

REZONING REPORT

► **FILE #:** 8-J-26-RZ (REVISED) **AGENDA ITEM #:** 21

AGENDA DATE: 8/13/2026

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

OWNER(S): Laura Bailey

TAX ID NUMBER: 46 237, 23701, 10402, 10403 056 103 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7741 HEISKELL RD (7753, 7805, 7809 HEISKELL RD, 0 GRANVILLE CONNER RD)

► **LOCATION:** West side of Heiskell Rd, east side of Granville Conner Rd, north of E Emory Rd

► **APPX. SIZE OF TRACT:** 29.25 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **CURRENT ZONING:** PR (Planned Residential) up to 5 du/ac, A (Agricultural)

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

► **EXISTING LAND USE:** Rural Residential, Single Family Residential

► **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONING: 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 In 2025 a request to rezone part of the property from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was withdrawn at the Planning Commission meeting (12-I-25-RZ). A request to rezone part of the property from A to PR up to 5 du/ac was withdrawn in July 2026 (7-G-26-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), A (Agricultural)

South: Rural residential, single family residential - A (Agricultural)

East: Single family residential - PR (Planned Residential) up to 2.5 du/ac

West: Rural residential, single family residential, public/quasi public land (church) - A (Agricultural), RA (Low Density Residential)

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

STAFF RECOMMENDATION:

- **Postpone the application to the application 30 days to the September 10, 2026 Planning Commission meeting, as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 1429 (average daily vehicle trips)

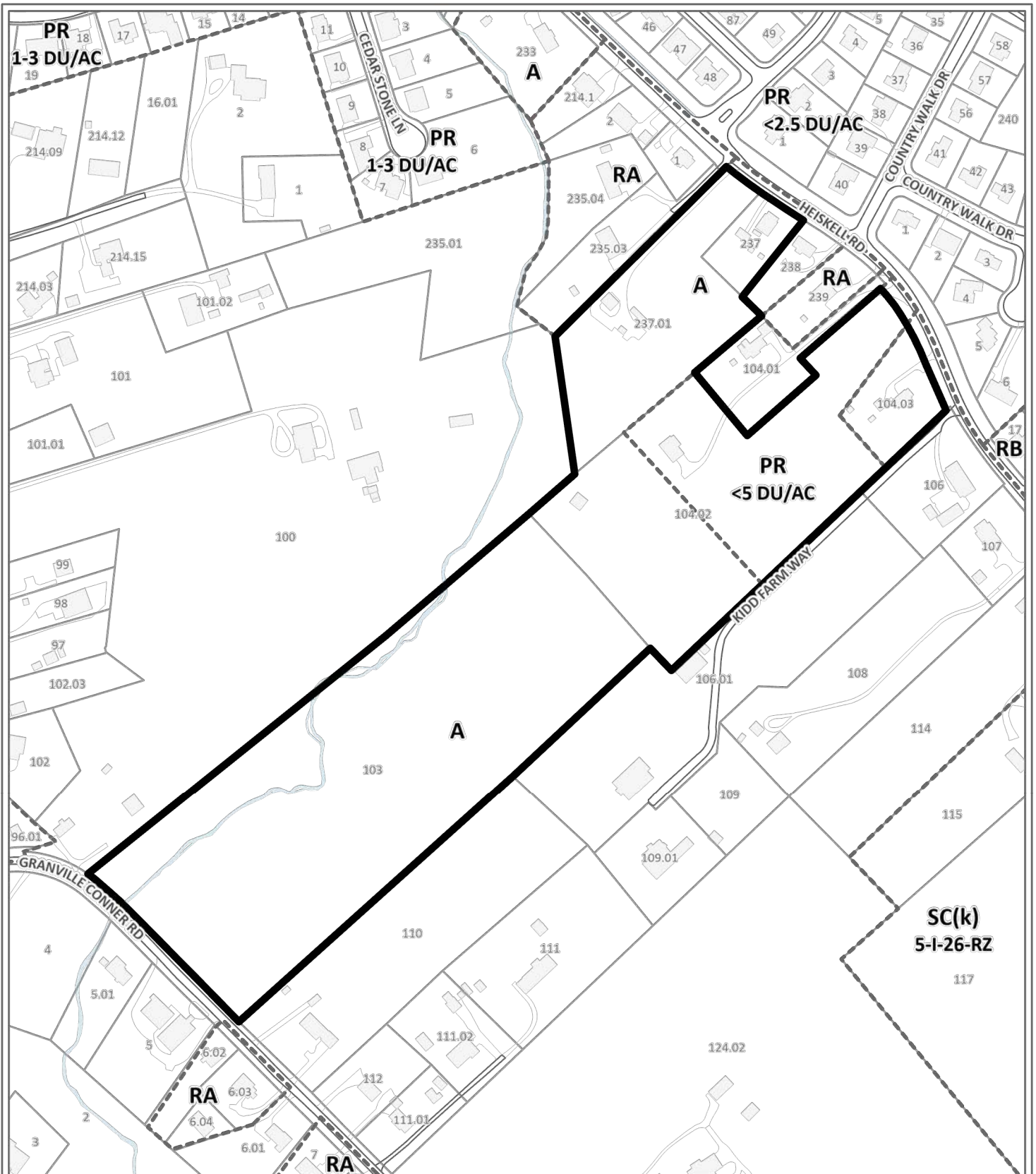
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 54 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud 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 Knox County Commission for action on 9/21/2026. 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

8-J-26-RZ

Petitioner: Homestead Land Holdings, LLC

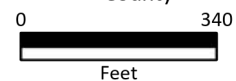


From: PR (Planned Residential) up to 5 du/ac, A (Agricultural)

To: PR (Planned Residential) 5 du/ac

Map No: 46

Jurisdiction: County



Original Print Date: 7/24/2026

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

Exhibit A. Contextual Images



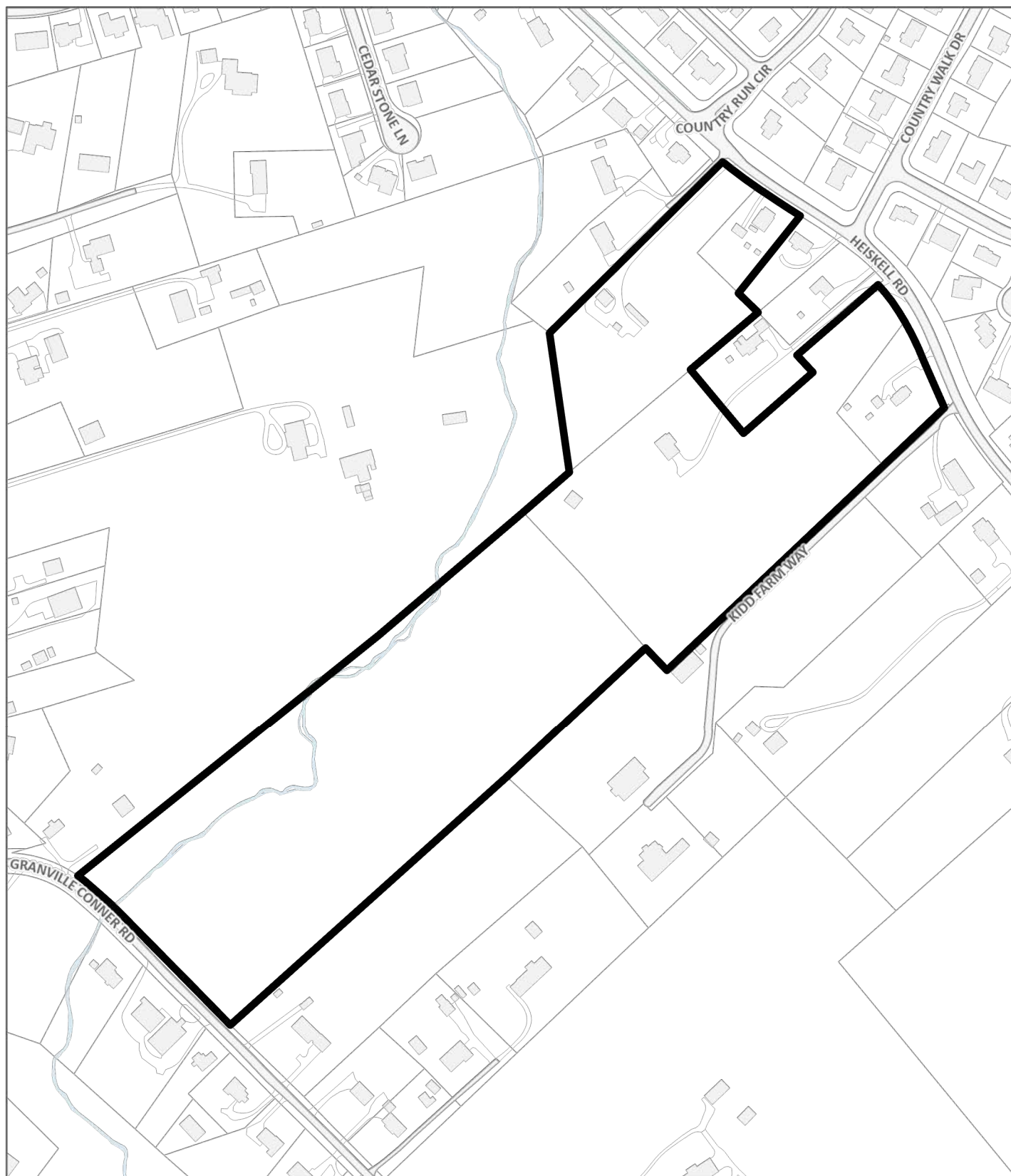
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

8-J-26-RZ



Case boundary



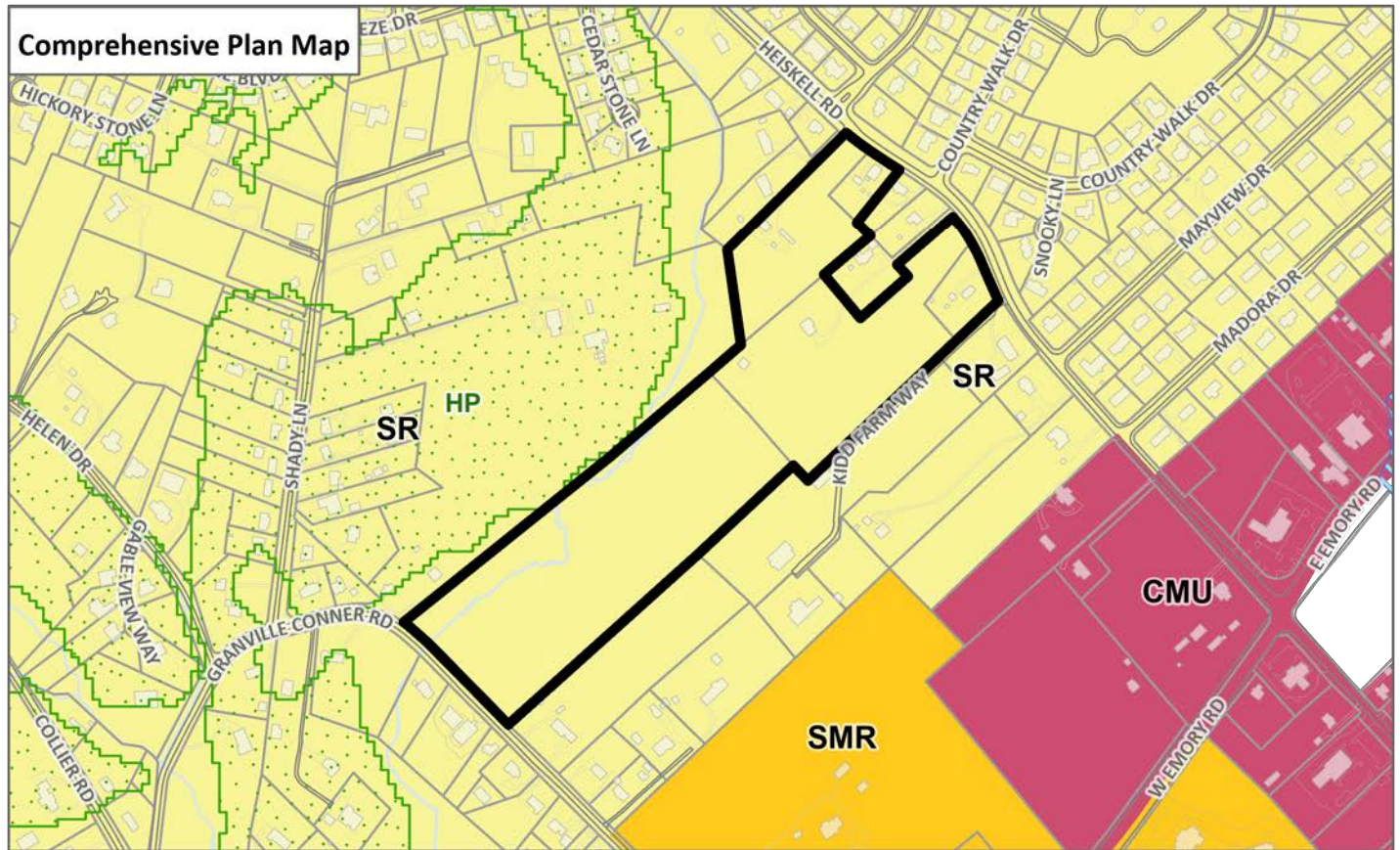
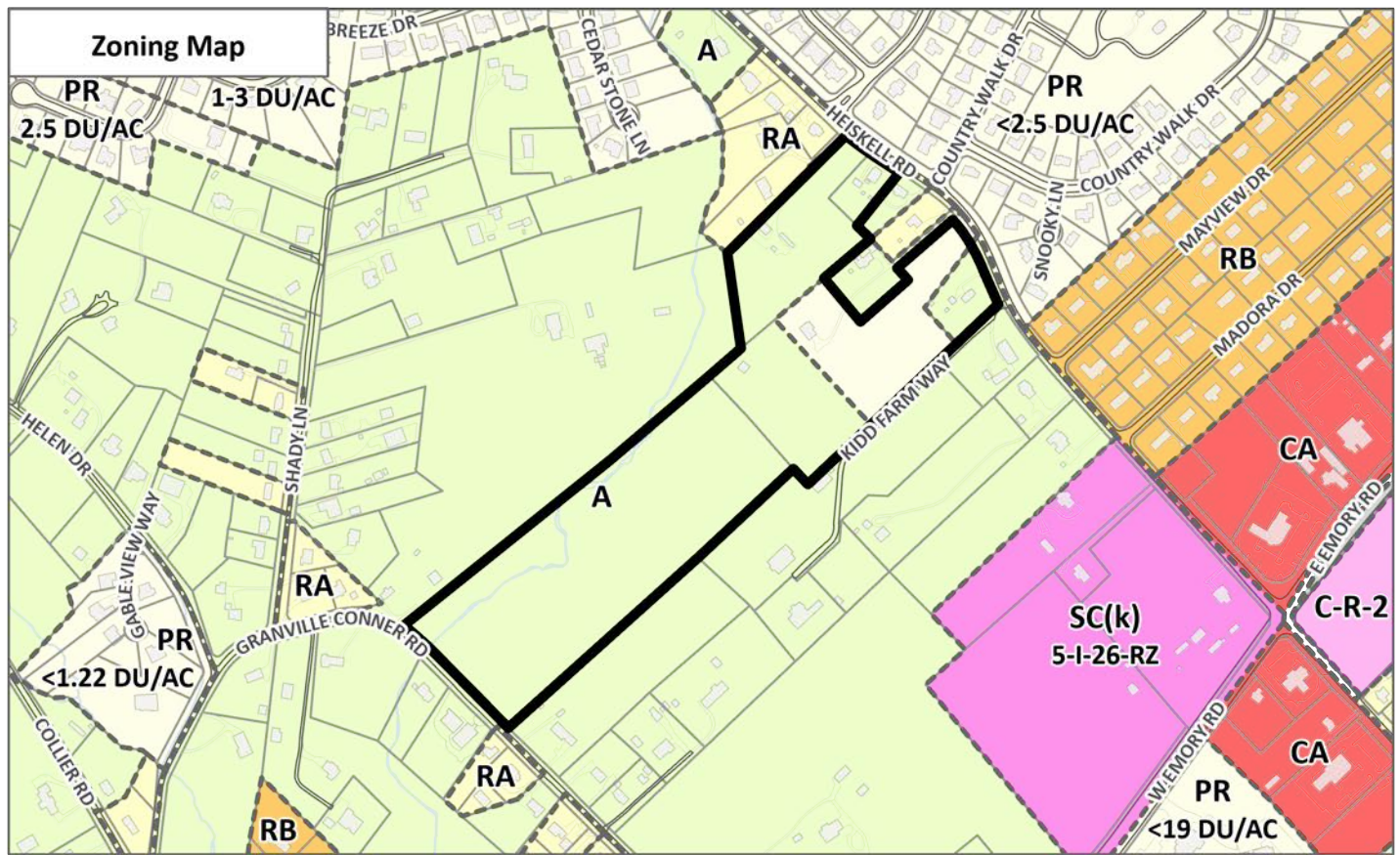


EXHIBIT A, CONTEXTUAL MAPS		8-J-26-RZ	
 Case boundary			

Existing Land Use Map

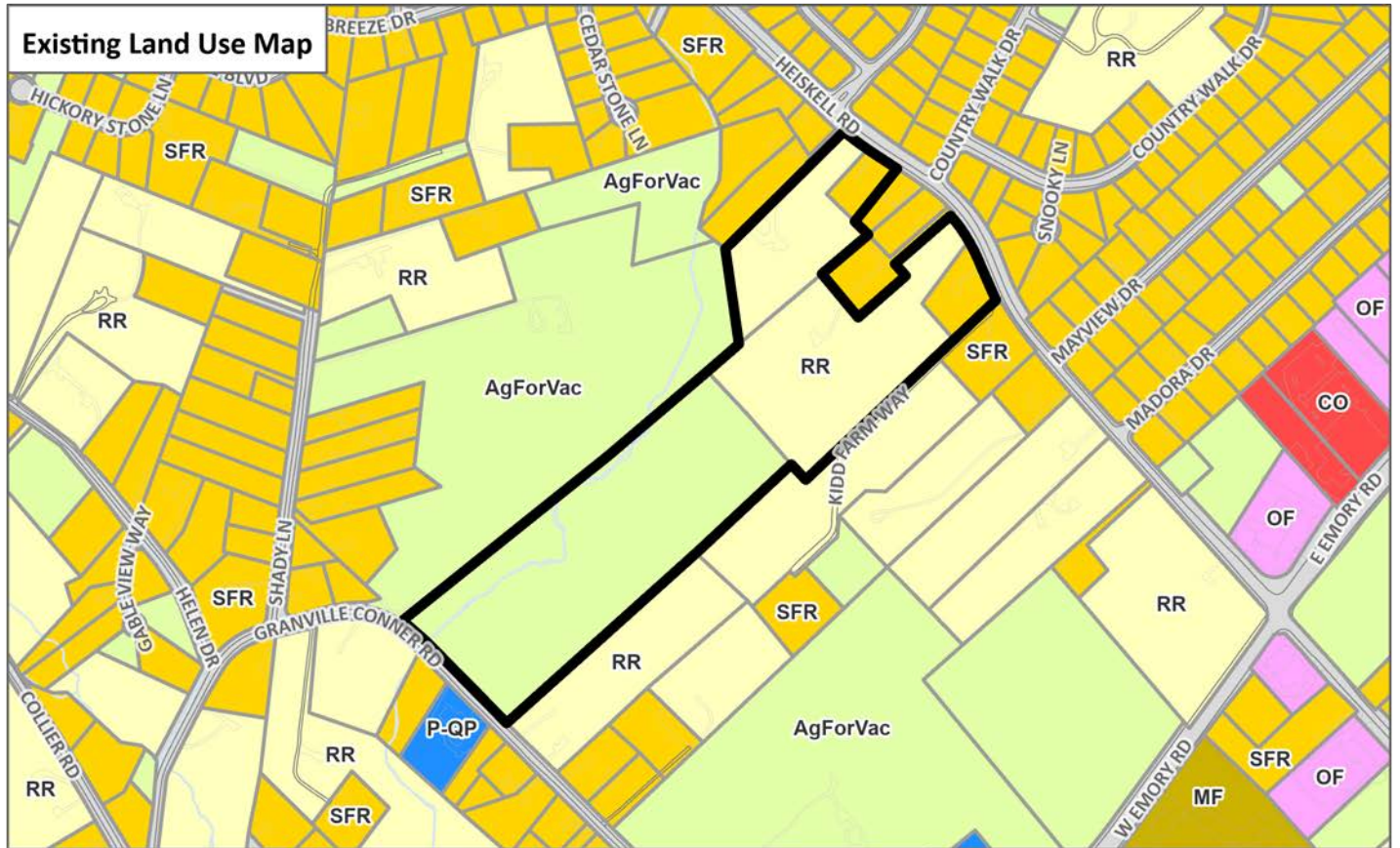


EXHIBIT A, CONTEXTUAL MAPS

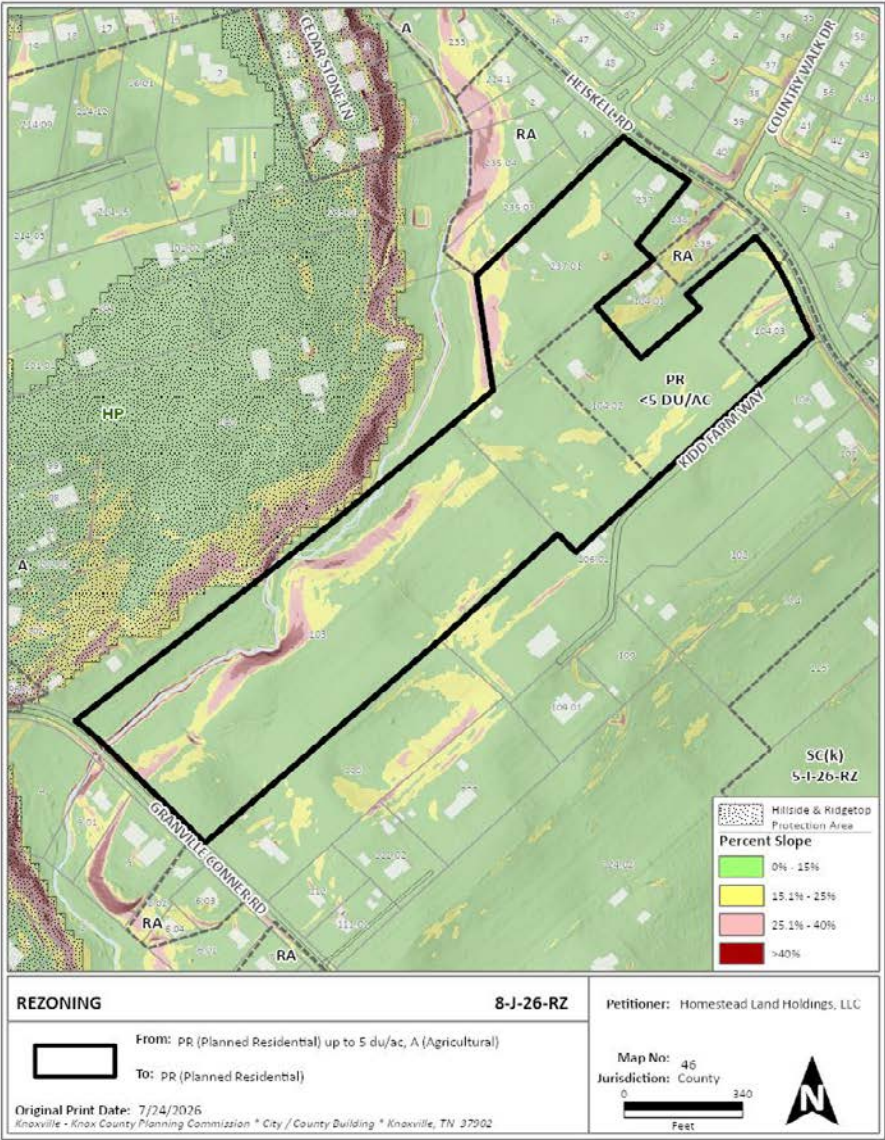
8-J-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	29.2561		
Non-Hillside	29.2503	N/A	
0-15% Slope	0.0004	100%	0.0004
15-25% Slope	0.0038	50%	0.0019
25-40% Slope	0.0016	20%	0.0003
Greater than 40% Slope	0.0000	10%	0.0000
Ridgetops			
Hillside Protection (HP) Area	0.0058	Recommended disturbance budget within HP Area (acres)	0.0026
		Percent of HP Area	45.7%



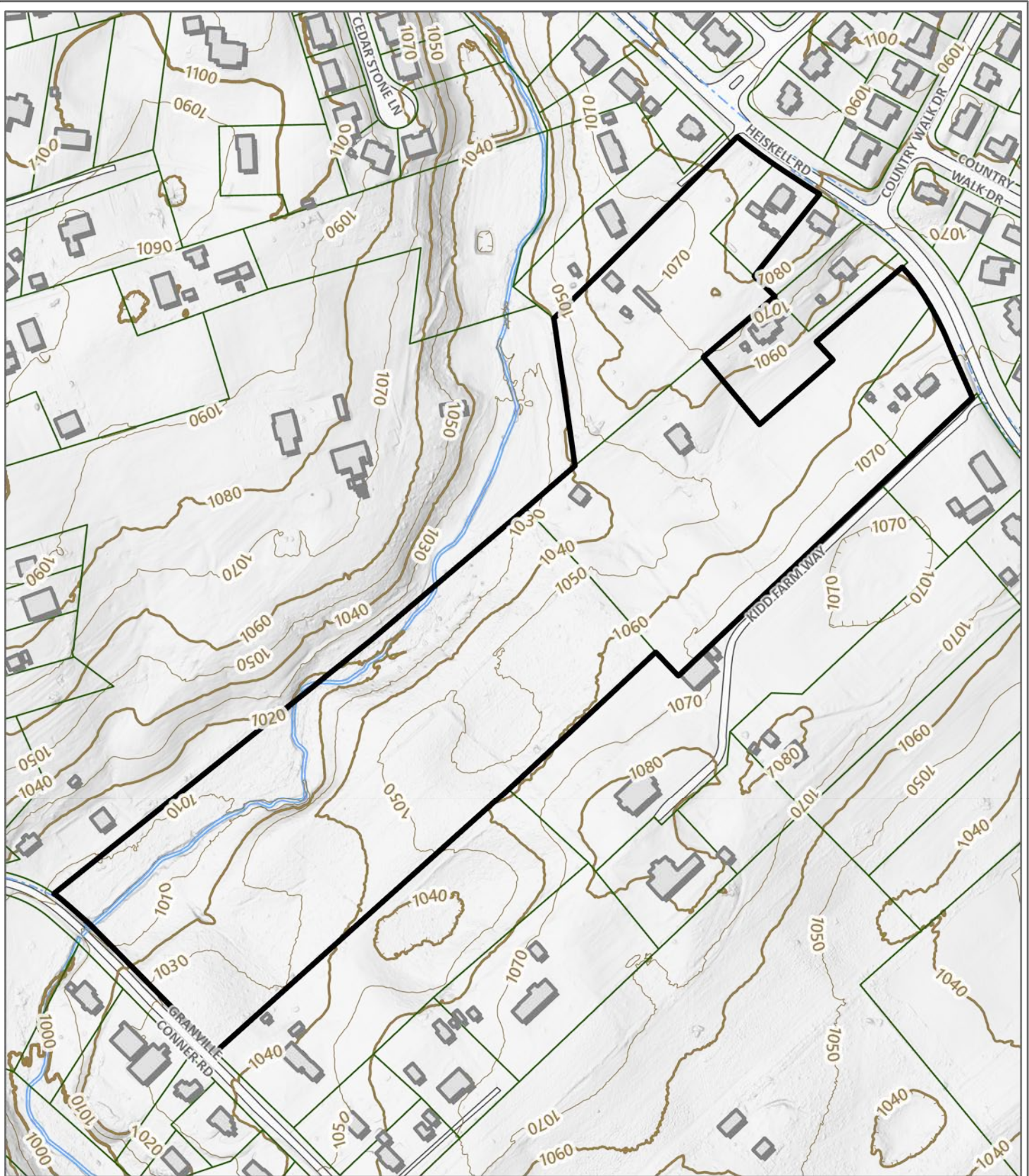


Exhibit B: Contour Map

8-J-26-RZ

Contour Interval: 10 feet

 Case Boundary

Original Print Date: 7/24/2026

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

Petitioner: Homestead Land Holdings, LLC

Map No: 46

Jurisdiction: County

0 300
Feet



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.

Aug 1

Aug 14

Date to be Posted

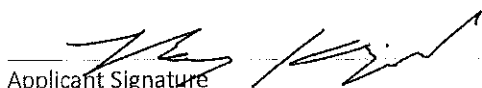
Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Applicant Signature



Thomas Krajewski

Applicant Name

06.26.26

Date