

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-G-26-RZ **Related File Number:**
Application Filed: 5/19/2026 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Northeast side of Granville Conner Rd, north of W Emory Rd
Other Parcel Info.:
Tax ID Number: 56 103 **Jurisdiction:** County
Size of Tract: 15.21 acres
Accessibility: Access is via Granville Conner Road, a local street with a pavement width which varies between 16 ft and 19 ft within a 50-ft right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Planning Sector: North County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgeline Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family dwellings on medium sized lots with churches interspersed amongst residential uses. Commercial and office uses are concentrated to the east along E Emory Road.

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

Street: 0 GRANVILLE CONNER 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, this is not an extension.
History of Zoning: None noted.

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.): Postpone the application 30 days to the August 13, 2026 Planning Commission meeting, as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 8/13/2026

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements: 7/9/26

Date of Withdrawal: 8/13/2026

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/24/2026

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: