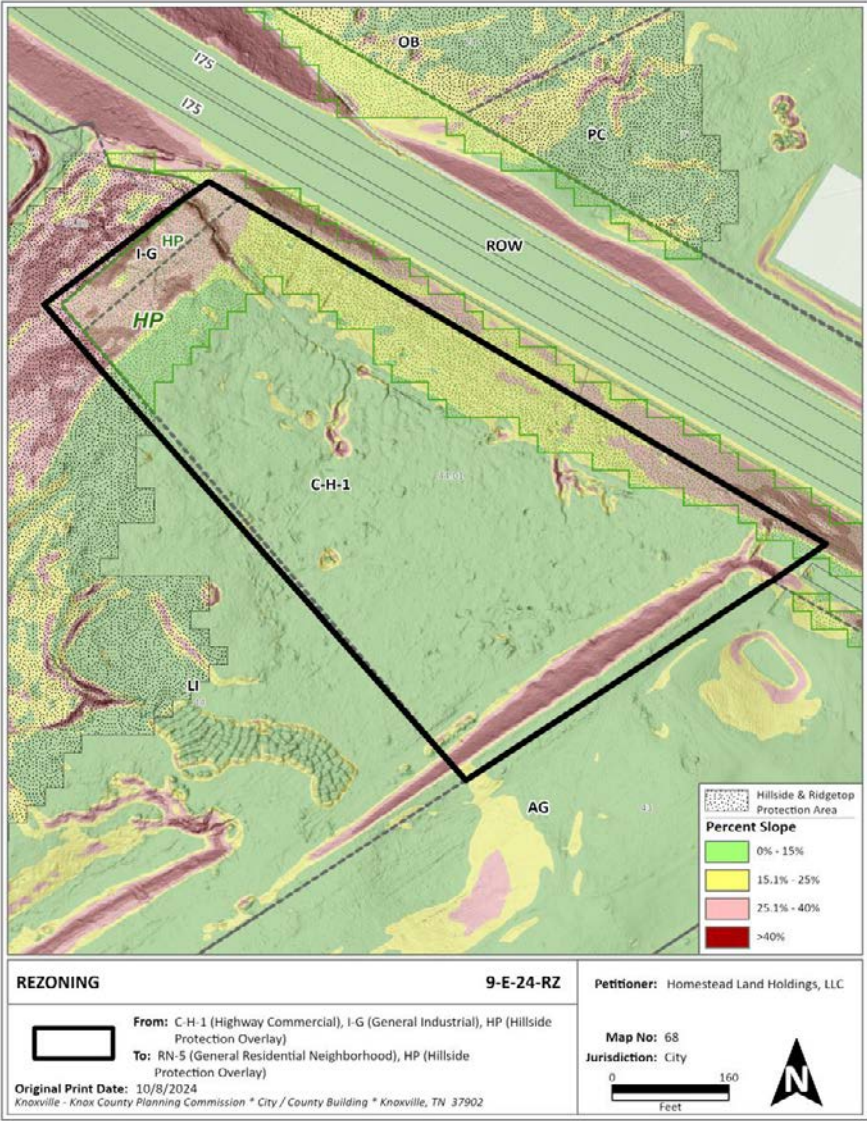
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 68

Jurisdiction: City



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	396,240.0	9.1			
Non-Hillside	284,680.1	6.5	N/A		
0-15% Slope	17,259.9	0.4	100%	17,259.9	0.4
15-25% Slope	51,469.5	1.2	50%	25,734.8	0.6
25-40% Slope	33,046.9	0.8	20%	6,609.4	0.2
Greater than 40% Slope	9,783.6	0.2	10%	978.4	0.0
Ridgetops					
Hillside Protection (HP) Area	111,559.9	2.6	Recommended disturbance budget within HP Area	50,582.4	1.2
			Percent of HP Area	45.3%	





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

9/25/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-A-24-SP

File Number(s)

CORRESPONDENCE

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

Thomas Krajewski Homestead Land Holdings, LLC

Name / Company

122 Perimeter Park Dr Knoxville TN 37922

Address

865-221-2067 / thomask@homesteadlandholdings.com

Phone / Email

CURRENT PROPERTY INFO

James F. Rose Willbanks, LLC

Owner Name (if different)

PO Box 50730

Owner Address

Owner Phone / Email

6302 KECK RD

Property Address

68 04401

Parcel ID

8.84 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District, Knoxville

Water Provider

No

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

- ☐ 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 **MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Ov**
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

\$1,350.00

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

9/25/2024

Applicant Signature

Please Print

Date

Phone / Email

James F. Rose Willbanks, LLC

9/25/2024

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

9/25/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-A-24-PA / 9-E-24-RZ

File Number(s)

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Thomas Krajewski Homestead Land Holdings, LLC

Name / Company

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Address

865-221-2067 / thomask@homesteadlandholdings.com

Phone / Email

CURRENT PROPERTY INFO

James F. Rose Willbanks, LLC

Owner Name (if different)

PO Box 50730

Owner Address

Owner Phone / Email

6302 KECK RD

Property Address

68 04401

Parcel ID

8.84 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District, Knoxville

Water Provider

No

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

- ☐ 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 **MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay)**
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

\$1,350.00

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

9/25/2024

Applicant Signature

Please Print

Date

Phone / Email

James F. Rose Willbanks, LLC

9/25/2024

Property Owner Signature

Please Print

Date

1) Download and fill out this form at your convenience.

2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Planning

KNOXVILLE | KNOX COUNTY

DEVELOPMENT

☐ Development Plan

☐ Planned Development

☐ Use on Review / Special Use

☐ Hillside Protection COA

SUBDIVISION

☐ Concept Plan

☐ Final Plat

ZONING

☒ Plan Amendment

☒ SP☒ PA

☐ Rezoning

Reset Form

Homestead Land Holdings LLC

Applicant

Applicant Name

07/12/2024

Date Filed

11/14/2024

~~09/12/24~~

Meeting Date (if applicable)

Affiliation

File Number(s)

9-E-24-RZ
11-A-24-PA
11-A-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

Thomas Krajewski

Homestead Land Holdings LLC

Name

122 Perimeter Park Drive

Address

865.221.2067

Company

Knoxville

City

thomask@homesteadlandholdings.com

TN

State

37922

ZIP

Phone

Email

CURRENT PROPERTY INFO

Wilbanks LLC

PO Box 50730

Property Owner Name (if different)

6302 Keck road

Property Address

Property Owner Address

06804401

Parcel ID

Property Owner Phone

Hallsdale Powell

Hallsdale Powell

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

Land Use / Place Type

Growth Policy Plan Designation

CITY

COUNTY

April 2024

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)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

C-G-1 RN-5

Proposed Zoning

☒ Plan Amendment Change

MUSD NWC-1

Proposed Plan Designation(s)

Pending Plat File Number

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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0804	1,910.00	3,260.00
Fee 2		
0605	1,350.00	
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



Applicant Signature

Homestead Land Holdings LLC

Please Print

07/12/24

Date

865.221.2067

Phone Number

thomask@homesteadlandholdings.com

Email



Property Owner Signature

President of Wilbanks, LLC

Please Print

Pd 07/18/2024 - \$1,910.00
Pd 09/25/2024 - \$1,350.00

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.

11/01/24

11/15/24

Date to be Posted

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

Thomas Krajewski

Applicant Name

09/27/24

Date

**9-E-24-RZ; 11-A-24-PA &
11-A-24-SP**

FILE NUMBER

9-E-24-RZ & 9-H-24-RZ