CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-J-26-RZ **Related File Number:**

Application Filed: 6/29/2026 **Date of Revision:** 8/5/2026

Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: West side of Heiskell Rd, east side of Granville Conner Rd, north of E Emory Rd

Other Parcel Info.:

Tax ID Number: 46 237, 23701, 10402, 10403 OTHER: 056 103 **Jurisdiction:** County

Size of Tract: 29.25 acres

Accessibility: Access is via Heiskell Road, a minor arterial with 20 ft of pavement width within a right-of-way width that varies from 63-82 ft. Access is also available via Granville Conner Road, a local street with a pavement width which varies between 16-19 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:** up to 3 du/ac

Planning Sector: North County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has a residential character comprised of single-family dwellings on a range of lot sizes and townhouse developments. Commercial, office, and multi-family development is concentrated along E Emory and W Emory Roads. The Collier Nature Preserve, Powell Public Library, and Beaver Creek are within 0.5 miles to the south.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7741 HEISKELL RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac, A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 2016 part of the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. (1-E-16-RZ). In 2025 a request to rezone part of the property from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was withdrawn at the Planning Commission meeting (12-I-25-RZ). A request to rezone part of the property from A to PR up to 5 du/ac was withdrawn in July 2026 (7-G-

26-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with adopted plans, subject to two conditions:

1) Granville Conner Road must be improved to 20 feet from the subject property's frontage to W Emory Road at the expense of the developer.
2) A Traffic Impact Study (TIS) must be included with the submission of a development plan application. The TIS must identify the western segment of Granville Conner Road, spanning to Collier Road. Any roadway improvements to this segment identified in the TIS must be implemented at the expense of the developer, subject to review and approval by Knox County Engineering and Public Works.

Staff Recomm. (Full):

Comments: 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Since the early 1980s, there has been a gradual transition from A (Agricultural) zoning to RA (Low Density Residential) and PR (Planned Residential) ranging from up to 2.5 to 15 du/ac along Heiskell Road. Zoning along Granville Conner Road has also gradually transitioned from the A (Agricultural) zone to the RA, RAE (Exclusive Residential), and PR zones with densities ranging from 1.22 to up to 3 du/ac.
2. Commercial zoning has been concentrated south of the subject property along W Emory and E Emory Roads, consisting of properties zoned CA (General Business) and SC (Shopping Center) in the County and C-R-2 (Regional Commercial) in the City.
3. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road improvement project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also provide a connection between the disjointed sidewalk system between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program.
2. The northern section of 0 Granville Conner Road (parcel 056 103) contains slopes in the 15-25% and 25%-40% ranges and a blue line stream. The PR zone would be appropriate to consider here, as it would allow development to be clustered away from the stream and slopes on flatter, more optimal sections of the site.
3. A non-disturbance buffer would be required along the blue-line stream, which restricts development and any alteration of the land near the stream.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. Granville Conner Road is a local street with an uneven pavement width ranging between 16 and 19 ft. The road is wider near its intersection at W Emory Road; however, traveling north it begins to narrow to 16 and 17 feet. A condition of approval is recommended to widen Granville Conner Road to 20 feet between the subject property and W Emory Road in order to address transportation capacity concerns associated with the potential development of this site.
2. The subject property's points of access on Heiskell Road do not meet minimum sight distance standards due to a bend in the road and a vertical curve. Future access to Heiskell Road may be limited or restricted to alleviate safety concerns and would be determined during the design phase.
3. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine whether a proposed development is compatible with the surrounding community.

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 subject property is designated SR (Suburban Residential) in the Knox County Comprehensive Plan, which recommends primarily residential uses such as single-family and attached residential.
2. The PR zone is partially related to the SR place type. Partially related zones must meet additional review criteria. The PR zone with up to 3 du/ac meets the first criterion, as the allowable uses in the PR zone align with the secondary uses of the SR place type.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is within 0.4 miles of the Powell Public Library, the Collier Nature Preserve, and the commercial corridor along W and E Emory Roads, which features an array of retail and service-oriented uses and the North Knoxville Medical Center.
4. The recommended conditions to improve Granville Conner Road are consistent with Implementation Policy 9: Coordinate infrastructure improvements with development and Implementation Policy 9.5: Avoid approving isolated developments where infrastructure is inadequate or not yet planned.
5. The subject property is in the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The rezoning supports the intent of the Planned Growth Area.

Action: Approved with Conditions **Meeting Date:** 9/10/2026

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with adopted plans, subject to two conditions.

Date of Approval: 9/10/2026 **Date of Denial:** **Postponements:** 8/13/26

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/19/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**