

Below is a comment from social media

Best of luck with the fight, however. Sadly, within the last year, after significant community opposition, signed petitions, etc., the commission/planning committee overwhelmingly approved 244 apartments here in Karns, with no regard to the appeals, petition signatures, and voices heard at the planned meetings in opposition. With no hesitation, they approved what had already been decided. It's a broken system. People are getting tired of this same thing over and over with no real regard to how it will affect us and our neighborhoods directly with their constant approvals. It's past time to remove those folks with their own agenda and to take our county in a different direction. This formatted "planned growth" system that they have no trouble pushing straight through as approved (always) has to be changed and dealt with, or it's over around here for whatever we thought we had as a community and for Knox County as a whole.

The majority of people feel their communities have been impacted very negatively by the mass development projects, and it's time to demand change within the system that continuously endorses and approves such projects, knowing full well that they no longer will function with our infrastructure. Traffic, roads, schools, and housing are lacking in affordability; pick one or all. Knox County is full; go somewhere else.

We as a county are going to have to get organized against this total planned growth agenda, which appears to have failed almost everywhere if there was any real plan. The planning committee is appointed, so with the new mayor, we should demand new appointments and make them drive through these planned growth sectors. Intelligent planners came up with. Advance Knox should be amended based on the obvious issues of traffic, school, and to some degree preservation of rural character with what's left. I farm in an area of Knox County that makes me an absolute unicorn, and while everyone loves to see the remaining farms, they will not survive without a different mindset in our local government. I applaud your organization, Save East Knox County. We need something for all areas, and as a whole, Knox County. Everyone says they are sick and tired of what the commission has given us as our new normal in regards to traffic, along with the other issues. We need an organized effort to stand together in opposition for the future. Knox Countians as a whole do not want to become Nashville; only the current mayor and most commissioners think like that. Until we get some better roads to handle the current tidal wave of new folks, I say the slogan should be KNOX COUNTY IS FULL, try again down the road someday. I know one issue that has changed for real is crime. Things have happened in the last 5 years that we never saw around here. I liked what we had, but some want that to just be a thing of the past. We can do better than we have done lately.

# 4-B-26-RZ

## Meeting

### May 14, 1:30



## 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 ← **194 Apartments**  
**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