



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 9-SB-24-C **AGENDA ITEM #:** 43
 POSTPONEMENT(S): 9/12/2024 **AGENDA DATE:** 9/12/2024

▶ **SUBDIVISION:** 0 BROOME RD

▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): WANDA L MOODY REVOCABLE LIVING TRUST & KERSTEN MARY P & MILLARD P PLUMLEE JR IRREVOCABLE TRUST & ASHE JOAN P & NEALON MARTHA P; MOODY WANDA L TRUSTEE; MOODY WANDA L TRUSTEE;

TAX IDENTIFICATION: 106 O A 04002,041,042 [View map on KGIS](#)
 JURISDICTION: City Council District 2
 STREET ADDRESS: 0 BROOME RD (7700, 7708 MIDDLEBROOK PIKE)

▶ **LOCATION:** Southeast quadrant of the intersection of Broome Rd and Middlebrook Pike

SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: N/A (Within City Limits)
 FIRE DISTRICT: Knoxville Fire Department
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 2.88 acres

▶ **ZONING:** RN-5 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** 28-lot townhouse subdivision

SURROUNDING LAND USE AND ZONING: North: Multi-family residential, rural residential - RN-3 (C) (General Residential Neighborhood), (previously approved planned district), HP (Hillside Protection Overlay)
 South: Multi-family residential - RN-2 (C) (Single-Family Residential Neighborhood), (previously approved planned district)
 East: Single-family residential - RN-1 (Single-Family Residential Neighborhood)
 West: Public/quasi-public land (church) - RN-1 (Single-Family Residential Neighborhood)

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Broome Road, a minor collector street with a 40-ft pavement width within a right-of-way that varies from 47 ft to 57 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Decrease the required intersection spacing between Middlebrook Pike and proposed Road 'A' from 300' to 185' (Article 3.04.J.4 of Subdivision Regulations).
2. Decrease the required common area buffer strip between lots 18 - 28 and the exterior street right-of-way from 25' to 10' (Article 3.02.A.4.F of Subdivision Regulations).

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: 304 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Homestead Land Holdings, LLC

9/3/24

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

Date of Request

9/12/24

Scheduled Meeting Date

9-SB-24-C

File Number(s)

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.

Chris Sharp

Applicant Signature

Digitally signed by Chris Sharp
Date: 2024.09.03 09:13:14 -04'00'

Christopher Sharp

Please Print

(865) 966-1924

Phone Number

chris@urban-eng.com

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

09/03/2024

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



CONCEPT PLAN

9-SB-24-C

Petitioner: Homestead Land Holdings, LLC



28-lot townhouse subdivision in RN-5 (General Residential Neighborhood)

Map No: 106
Jurisdiction: City

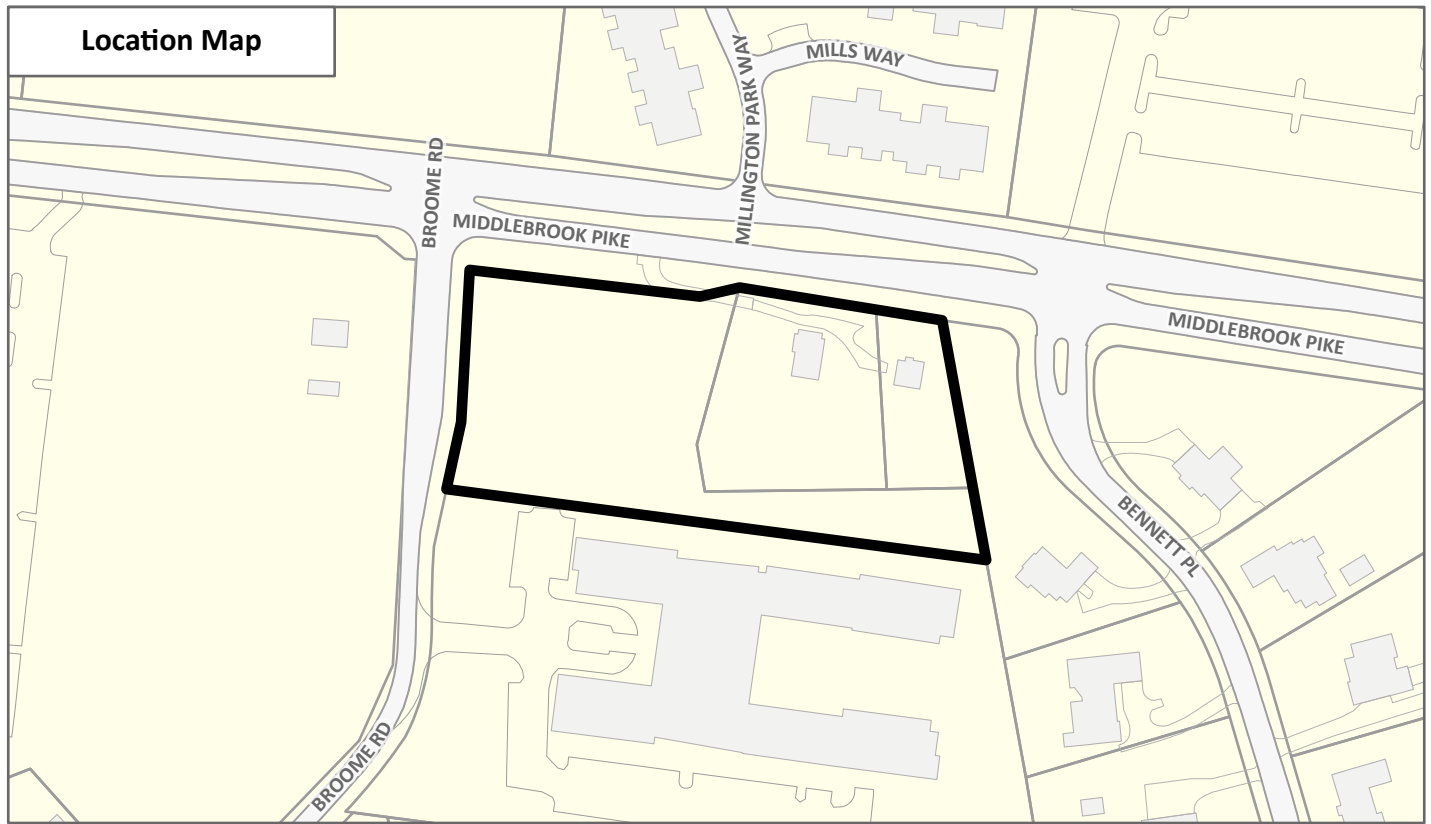


Original Print Date: 8/21/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map

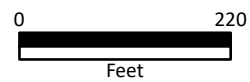


CONTEXTUAL MAPS 1

9-SB-24-C



Case boundary

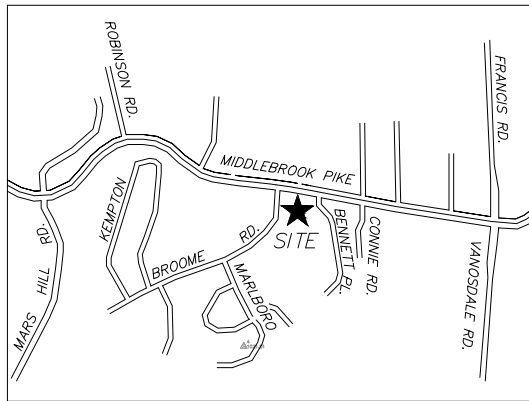


CONCEPT PLAN

U.E.I. PROJECT NO. 2407025

0 BROOME ROAD

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TENNESSEE 37909
 PARCEL ID'S #1060A04002, #1060A041, #1060A042



LOCATION MAP - N.T.S.

