

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-B-26-RZ **Related File Number:**
Application Filed: 1/23/2026 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southwest side of Pleasant Hill Rd, east side of Kitts Rd, north of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 62 L B 017 **Jurisdiction:** County
Size of Tract: 16.24 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 12 du/ac
Planning Sector: East County **Plan Designation:** TCMU (Town Center Mixed-use)
Growth Policy Plan: Planned Growth Area
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.

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

Street: 8934 PLEASANT HILL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Map. The TCMU place type is intended to promote large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods. The place type places an emphasis on a mix of commercial, office, and multifamily residential as primary uses integrated either horizontally or vertically.

2. The PR zone with up to 12 du/ac is partially related to the TCMU place types. Partially related zones must meet additional criteria. The proposed rezoning meets the second criterion, as the allowable uses in the PR zone with up to 12 du/ac are consistent with the secondary uses of the TCMU place type.
3. The TCMU place type recommends a housing mix of multifamily buildings, attached residential such as duplexes, multiplexes, and townhomes. The allowable housing types in the PR zone align with the recommended housing mix, though PR does not allow commercial uses unless the development is over 20 acres.
4. The TCMU place type recommends providing connectivity to surrounding neighborhoods and promoting a walkable setting with short block lengths and wide sidewalks. Any future development should include internal and external pedestrian and roadway connections, as well as opportunities for street connectivity to meet the intent of this place type.
5. The East County Community Plan has identified the surrounding area as a Rural Crossroad, and Asheville Highway, Andrew Johnson Highway, and Strawberry Plains Pike as Development Corridors (pg 48-49). Rural Crossroads are development areas designed to create centers of community activity with housing, shopping opportunities, service businesses, and other amenities. Development Corridors are roadways appropriate for a more intense development pattern. As stated previously, the PR zone does not allow mixed-use developments with commercial activities for planned districts under 20 acres. The subject property is approximately 16.24 acres and, though within the rural crossroads buffer, it does not have direct access to any of the identified Development Corridors.
6. The subject property's lack of direct access to any of the nearby classified roads does not support the intent of the TCMU place type or East County Community Plan, which emphasizes mixed-use development in this area largely due to the proximity to the triangle of classified streets.
7. The subject property is within 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 proposed rezoning aligns with the intent of the Planned Growth Area.

Action: Approved with Conditions **Meeting Date:** 5/14/2026

Details of Action: Approve PR (Planned Residential) up to 12 du/ac because the property has access to a nearby classified road, with two conditions:
1) Any dwelling within 150 ft of Pleasant Hill Road shall front Pleasant Hill Road and be located on a lot no less than one-third acre in size.
2) The developer must provide a speed study to delineate the operating speed of Kitts Road.
3) Access point via Kitts Road must have an adequate line of sight within the identified operating speed. If sight distance cannot be obtained, the developer must provide a plan accommodating necessary road improvements to obtain sight distance that allows work to occur within the right-of-way or within an easement they have obtained.
4) The developer must enter into a memorandum of understanding with the County to make necessary improvements to Kitts Road.

Summary of Action: Approve PR (Planned Residential) up to 12 du/ac because the property has access to a nearby classified road, with two conditions:
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Date of Approval: 5/14/2026 **Date of Denial:** **Postponements:** 4/9/2026

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/15/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: