

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-C-26-RZ Related File Number:
Application Filed: 6/10/2026 Date of Revision:
Applicant: CHRISTY GEDELMAN

PROPERTY INFORMATION

General Location: West side of Mcfall Rd, north of Brown Gap Rd
Other Parcel Info.:
Tax ID Number: 39 067 Jurisdiction: County
Size of Tract: 0.86 acres
Accessibility: Access is via Mcfall Road, an unstriped local street with 13-15 ft of pavement width within a right-of-way width that varies from 42-48 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in an area that predominantly features single family subdivisions and large residential lots with undeveloped, forested slopes. Adrian Burnett Elementary School lies 0.4 miles to the southwest.

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

Street: 6427 MCFALL 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, it 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: Malynda Wollert

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.

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. McFall Road has remained stable since the 1990s, with development limited to the sporadic construction of single family houses and a rezoning from A (Agricultural) to RA (Low Density Residential) in 2000.
2. The surrounding area has experienced a slight increase in residential density since the 1990s, including a 46-unit single family subdivision 0.25 miles to the west of the subject property that was completed in 2003.
3. A new building for Adrian Burnett Elementary School was completed in 2023 0.4 miles to the west of the subject property, expanding the school's capacity from 300 to 800 students.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned A, RA, and PR (Planned Residential) up to 5 du/ac.
2. The 0.86 acre property does not conform to the 1-acre minimum lot size of its current A zoning. A rezoning to RA would bring the property into compliance with the zoning code.
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 RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

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. The RA zone is a low-density residential zone that allows single family houses by right and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character. Up to three single family houses or two duplexes could be built on the property if it was rezoned to RA, but the property is constrained by a TVA easement that reduces the buildable area.
2. McFall Road is a substandard, unstriped local street with 13-15 ft of pavement width along the subject property's frontage, but it would be minimally affected by a development that could occur on a property this size under RA. Any subdivision that would occur on the property would be required to meet the standards of the Knoxville-Knox County Subdivision Regulations.

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 property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.

2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 8/13/2026

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.

Date of Approval: 8/13/2026

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: 9/21/2026

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: