

**REZONING**

**9-E-24-RZ**

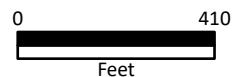
**Petitioner:** Homestead Land Holdings, LLC



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

**Map No:** 68  
**Jurisdiction:** City

**Original Print Date:** 10/9/2024  
 Knoxville - Knox 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

Applicant Name Affiliation

**9/25/2024**

**11/14/2024**

**11-A-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.*

### 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

### PO Box 50730

Owner Name (if different)

Owner Address

Owner Phone / Email

### 6302 KECK RD

Property Address

### 68 04401

### 8.84 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

### Hallsdale-Powell Utility District

### Hallsdale-Powell Utility District, Knoxville

### 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

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## 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**

Fee 2

Fee 3

Total

## 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
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- 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
<b>9/25/2024</b>	<b>11/14/2024</b>	<b>11-A-24-PA / 9-E-24-RZ</b>
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.

### Thomas Krajewski Homestead Land Holdings, LLC

Name / Company		
<b>122 Perimeter Park Dr Knoxville TN 37922</b>		
Address		
<b>865-221-2067 / thomask@homesteadlandholdings.com</b>		
Phone / Email		

### CURRENT PROPERTY INFO

<b>James F. Rose Willbanks, LLC</b>	<b>PO Box 50730</b>	
Owner Name (if different)	Owner Address	Owner Phone / Email
<b>6302 KECK RD</b>		
Property Address		
<b>68 04401</b>		<b>8.84 acres</b>
Parcel ID	Part of Parcel (Y/N)?	Tract Size
<b>Hallsdale-Powell Utility District</b>	<b>Hallsdale-Powell Utility District, Knoxville</b>	<b>No</b>
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 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) _____	

## SUBDIVISION REQUEST

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

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Ove</b> 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>\$1,350.00</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: **Homestead Land Holdings LLC**    Date: **9/25/2024**  
Please Print

Phone / Email

Property Owner Signature: **James F. Rose Willbanks, LLC**    Date: **9/25/2024**  
Please Print

(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](mailto:applications@knoxplanning.org)

Reset Form



# 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

Applicant Name

Affiliation

07/12/2024

11/14/2024  
~~09/12/24~~

Date Filed

Meeting Date (if applicable)

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

Company

122 Perimeter Park Drive

Knoxville

TN

37922

Address

City

State

ZIP

865.221.2067

thomask@homesteadlandholdings.com

Phone

Email

## CURRENT PROPERTY INFO

Wilbanks LLC

PO Box 50730

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6302 Keck road

06804401

Property Address

Parcel ID

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  
CITY COUNTY

Growth Policy Plan Designation

### 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

  
James F. Rose

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

## 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