

REZONING REPORT

FILE #: 9-H-24-RZ (REVISED) **AGENDA ITEM #:** 37
 POSTPONEMENT(S): 9/12/2024, 10/3/2024 **AGENDA DATE:** 11/14/2024
APPLICANT: HOMESTEAD LAND HOLDINGS, LLC
 OWNER(S): Wilbanks, LLC

TAX ID NUMBER: 68 044 (PART OF) [View map on KGIS](#)
JURISDICTION: County Commission District 7
STREET ADDRESS: 6300 KECK RD
LOCATION: East side of Keck Rd, southeast of Callahan Dr
APPX. SIZE OF TRACT: 8.4 acres
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
ACCESSIBILITY: Access is via Keck Rd, a local road with a pavement width of 15 ft within a 37-ft right-of-way.
UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT: Rural Metro Fire
WATERSHED: Knob Fork Creek

PRESENT ZONING: LI (Light Industrial)
ZONING REQUESTED: CA (General Business)
EXISTING LAND USE: Agriculture/Forestry/Vacant Land

EXTENSION OF ZONE: No, this is not an extension.
HISTORY OF ZONING: In 1996, the property was part of a larger area rezoning from A to CB (2-C-96-RZ) and it was rezoned from CB to LI in 2021 (4-J-21-RZ).
SURROUNDING LAND USE AND ZONING: North: Commercial - LI (Light Industrial) in the County
 South: Wholesale - AG (General Agricultural) in the City
 East: Agriculture/forestry/vacant land - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay) in the City
 West: Agriculture/forestry/vacant land - 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 and undeveloped lands.

STAFF RECOMMENDATION:

Approve the CA (General Commercial) zone because it is consistent with surrounding development and would eliminate the inconsistency with the Comprehensive Plan, subject to one condition.
 1. Improving Keck Road as recommended by the Knox County Engineering and Public Works Department or providing additional access through any adjacent properties that are owned by the same owner of the subject property, subject to Engineering approval.

COMMENTS:

This partial rezoning request is to rezone the portion of the property that has the CC (Corridor Commercial) place type (approximately 8.4 acres of the 13.65-acre parcel). The portion with the BP (Business Park) place type would retain the LI (Light Industrial) zone.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The broader area has experienced a few new commercial developments along Callahan Drive over the past 15 years. The current industrial zoning of the subject parcel and other adjacent properties is not reflective of the existing land use of this area, which is primarily characterized by heavy commercial uses. Approval of the CA zone would be consistent with the commercial development along Callahan Drive and Willbanks Road.
2. The property was part of concept plan for a 9-lot commercial/industrial subdivision that proposed access off of Callahan Drive via construction of a new road (5-SF-22-C). However, the subdivision was never platted, and it is unknown whether the road will be built.

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

1. The CA zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products.
2. The area is primarily characterized by heavy commercial uses involving trucking traffic along Callahan Drive and I-75 that abut undeveloped vacant or forested lands. The property is consistent with the intent of the zone.
3. Rezoning 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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. No significant adverse impacts would be anticipated with the requested rezoning. It is a less intensive zone than LI, which makes it more compatible with the nearby commercial uses.
2. Keck Road is a narrow road that is insufficient for additional traffic that could result from any commercial or higher density residential uses of this property. However, improving accessibility is a condition of the approval of this request that would be looked at during the permitting phase.

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

1. The proposed rezoning is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan.
2. The existing LI zone is not related to the Knox County Comprehensive Plan's CC (Corridor Commercial) place type, whereas the recommended CA zone is a directly related zone. The proposed amendment will eliminate the inconsistency and align the zoning with the place type.
3. The condition of improving the access road or providing alternative access is consistent with the Comprehensive Plan's Implementation Policy 9 that recommends coordinating infrastructure improvements with development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/9/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



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



Request to Postpone • Table • Withdraw

Homestead Land Holdings

09/05/24

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

Date of Request

October 3

Scheduled Meeting Date

File Number(s)

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

POSTPONE

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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



Request to Postpone • Table • Withdraw

Homestead Land Holdings

09/05/24

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

Date of Request

September 12

Scheduled Meeting Date

File Number(s)

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

POSTPONE

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SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the October 3, 2024 Planning Commission Meeting.

WITHDRAW

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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:

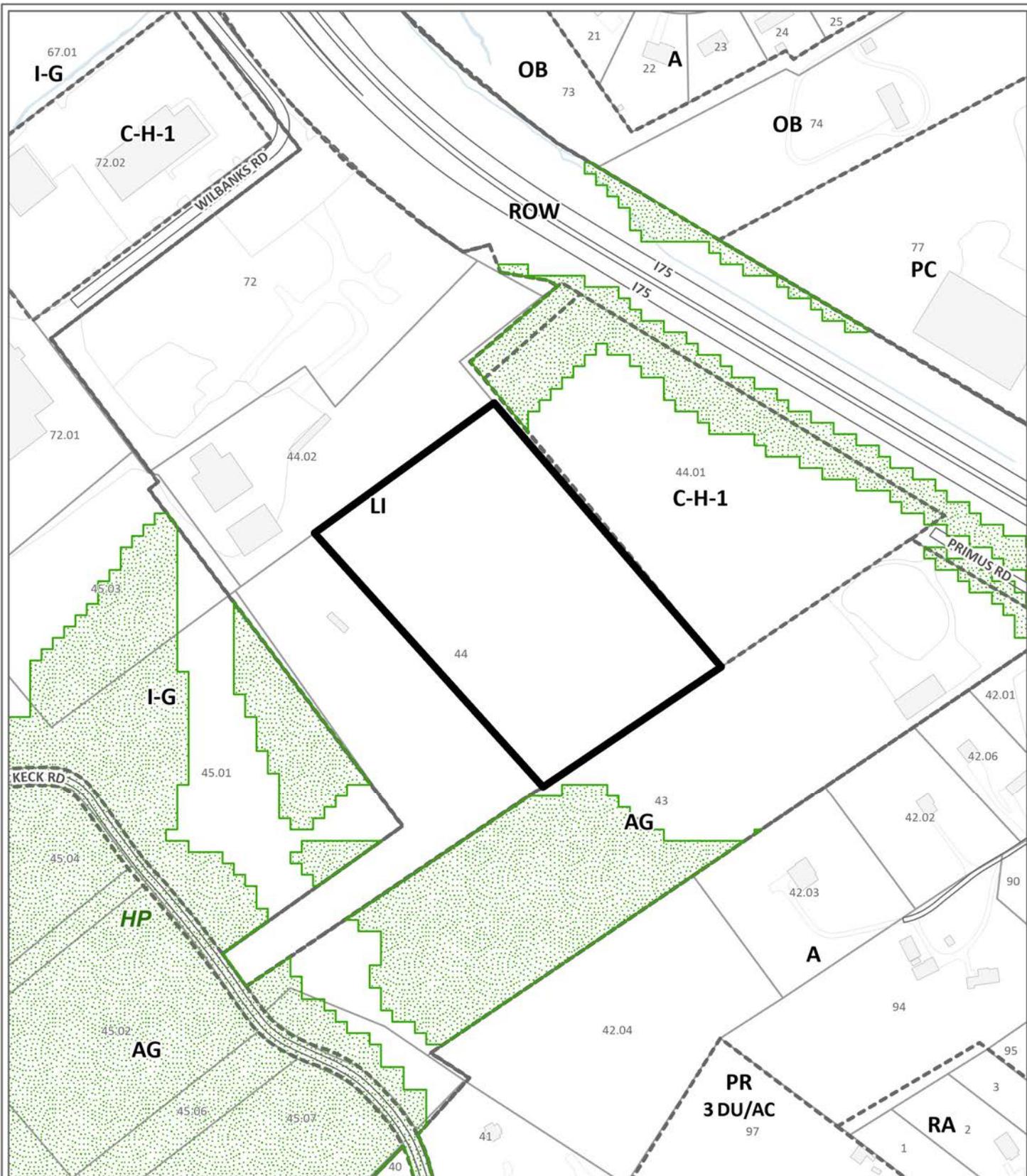
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



REZONING

9-H-24-RZ

Petitioner: Homestead Land Holdings, LLC



From: LI (Light Industrial)

To: CA (General Business)

Map No: 68
Jurisdiction: County

Original Print Date: 8/29/2024

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

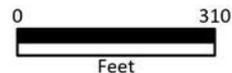
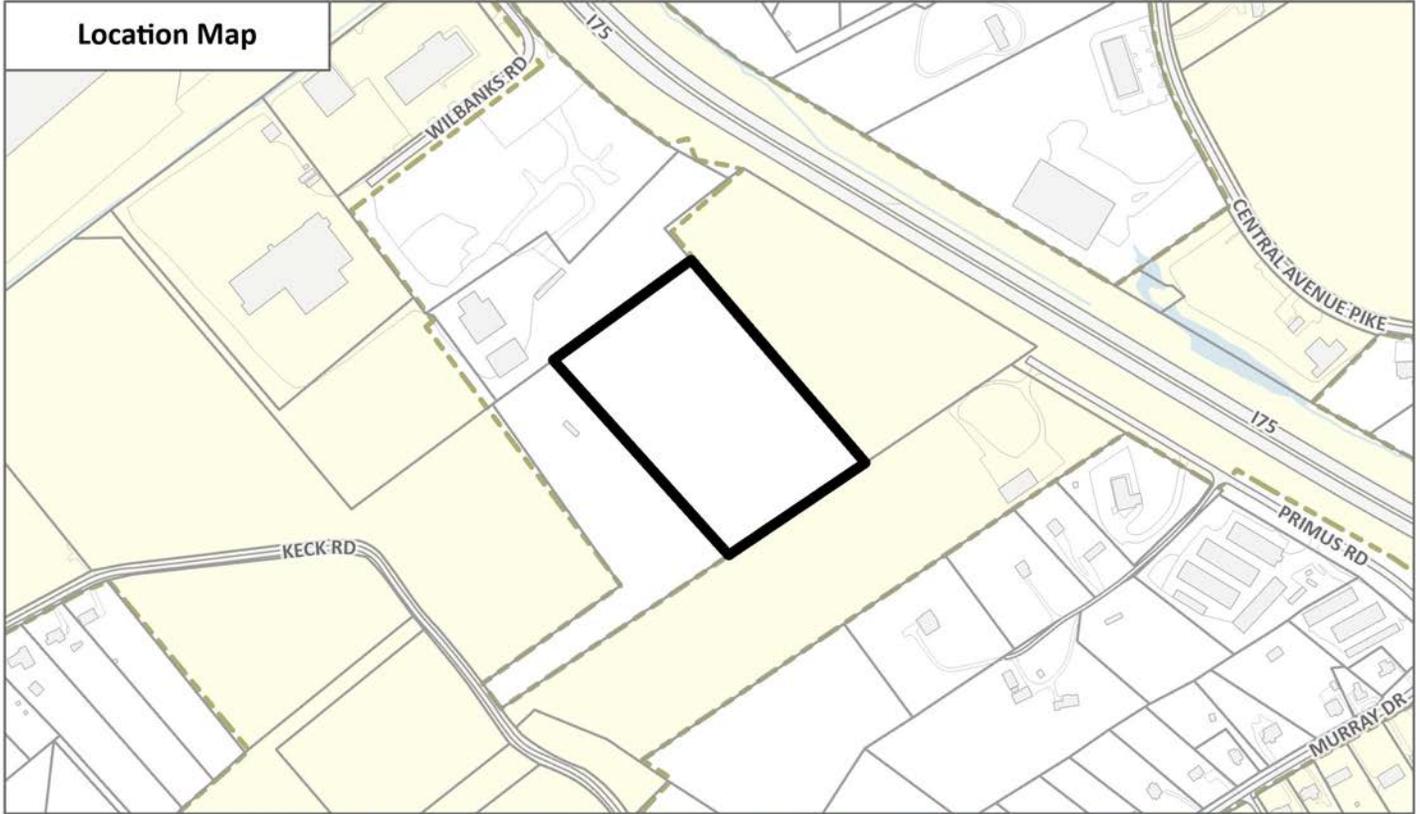


Exhibit A. Contextual Images

Location Map



Aerial Map

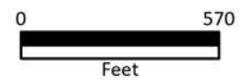


CONTEXTUAL MAPS 1

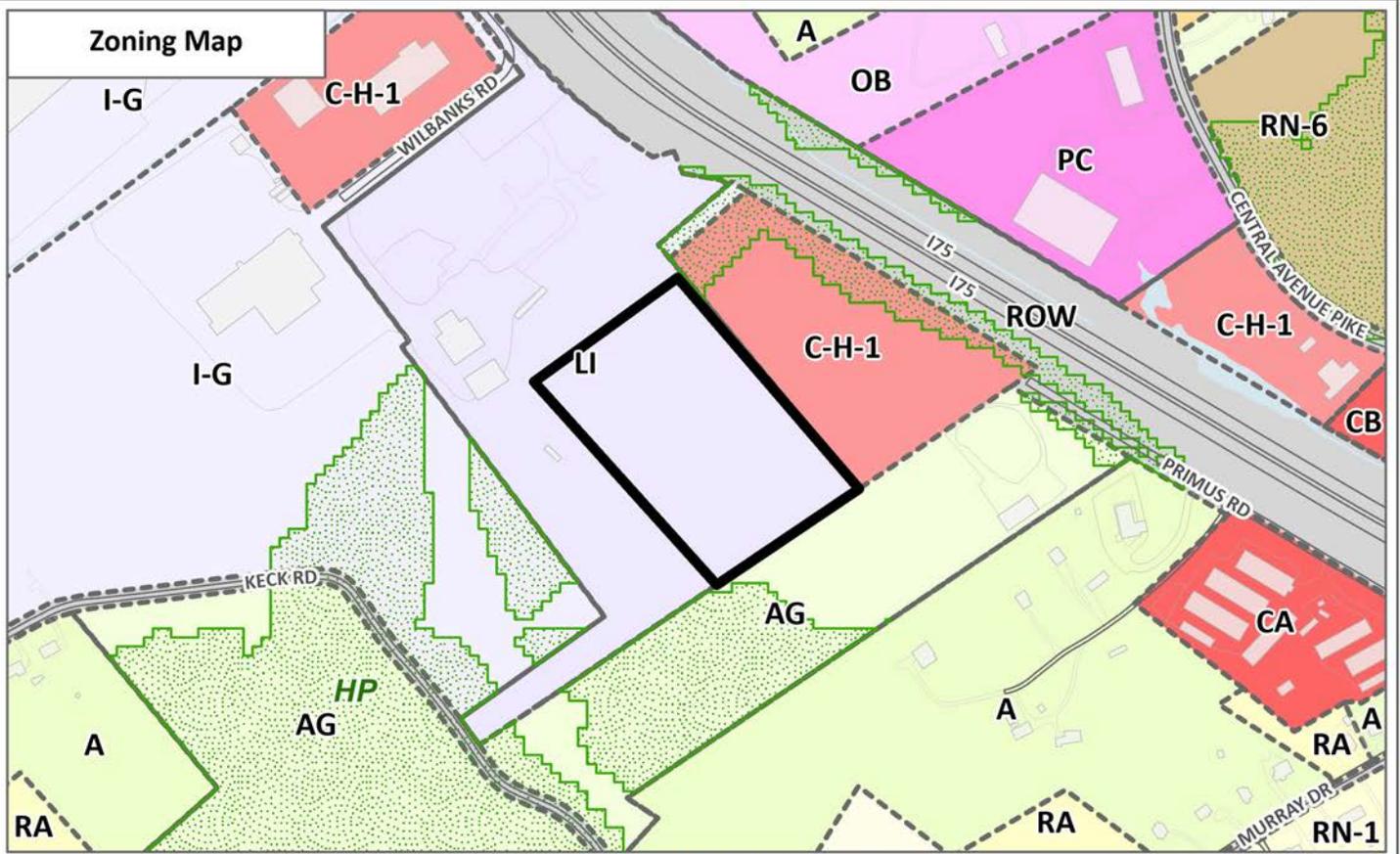
9-H-24-RZ



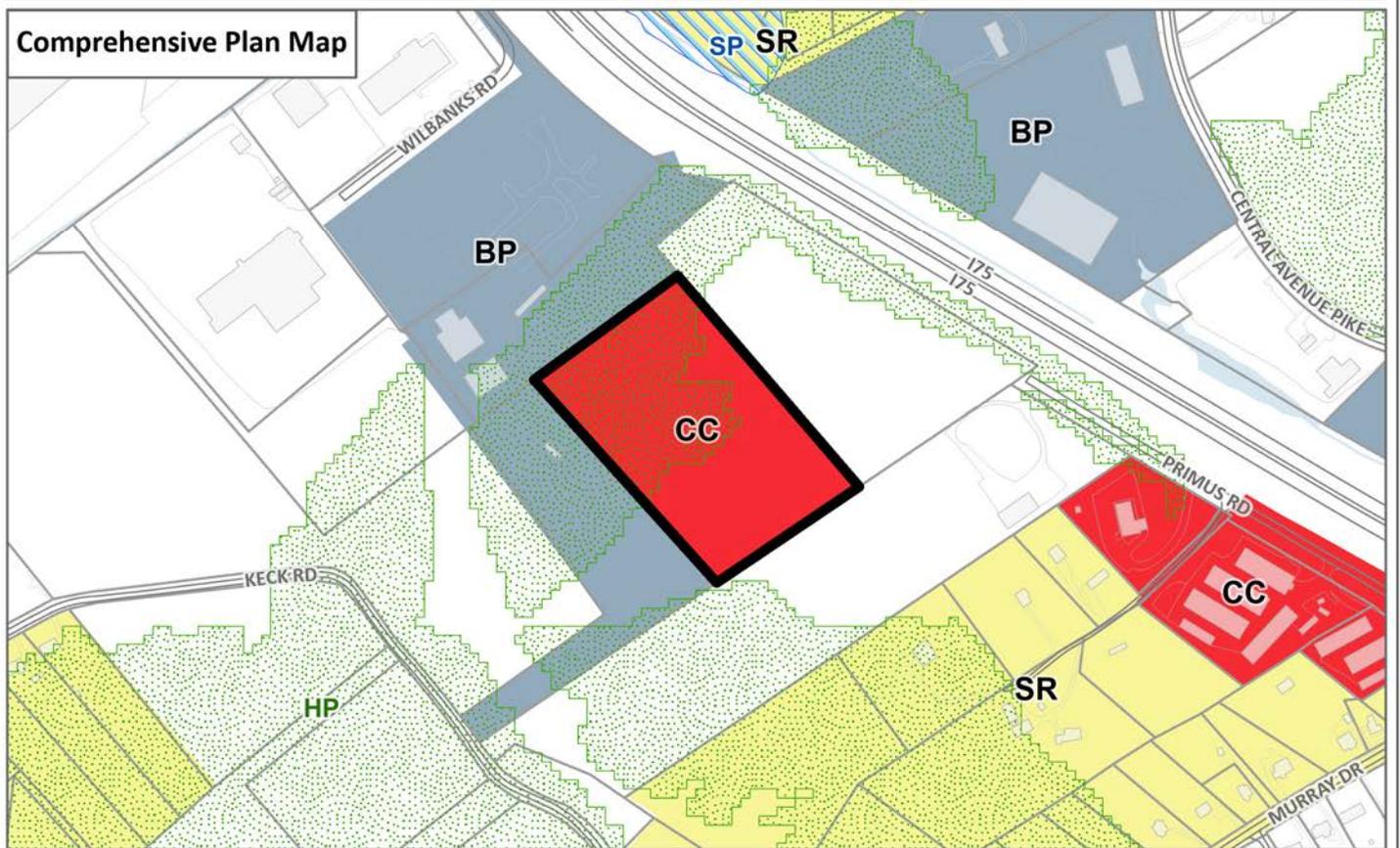
Case boundary



Zoning Map



Comprehensive Plan Map

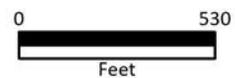


CONTEXTUAL MAPS 2

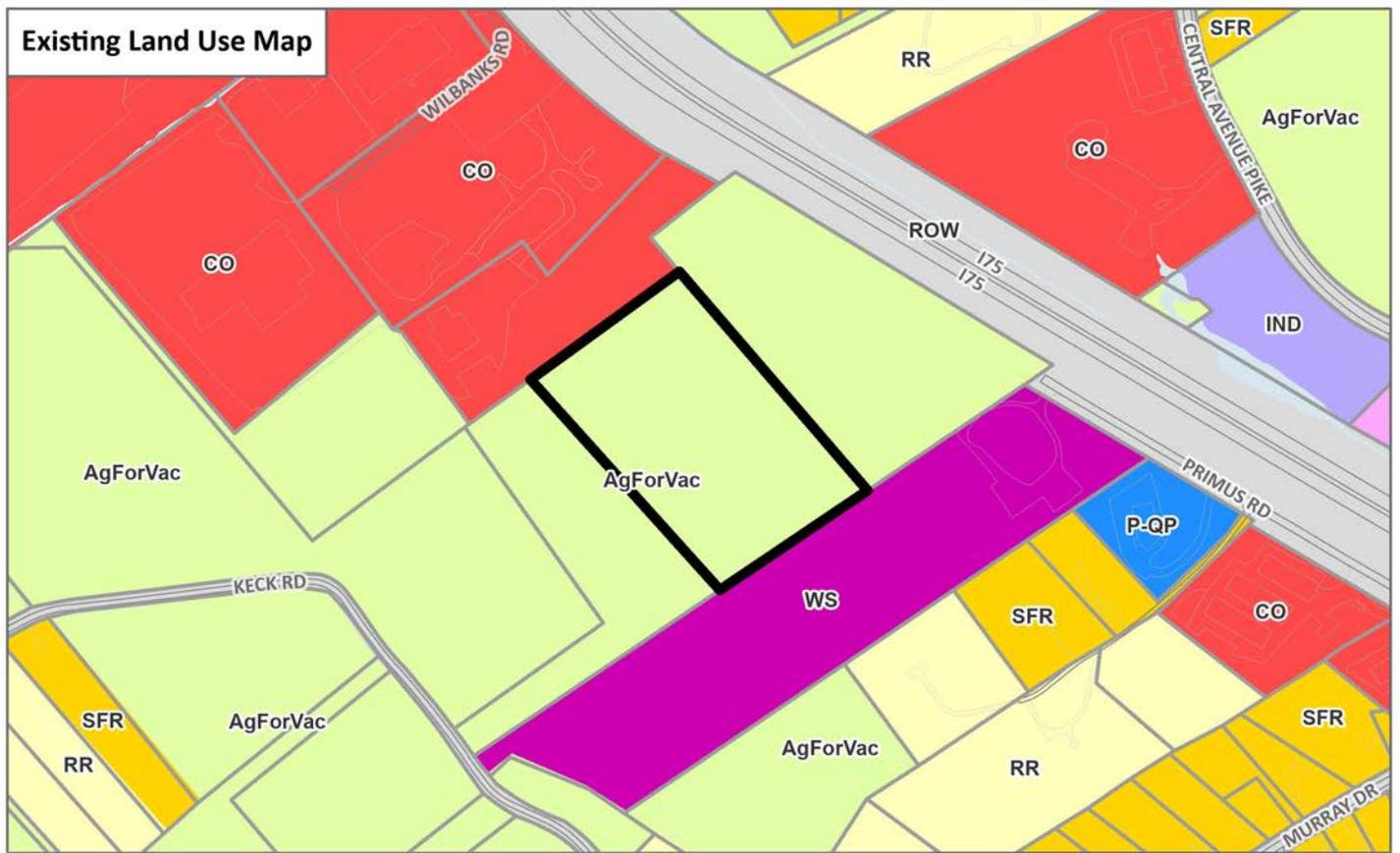
9-H-24-RZ



Case boundary



Existing Land Use Map

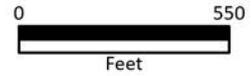


CONTEXTUAL MAPS 3

9-H-24-RZ



Case boundary





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

7/22/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-H-24-RZ

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 Wilbanks, LLC

Owner Name (if different)

P.O. Box 50730 Knoxville TN 37950

Owner Address

865-219-7355 / jrose@phillipsfi.

Owner Phone / Email

6300 KECK RD

Property Address

68 044 (part of)

Parcel ID

8.4 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

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	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	CA (General Business) 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 <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,070.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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 Please Print	7/22/2024 Date
Phone / Email		
Property Owner Signature	James F. Rose Wilbanks, LLC Please Print	7/22/2024 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

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

09/12/24

Date Filed

Meeting Date (if applicable)

File Number(s)

9-H-24-RZ

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

865.219.7355

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6300
6302 Keck road

068044 (Partial)

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

_____ Combine Parcels
 Divide Parcel
 Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

~~PR 12 Units/Acre~~ CA (General Business)
 Revisited 8.27.24 SH
 Proposed Zoning

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total 1,070.00
0802		
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

Please Print

07/12/24

Date

Phone Number

Email


James F. Rose

President of Wilbanks,

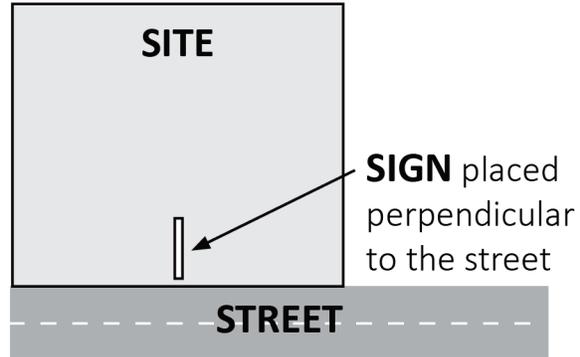
Please Print

07/22/2024, SG

Property Owner Signature

Date Paid

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-of-way 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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Melissa N Cruze

Date: 07/22/2024

File Number: 9-H-24-RZ

- Sign posted by Staff
- Sign posted by Applicant