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DRIVE
 KNOXVILLE, TN 37922

 SITE ENGINEER:
URBAN ENGINEERING, INC.
 CHRIS SHARP
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

SPECIFICATIONS
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
 GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
 WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
 TELEPHONE - AS DIRECTED BY AT&T
 CABLE - AS DIRECTED BY COMCAST
 SITE DEVELOPMENT - CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

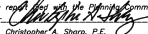
TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
PRELIMINARY GRADING PLAN	C-2
ROAD 'A' PROFILE	C-3
TOWNHOME ELEVATIONS	A-1

Rev 8.26.2024

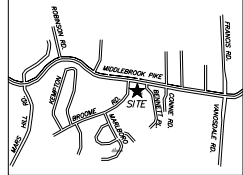
MPC FILE# 9-SB-24-C

VARIANCE / ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE THE REQUIRED BUFFER STRIP WIDTH FROM 25' TO 10' (APPLIES TO WOULD BE DOUBLE FRONTAGE LOTS)
- 2) INCREASE THE INTERSECTION GRADE FROM 1% TO 2%.
- 3) DECREASE THE REQUIRED INTERSECTION SPACING FROM 300' TO 185'.
- 4) DECREASE THE REQUIRED RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROAD)

Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Engineering Commission.
 Registered Engineer: 
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 7/25/2024

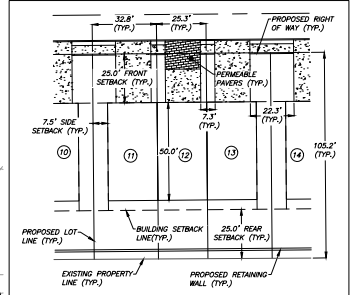
ISSUE NO.	DATE	DESCRIPTION
3	8/22/24	SUBMITTAL 3
2	8/13/24	SUBMITTAL 2



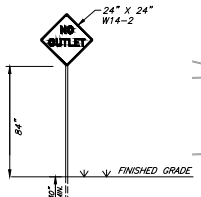
LOCATION MAP - N.T.S.

SITE PLAN NOTES:

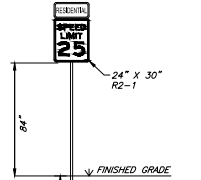
1. THE PARCEL IS ZONED RN-5. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT YARD: 25' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF HOBBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND CORRELATING INFORMATION FROM PLANS SUPPLIED BY UTILITIES. UTILITY COMPANIES AND GOVERNMENT AGENCIES SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOLL FREE TO ANY UTILIZATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILIZATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
4. TOTAL AREA OF THE DEVELOPMENT IS 3.12-ACRES.
5. PROPOSED OPEN SPACE = 20,769 S.F. (15.3%)
6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
7. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.
8. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
9. POPULATION DENSITY: 28 DWELLING UNITS / 3.12 AC = 9.0 UNITS / ACRE
10. SEE THIS SHEET FOR INTERNAL STREET TYPICAL SECTION.
11. AVAILABLE SOFT COSTS (PERMITS MEETS OR EXCEEDS THE MINIMUM AS REQUIRED BY AASHTO).



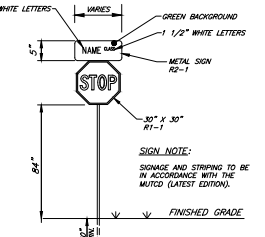
TYPICAL LOT DETAIL
SCALE: 1"=30'



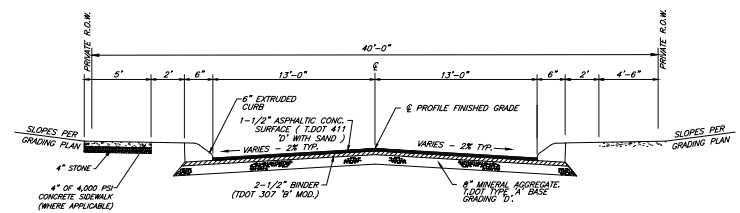
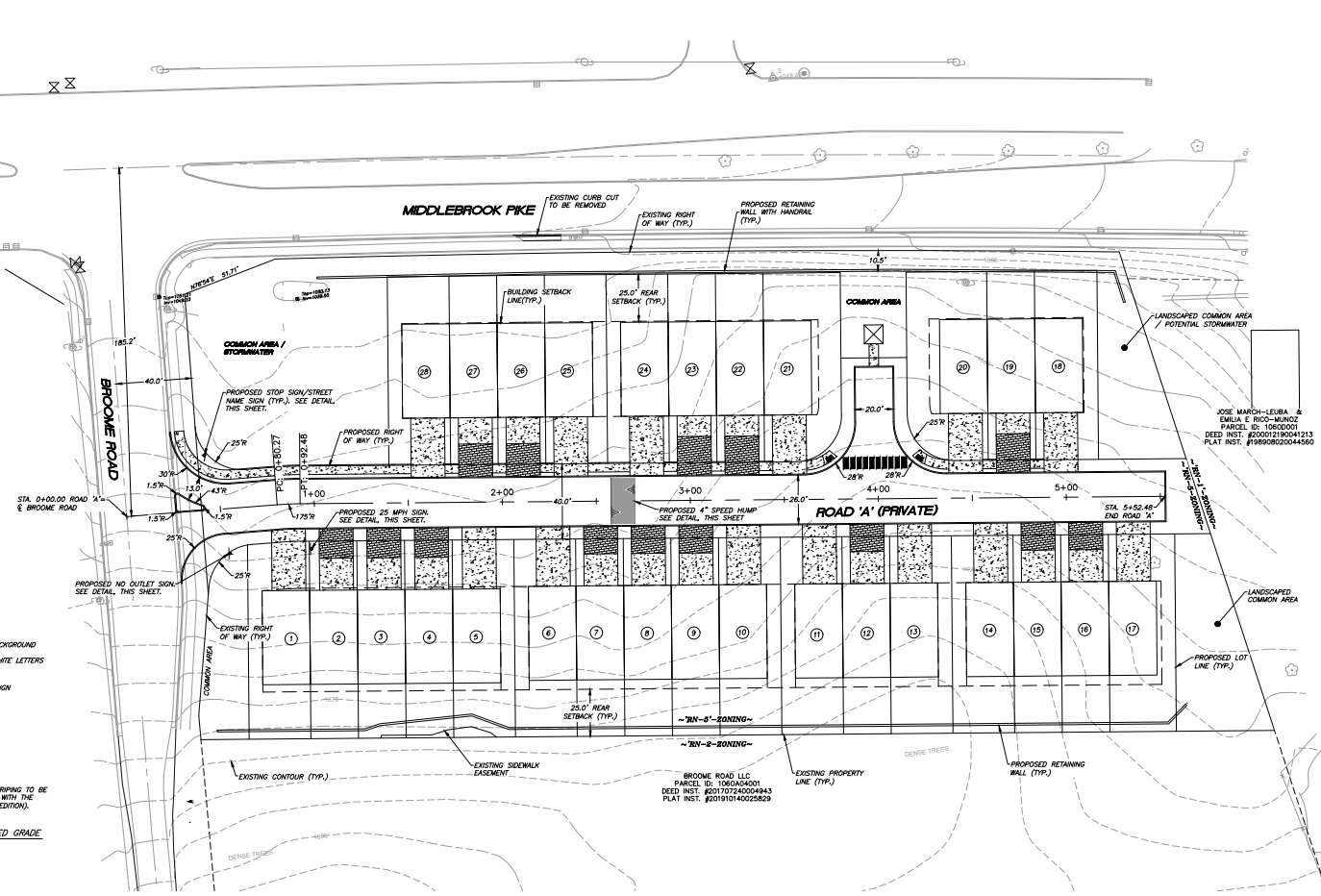
NO OUTLET SIGN DETAIL
N.T.S.



SPEED LIMIT SIGN DETAIL
N.T.S.



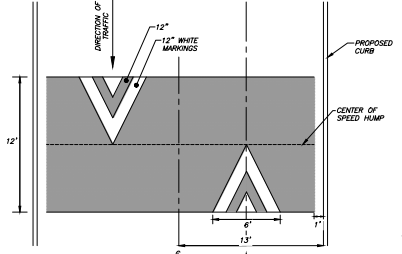
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.



TYPICAL SECTION - LOCAL STREET
N.T.S.

SPEED HUMP NOTES:

- 1) SPEED HUMPS SHALL MEET THE REQUIREMENTS OF MACTO'S UPDATED GUIDELINES FOR THE DESIGN & APPLICATION OF SPEED HUMPS.
- 2) SLOPES SHALL NOT EXCEED 1:10 OR BE LESS STEEP THAN 1:25.
- 3) SIDE SLOPES ON TAPERS SHOULD BE NO GREATER THAN 1:5.
- 4) THE VERTICAL LIP SHOULD BE NO MORE THAN A QUARTER-INCH HIGH.
- 5) SPEED HUMP SHALL BE ACCOMPANIED BY A SIGN WARNINGS DRIVERS OF THE UPCOMING DEVICE (MUTCD W17-1).



SPEED HUMP DETAIL
N.T.S.

REFERENCE:

- PARCEL ID #1060A002
DEED INST. #20030110047545
PLAT INST. #201910140025829
- PARCEL ID #1060A041
DEED INST. #200408160014039
PLAT INST. #201910140025829
- PARCEL ID #1060A042
DEED INST. #200408160014039
PLAT INST. #201910140025829

MPC FILE# 9-SB-24-C

SHEET C-1

SITE PLAN
0 BROOME ROAD
SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909
CITY OF KNOXVILLE KNOX CO., TN
PARCEL ID'S #1060A04002, #1060A041, #1060A042 CITY BLOCK NO. 46500
WARD NO. 46 SCALE: 1"=30' JULY 25, 2024

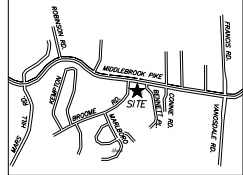
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DRIVE
KNOXVILLE, TENNESSEE 37922



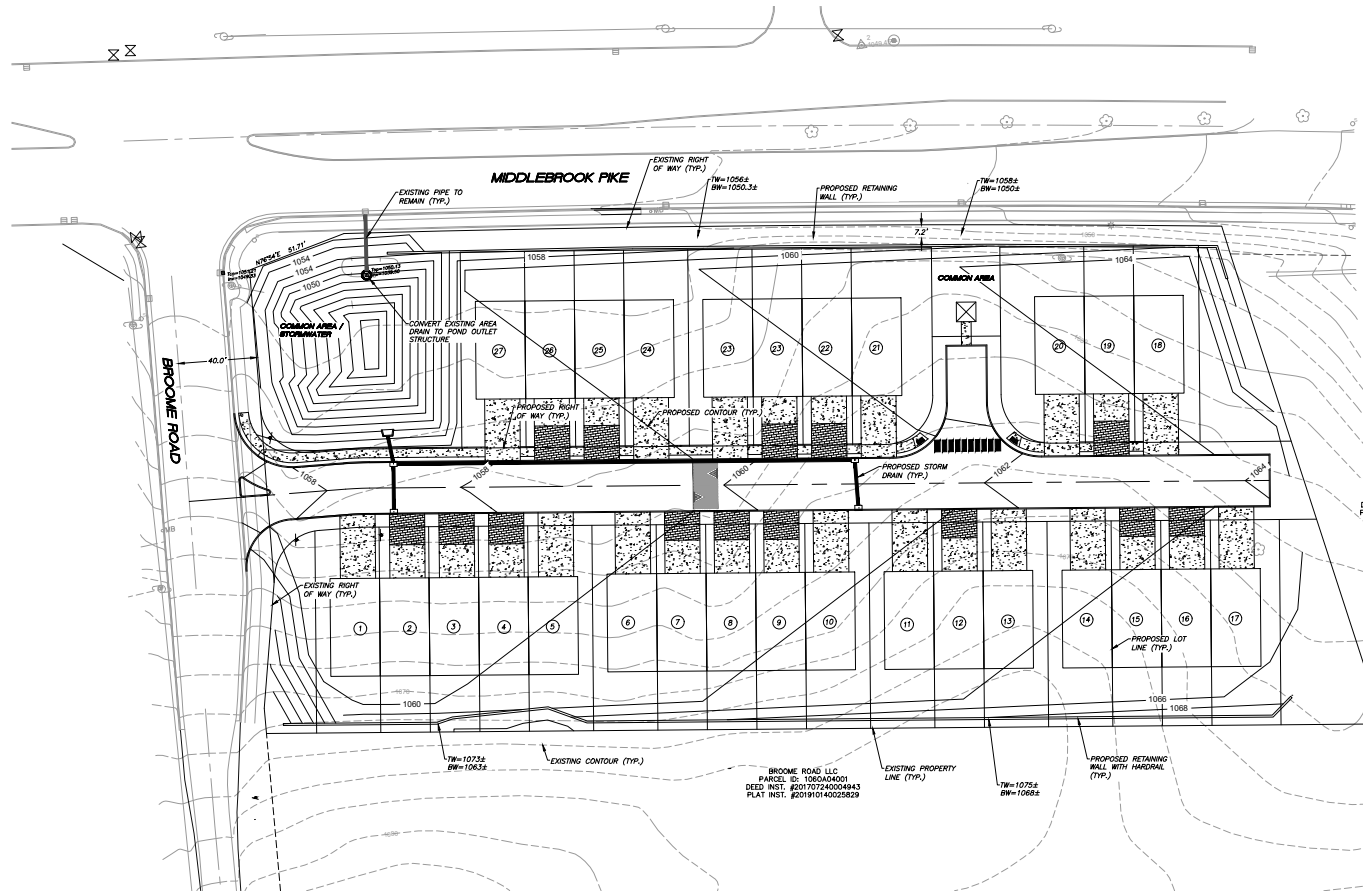
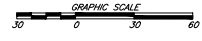
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

1	8/13/24	SUBMITAL 2	CAS
REVISION	DATE	DESCRIPTION	BY





LOCATION MAP - N.T.S.



GENERAL NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TEN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.

JOSE MARCH-LEUBA &
EMILIA E. RICH-HERNOZ
PARCEL ID: 10600001
DEED INST: #2010215004213
PLAT INST: #198908020044560

BROOME ROAD LLC
PARCEL ID: 10604001
DEED INST: #201707240004943
PLAT INST: #201910140025829

MPC FILE# 9-SB-24-C

SHEET C-2

PRELIMINARY GRADING PLAN
0 BROOME ROAD

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO., TN
PARCEL ID'S #1060A002, #1060A041, #1060A042
WARD NO. 46 CITY BLOCK NO. 46500
SCALE: 1"=30' JULY 25, 2024

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DRIVE
KNOXVILLE, TENNESSEE 37922

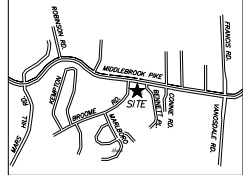
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PARCEL ID #1060A002
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PLAT INST: #201810140025829
PARCEL ID #1060A041
DEED INST: #200408160014039
PLAT INST: #201810140025829
PARCEL ID #1060A042
DEED INST: #200408160014039
PLAT INST: #201810140025829



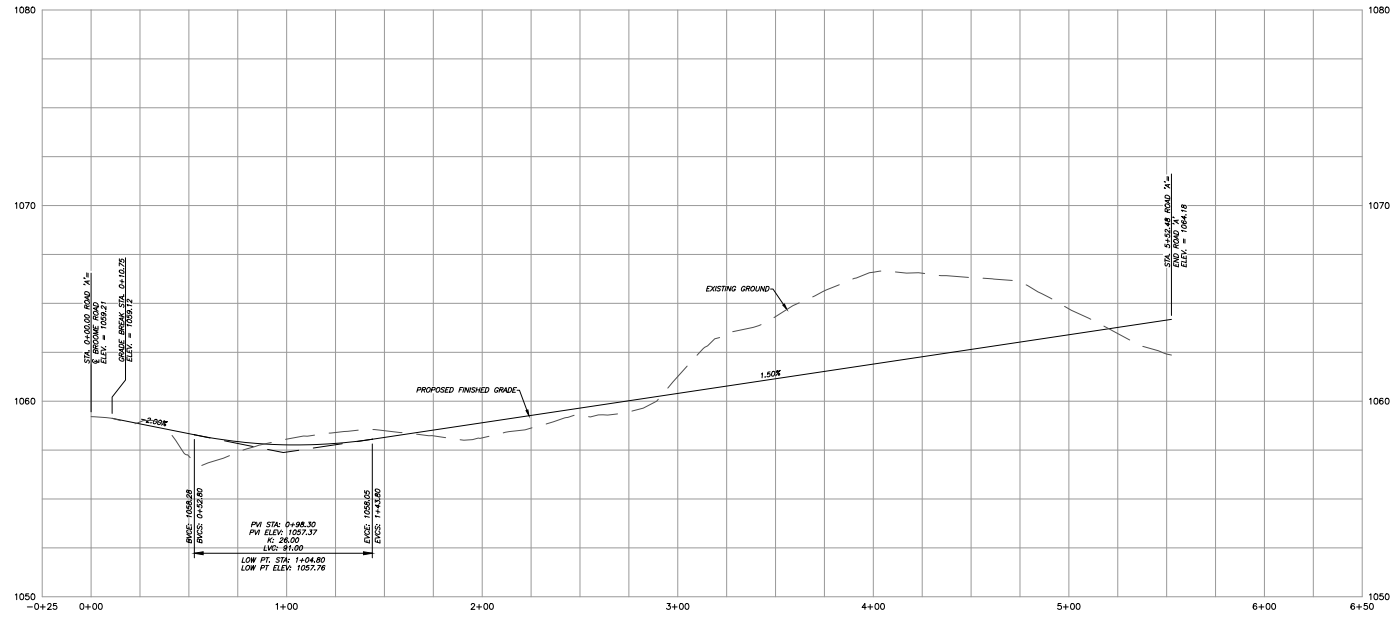
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	CAS	BY
1	8/13/24	SUBMITTAL 2		





LOCATION MAP - N.T.S.



PROFILE-ROAD 'A'
 1"=30' (HORIZONTAL)
 1"=3' (VERTICAL)

MPC FILE# 9-SB-24-C

SHEET C-3

**ROAD 'A' PROFILE
 0 BROOME ROAD**

SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909
 CITY OF KNOXVILLE KNOX CO., TN
 PARCEL ID'S #1060A4002, #1060A41, #1060A42
 WARD NO. 46 CITY BLOCK NO. 46500
 SCALE: AS NOTED JULY 25, 2024

DEVELOPER:
 HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DRIVE
 KNOXVILLE, TENNESSEE 37922

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

REFERENCE:
 PARCEL ID #1060A4002
 DEED INST. #200303010047545
 PLAT INST. #201910140025829
 PARCEL ID #1060A41
 DEED INST. #200408160014039
 PLAT INST. #201910140025829
 PARCEL ID #1060A42
 DEED INST. #200408160014039
 PLAT INST. #201910140025829

REVISION	DATE	DESCRIPTION	BY
1	8/13/24	SUBMITTAL 2	CAS

DWG: CLM CHK: CAS DWG. NO. 2407025



Broome Road S/D (9-SB-24-C)

Lot Number	Lot Area (S.F.)	Impervious Area (S.F.)	% Impervious	% Building Coverage
1	3429	1733	50.5	36.9
2	2660	1573	59.1	47.6
3	2660	1573	59.1	47.6
4	2660	1573	59.1	47.6
5	3448	1717	49.8	36.7
6	3448	1717	49.8	36.7
7	2660	1573	59.1	47.6
8	2660	1573	59.1	47.6
9	2660	1573	59.1	47.6
10	3448	1717	49.8	36.7
11	3448	1717	49.8	36.7
12	2660	1573	59.1	47.6
13	3448	1717	49.8	36.7
14	3448	1717	49.8	36.7
15	2660	1573	59.1	47.6
16	2660	1573	59.1	47.6
17	3710	1717	46.3	34.1
18	3350	1717	51.3	37.8
19	2545	1465	57.6	49.8
20	4173	1717	41.1	30.4
21	2995	1715	57.3	42.3
22	2546	1465	57.5	49.8
23	2546	1465	57.5	49.8
24	3300	1717	52.0	38.4
25	3300	1717	52.0	38.4
26	2546	1519	59.7	49.8
27	2545	1519	59.7	49.8
28	3294	1717	52.1	38.5



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

7/29/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-SB-24-C

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

WANDA L MOODY REVOCABLE LIVING T 4823 Old Kingston Pike Ste 100 Knoxville TN 37919

Owner Name (if different)

Owner Address

Owner Phone / Email

0 BROOME RD / 7700, 7708 MIDDLEBROOK PIKE

Property Address

106 O A 04002,041,042

Parcel ID

Part of Parcel (Y/N)?

2.88 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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

0 Broome Rd	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	28
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information 28-lot townhouse subdivision	
<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)	

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
\$1,250.00	
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	7/29/2024 Date
---------------------	---	--------------------------

Phone / Email _____

Property Owner Signature	WANDA L MOODY REVOCABLE LIVING TRUST & KERSTEN MARY P & Please Print	7/29/2024 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

Option Holder

Applicant Name

Affiliation

7/29/24

9/12/24

Date Filed

Meeting Date (if applicable)

File Number(s)

9-SB-24-C

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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Wanda Moody Revocable Living Trust

4823 Old Kingston Pike, Suite 100

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Broome Road (37909)

106OA04002, 106OA041 & 106OA042

Property Address

Parcel ID

KUB

KUB

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

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 \$1,250.00
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

07/24/2024

Date

Phone Number

Email

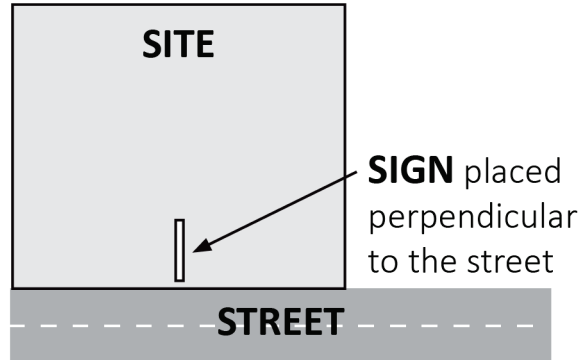

 Property Owner Signature

Please Print

~~07/24/24~~ 07/29/2027, SG

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: Homestead Land Holdings, LLC

Date: 07/29/2024

File Number: 9-SB-24-C

- Sign posted by Staff
- Sign posted by Applicant