

# REZONING REPORT

► **FILE #:** 9-E-24-RZ (REVISED)

**AGENDA ITEM #:** 38

**AGENDA DATE:** 9/12/2024

► **APPLICANT:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): Wilbanks, LLC

TAX ID NUMBER: 68 04401

[View map on KGIS](#)

JURISDICTION: City 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:** 9.1 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Primus Rd, 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 ZONING:** C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Protection Overlay)

► **ZONING REQUESTED:** C-G-1 (General Commercial), HP (Hillside Protection Overlay)

► **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). In 1997, the property was assigned the C-6 district after its annexation to the City (4-R-97-RZ).

SURROUNDING LAND  
USE AND ZONING:

North: Commercial - LI (Light Industrial) in the County

South: Wholesale - AG (General Agricultural) in the City

East: I-75 interstate right-of-way

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:

► Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, as requested by the applicant.

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 10/1/2024 and 10/15/2024. 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.



# 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

☒ **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 October 3, 2024 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:

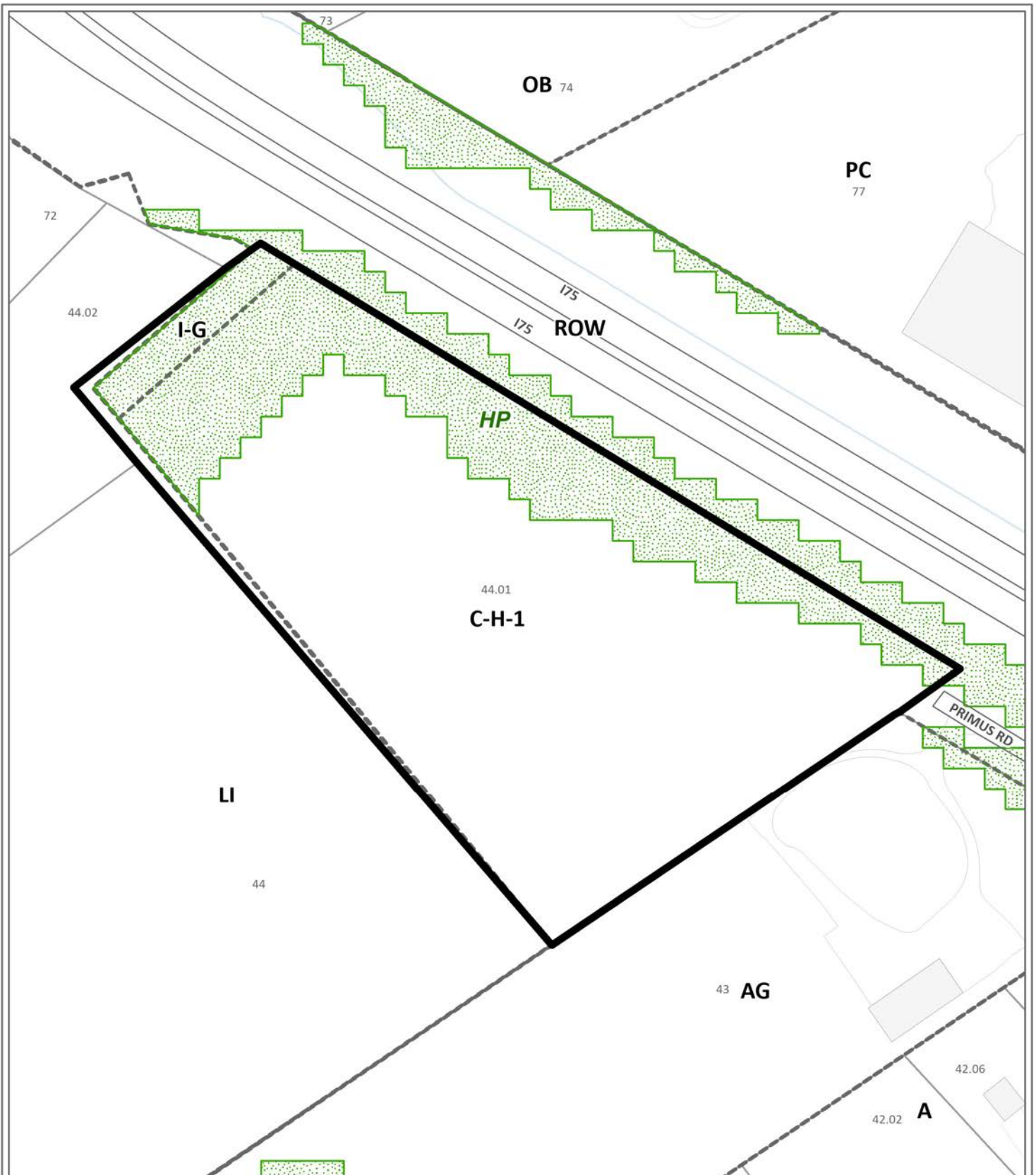
Date:

Payee Name

Payee Phone

Payee Address

October 2022



## REZONING

9-E-24-RZ

Petitioner: Homestead Land Holdings, LLC

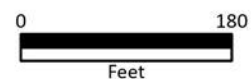


**From:** C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Overlay)  
**To:** C-G-1 (General Commercial), HP (Hillside Overlay)

Original Print Date: 8/14/2024

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

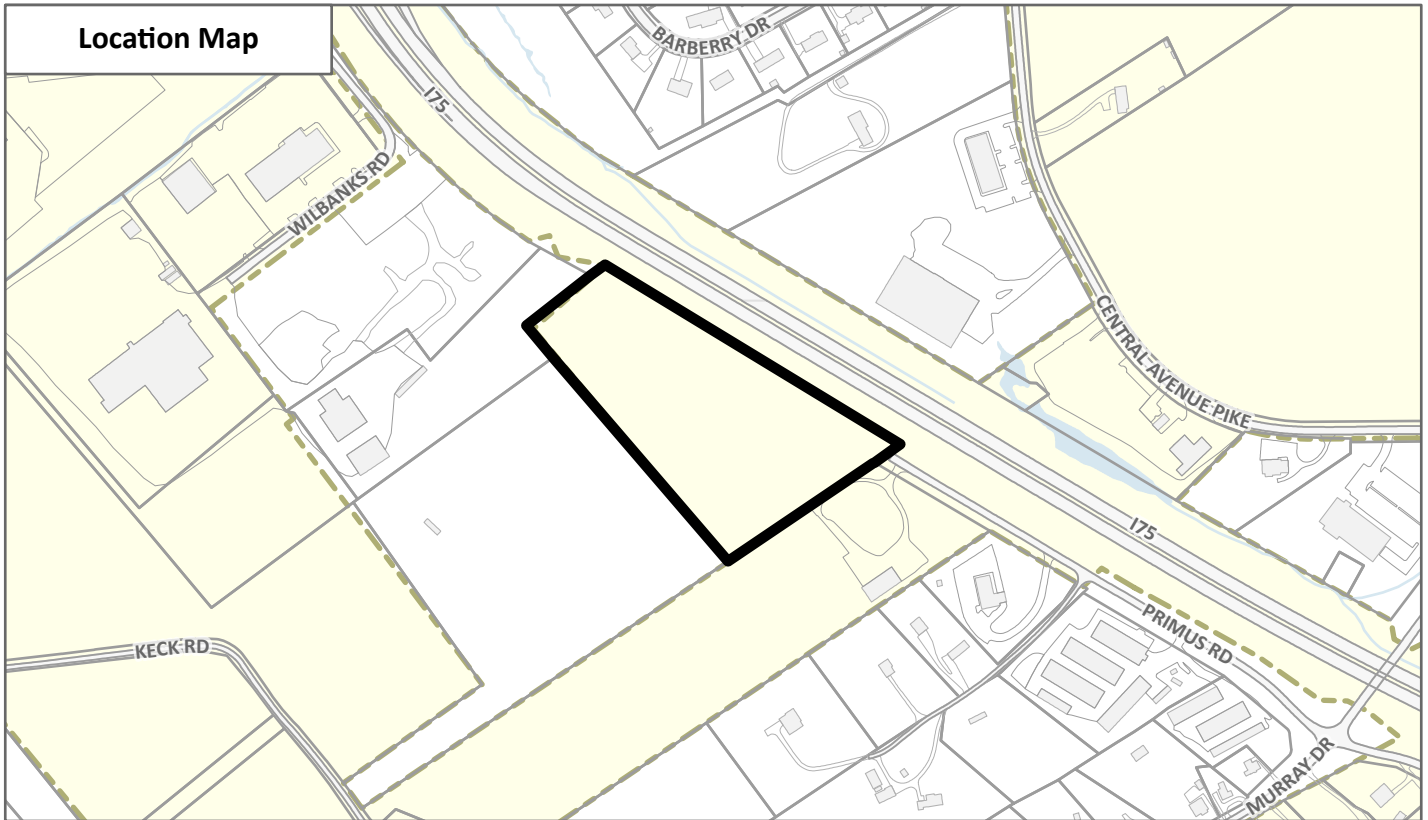
Map No: 68  
 Jurisdiction: City





## Exhibit A. Contextual Images

Location Map



Aerial Map

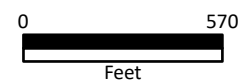


CONTEXTUAL MAPS 1

9-E-24-RZ

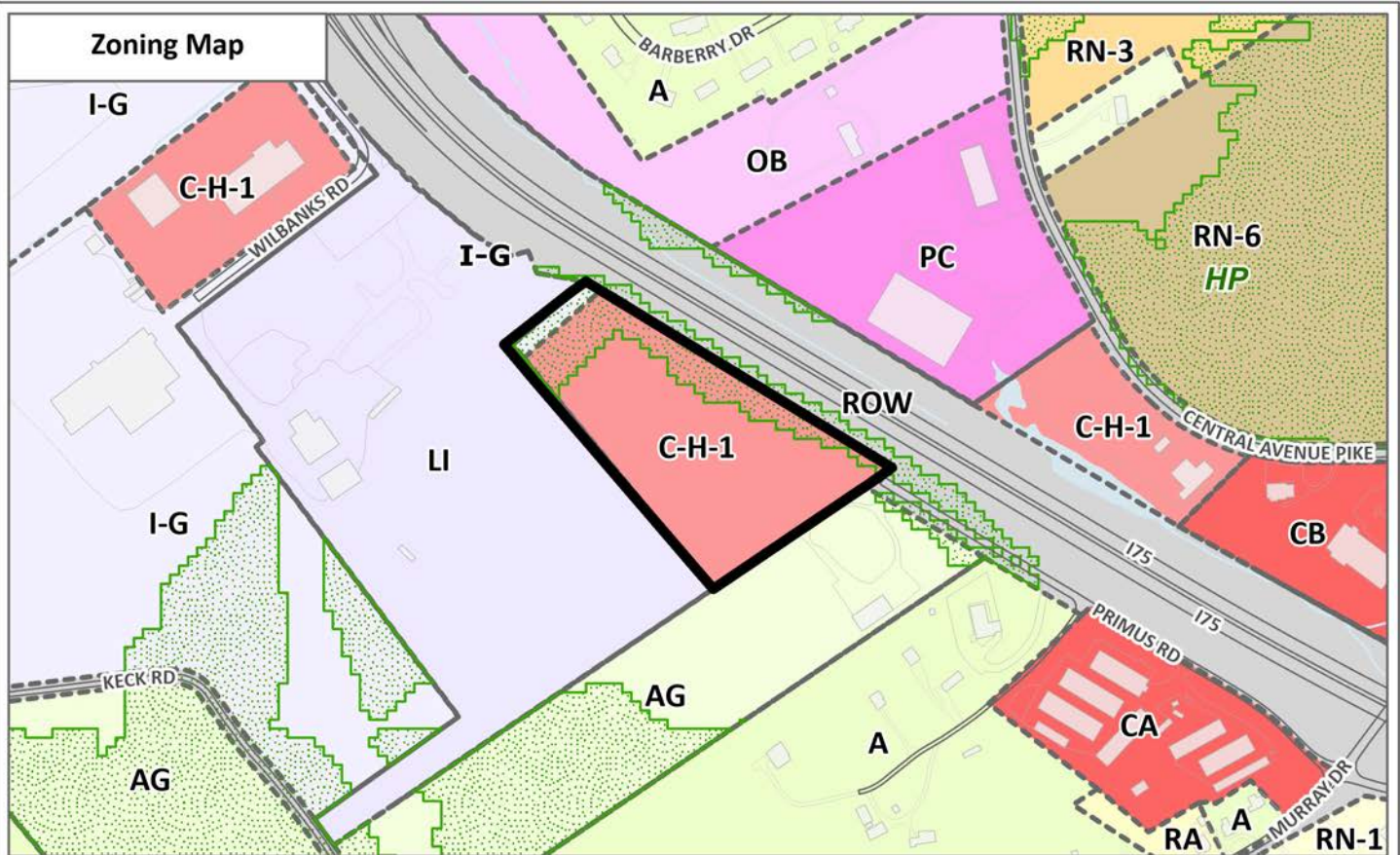


Case boundary

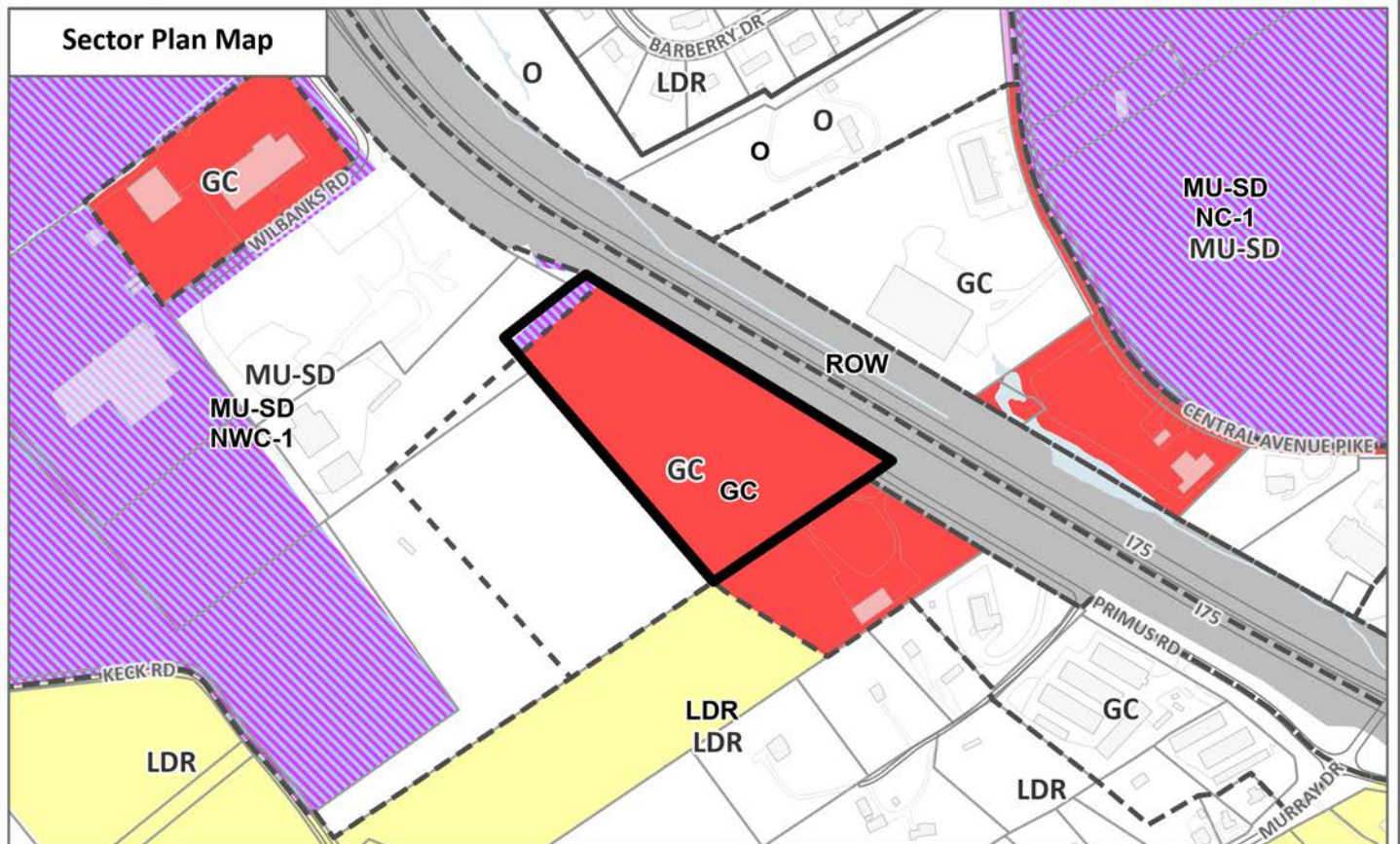




Zoning Map



Sector Plan Map

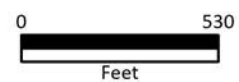


CONTEXTUAL MAPS 2

9-E-24-RZ

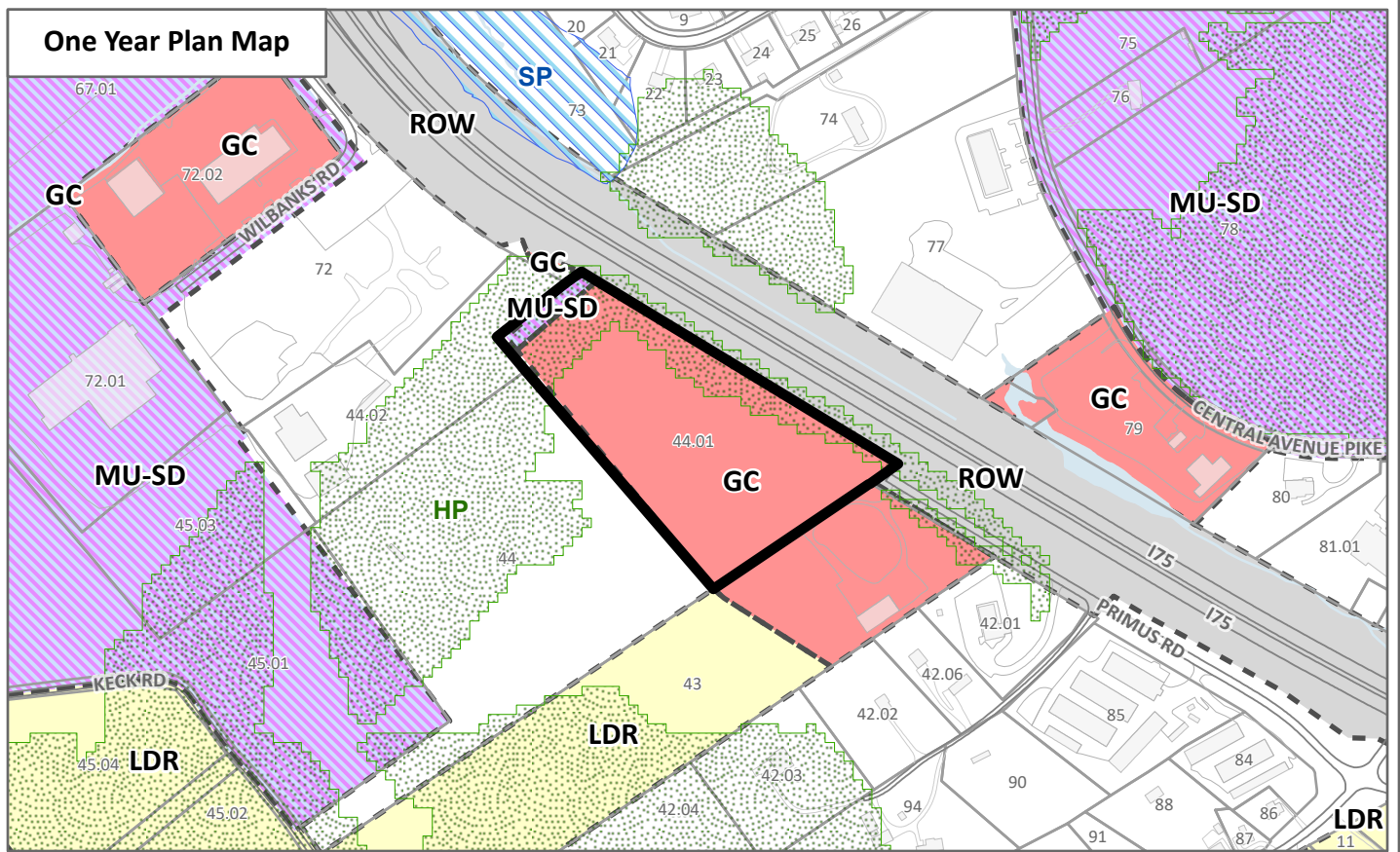


Case boundary

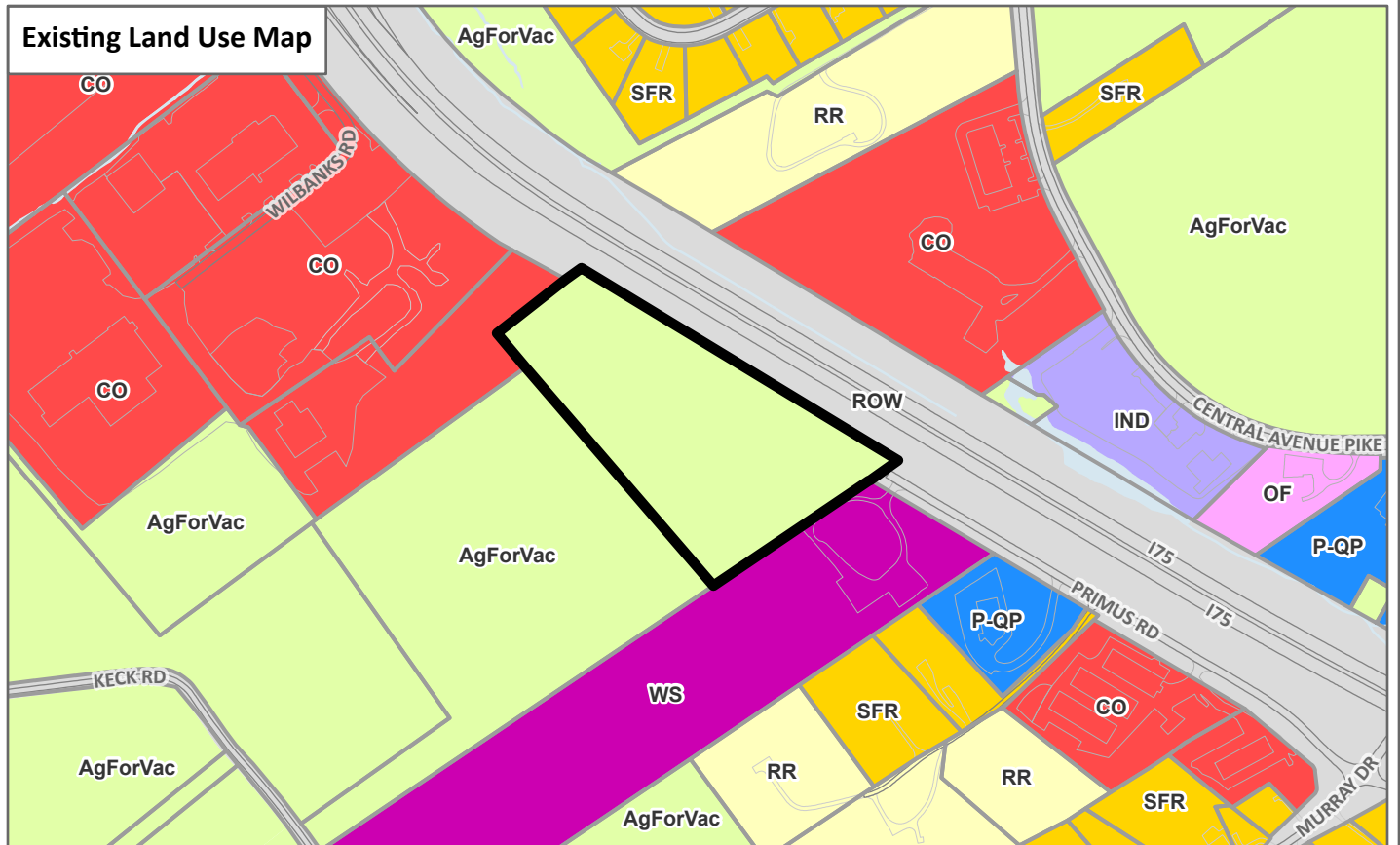




One Year Plan Map



Existing Land Use Map

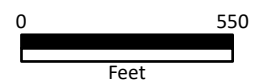


CONTEXTUAL MAPS 3

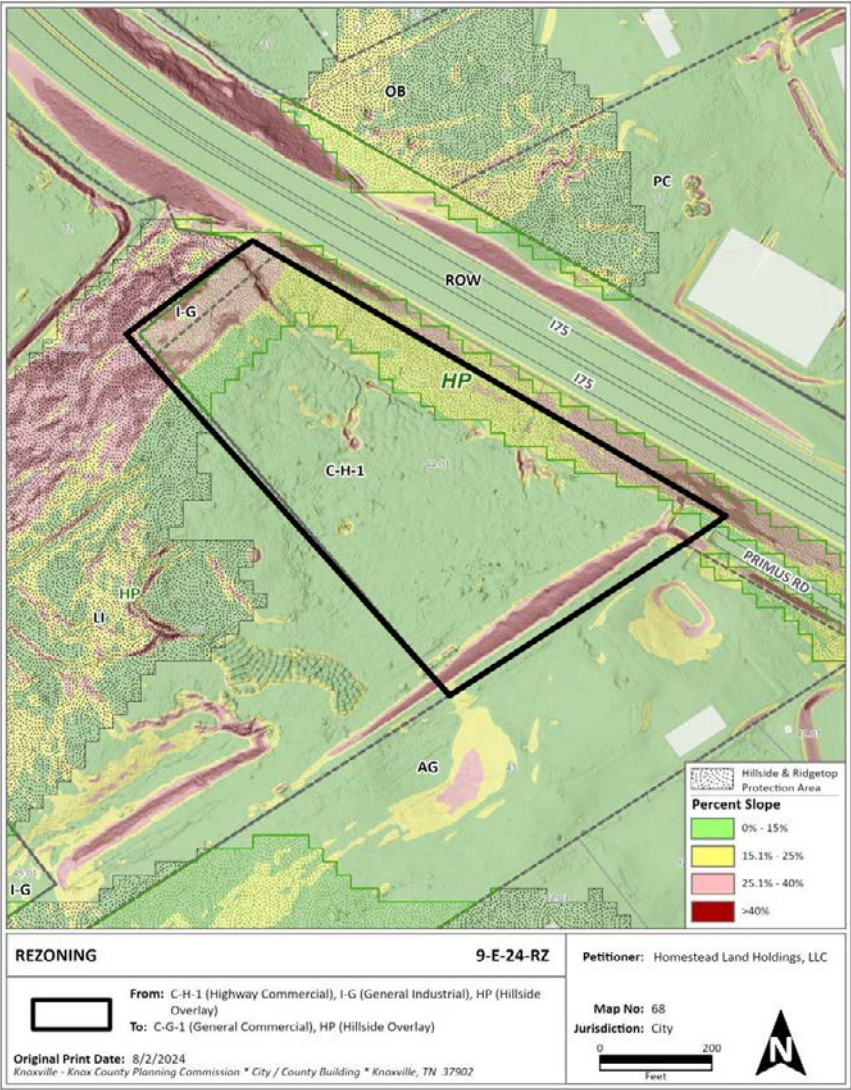
9-E-24-RZ



Case boundary



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

7/18/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-E-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

Wilbanks, LLC

Owner Name (if different)

P.O. Box 50730 Knoxville TN 37950

Owner Address

Owner Phone / Email

6302 KECK RD

Property Address

68 04401

Parcel ID

9.1 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District, Knoxville

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

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   **C-G-1 (General Commercial), HP (Hillside Overlay)**  
Proposed Zoning

Pending Plat File Number

- ☐ 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

**\$1,910.00**

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**

**7/18/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Wilbanks, LLC**

**7/18/2024**

Property Owner Signature

Please Print

Date

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

☐ Concept Plan

☐ Final Plat

☐ Plan Amendment  
☐ SP ☐ PA  
☒ Rezoning

Applicant

## Affiliation

09/12/24

Meeting Date (if applicable)

File Number(s)

*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

Homestead Land Holdings LLC

Company

Knoxville

TN

37922

City

State

ZIP

thomask@homesteadlandholdings.com

Email

Wilbanks LLC

PO Box 50730

Property Owner Address

Property Owner Phone

06804401

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

### General Location

Tract Size

☐ City    ☐ County

District

Zoning District

### Existing Land Use

Planning Sector

Land Use / Place Type

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**  
 Proposed Zoning

☐ Plan Amendment Change  
 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
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



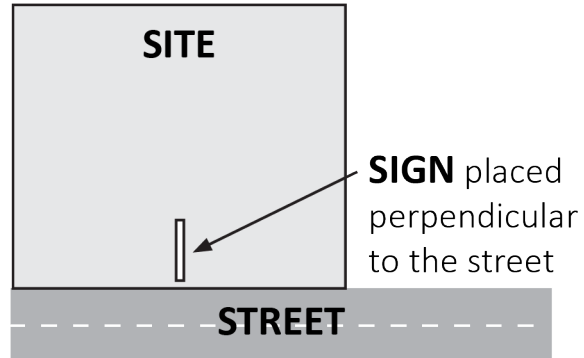
Property Owner Signature

President of Wilbanks, LLC

Please Print

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:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant