

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-F-26-RZ                      **Related File Number:**  
**Application Filed:** 11/20/2025              **Date of Revision:**  
**Applicant:** HIGHLAND PROPER LLC

## PROPERTY INFORMATION

**General Location:** West side of McCloud, south of Fort Sumter Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 19 20206                      **Jurisdiction:** County  
**Size of Tract:** 1.06 acres  
**Accessibility:** Access is via Mccloud Road, a minor collector with a pavement width of 15 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** North County              **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of single family residential dwellings on small, suburban sized lots and large, undeveloped tracts.

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

**Street:** 0 MCCLOUD RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** No, this would not be 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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This section of the Halls community has experienced modest residential growth since the 1990s, transitioning from A to the RA and PR zones to accommodate residential subdivisions of detached dwellings. Recent examples include the A to PR at 4 du/ac rezoning (4-O-25-RZ) and the A to RA rezoning (7-H-25-RZ) along Hill Road within 0.75 miles to the southwest of the subject parcel.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The RA zone is intended to provide for residential areas with low population densities. It allows single-family houses with sewer connection on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission.
- 2. The RA zone could allow a subdivision of up to 4 lots on this 1-acre parcel, subject to providing adequate access and meeting the 10,000-sq ft lot area requirement for houses.
- 3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. The proposed RA zone is compatible with the low-density residential character of the immediate vicinity, which includes properties zoned A, RA, and PR with up to 3 du/ac. No significant adverse impacts are anticipated with this rezoning.
- 2. There is a creek running along the rear side of the property, which will be protected by a 25' No Disturb Stream Buffer and a 50' No Build Stream Buffer, as depicted on the plat.

THE 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 RA zone would bring zoning into compliance with the SR (Suburban Residential) place type of this property, as designated in the Knox County Comprehensive Plan. The existing A zone is not permitted in the SR place type, but the requested RA zone is directly related to it.
- 2. The proposed rezoning aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. The RA zone is compatible with nearby single-family developments.
- 3. The rezoning is also aligned with the property's location in the Planned Growth Area of the Growth Policy Plan and is consistent with the policies related to the Planned Growth Area.

Action:

Approved

Meeting Date: 1/8/2026

Details of Action:

Summary of Action:

Approve the RA (Low Density Residential) zone because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

Date of Approval: 1/8/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knox County Commission

Date of Legislative Action: 2/17/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: