

# REZONING REPORT

▶ **FILE #:** 4-B-26-RZ

**AGENDA ITEM #:** 31

**AGENDA DATE:** 4/9/2026

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

OWNER(S): David M Johnson

TAX ID NUMBER: 62 L B 017

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8934 PLEASANT HILL RD

▶ **LOCATION:** Southwest side of Pleasant Hill Rd, east side of Kitts Rd, north of Asheville Hwy

▶ **APPX. SIZE OF TRACT:** 16.24 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Pleasant Hill Road, an unstriped local street with 16.5-21 ft of pavement width within a right-of-way width that varies from 32-41 ft. Access is also via Kitts Road, a local street with 25 ft of pavement width within a right-of-way width that varies from 68-71 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Lyon Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** up to 12 du/ac

EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office, commercial - CA (General Business), A (Agricultural)  
South: Rural residential, agriculture/forestry/vacant land - A (Agricultural)  
East: Single family residential - RA (Low Density Residential)  
West: Single family residential, office, multifamily - A (Agricultural), CA (General Business)

NEIGHBORHOOD CONTEXT: The subject property is in an area that primarily features a mix of residential, office, and commercial uses, interspersed with undeveloped forested tracts and agricultural fields. Carter Middle and High Schools and Carter Park lie within 0.5 miles to the southeast, and Carter Elementary School lies 0.8 miles to the southwest.

## STAFF RECOMMENDATION:

▶ Postpone the application 30 days to be heard at the May 14th Planning Commission meeting, as

**requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 1270 (average daily vehicle trips)

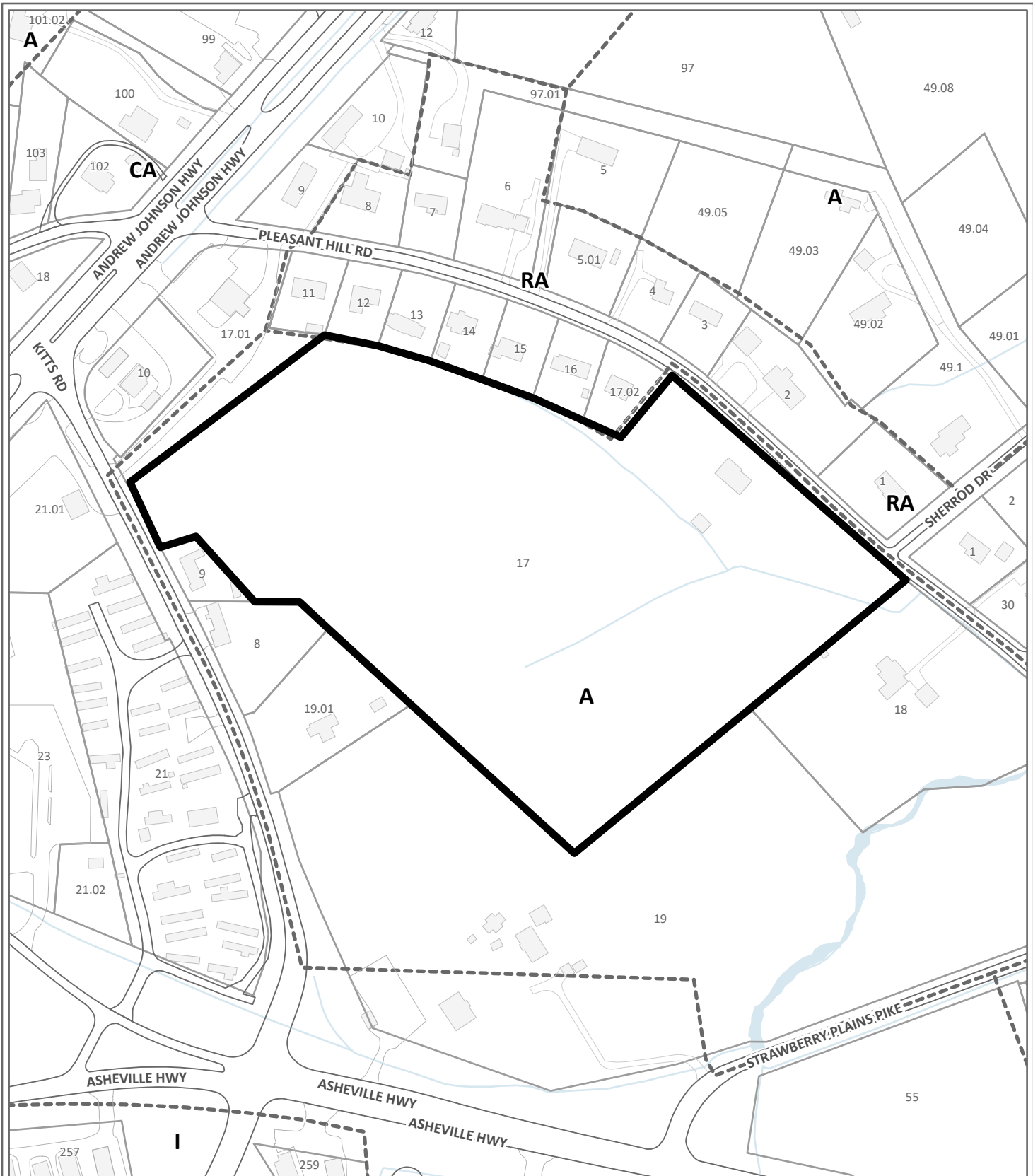
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 13 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter 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 Knox County Commission for action on 5/11/2026. 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.



**REZONING**

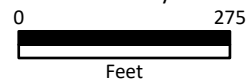
**4-B-26-RZ**

**Petitioner:** Homestead Land Holdings, LLC



**From:** A (Agricultural)  
**To:** PR (Planned Residential) up to 12 du/ac

**Map No:** 62  
**Jurisdiction:** County



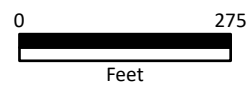
# Exhibit A. Contextual Images



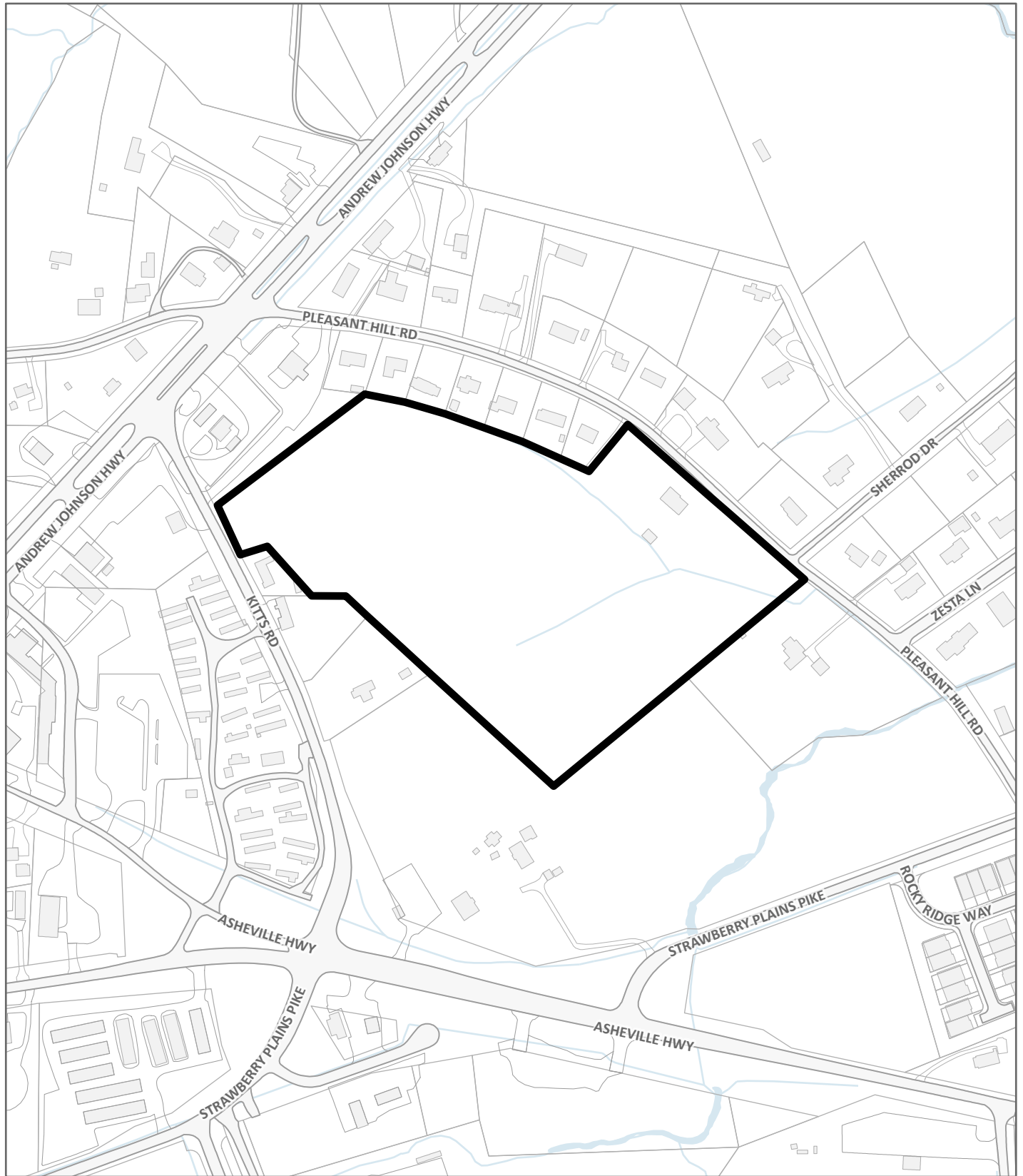
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

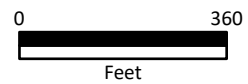


**LOCATION MAP**

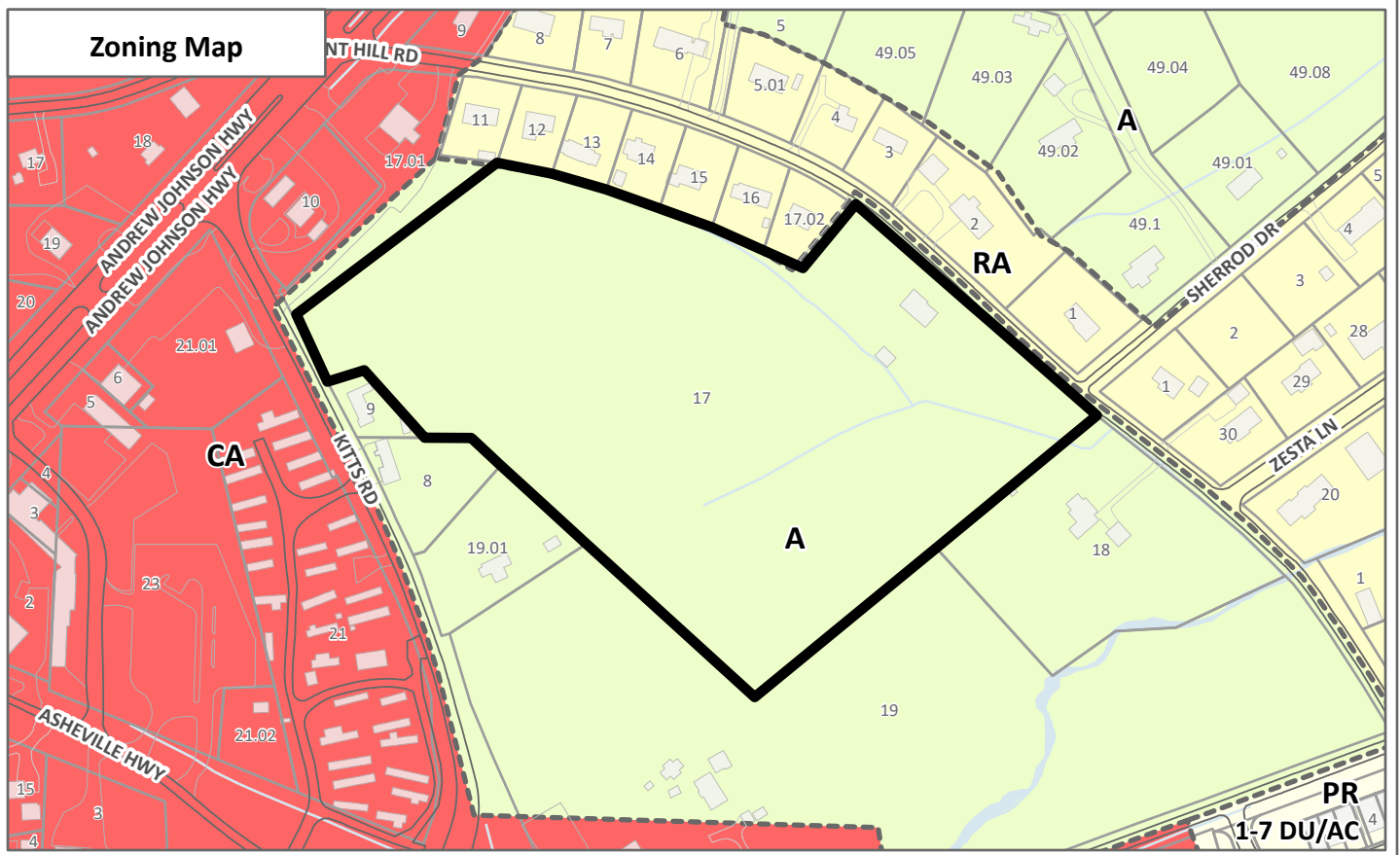
**4-B-26-RZ**



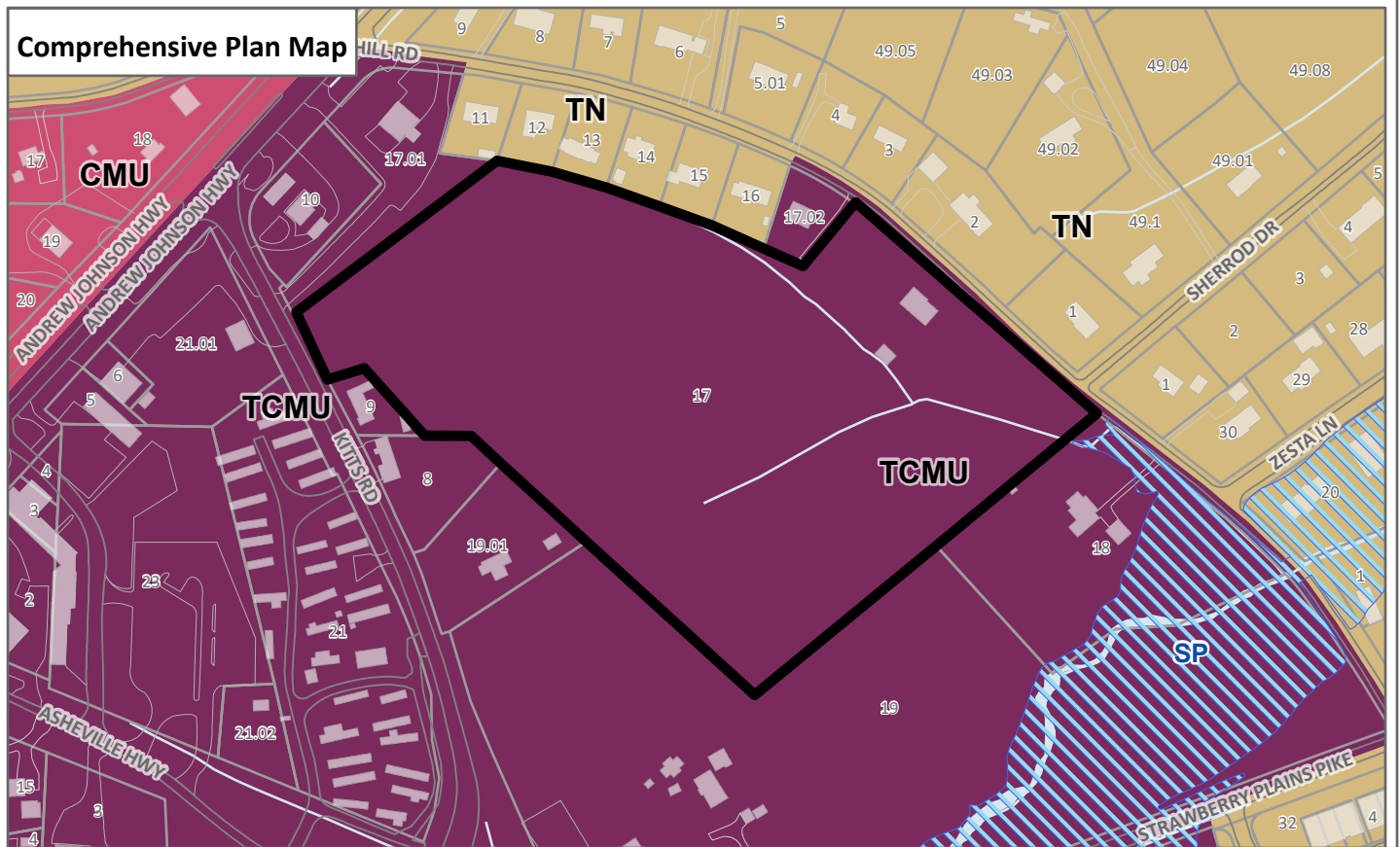
Case boundary



**Zoning Map**



**Comprehensive Plan Map**



**EXHIBIT A, CONTEXTUAL MAPS**

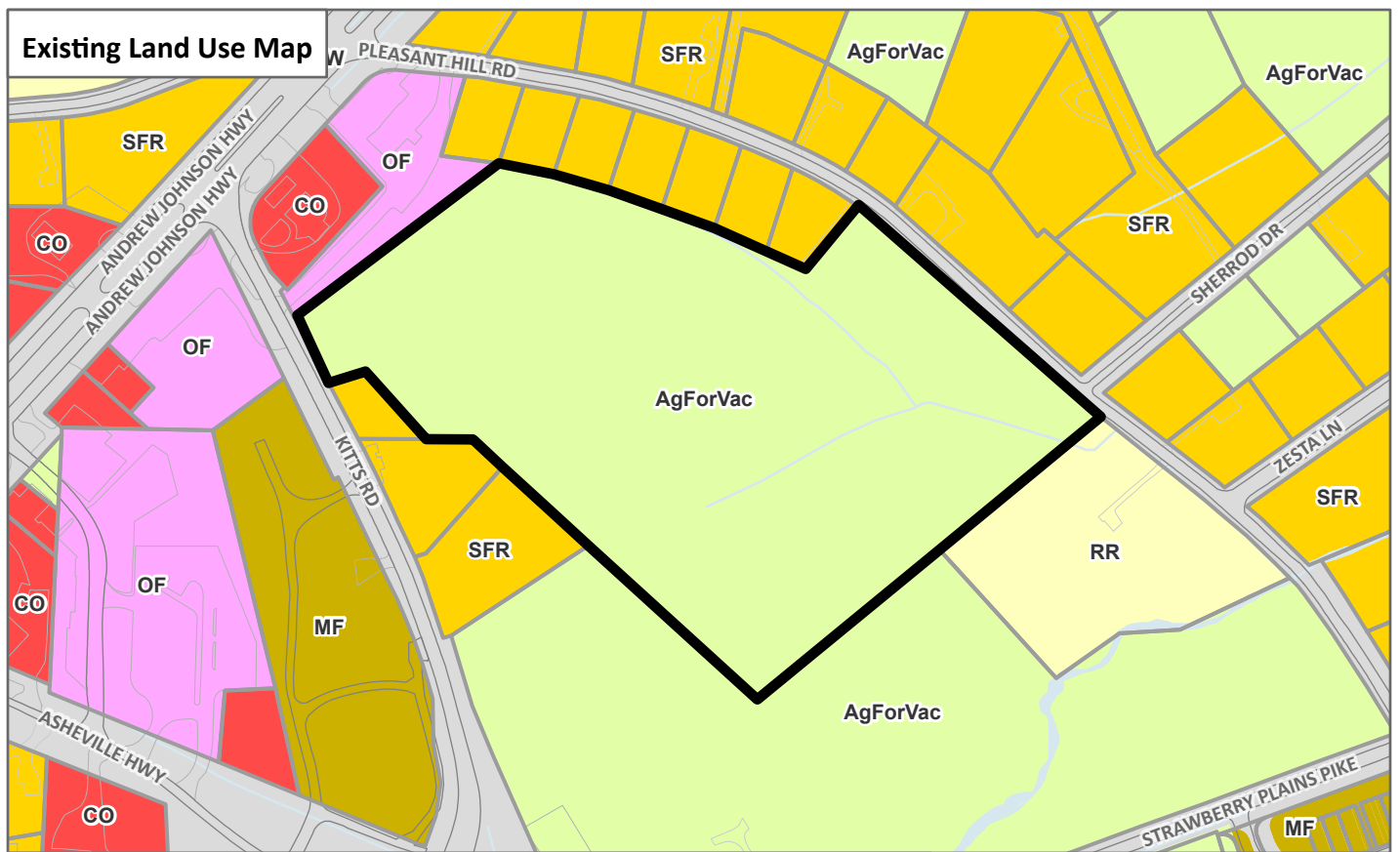
**4-B-26-RZ**



Case boundary



**Existing Land Use Map**

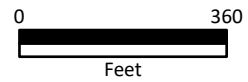


**EXHIBIT A, CONTEXTUAL MAPS**

4-B-26-RZ



Case boundary



# Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## 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.

### 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.*

03/27/2026

04/10/2026

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



Anderson Baker

1/14/26

Applicant Signature

Applicant Name

Date