

# REZONING REPORT

▶ **FILE #:** 1-F-26-RZ

**AGENDA ITEM #:** 24

**AGENDA DATE:** 1/8/2026

▶ **APPLICANT:** HIGHLAND PROPER LLC

OWNER(S): Highland Proper LLC

TAX ID NUMBER: 19 20206

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 MCCLOUD RD

▶ **LOCATION:** West side of McCloud, south of Fort Sumter Rd

▶ **APPX. SIZE OF TRACT:** 1.06 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mccloud Road, a minor collector with a pavement width of 15 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

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ EXTENSION OF ZONE: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Single family residential - PR (Planned Residential) up to 3 du/ac

East: Single family residential - A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on small, suburban sized lots and large, undeveloped tracts.

**STAFF RECOMMENDATION:**

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

**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:**

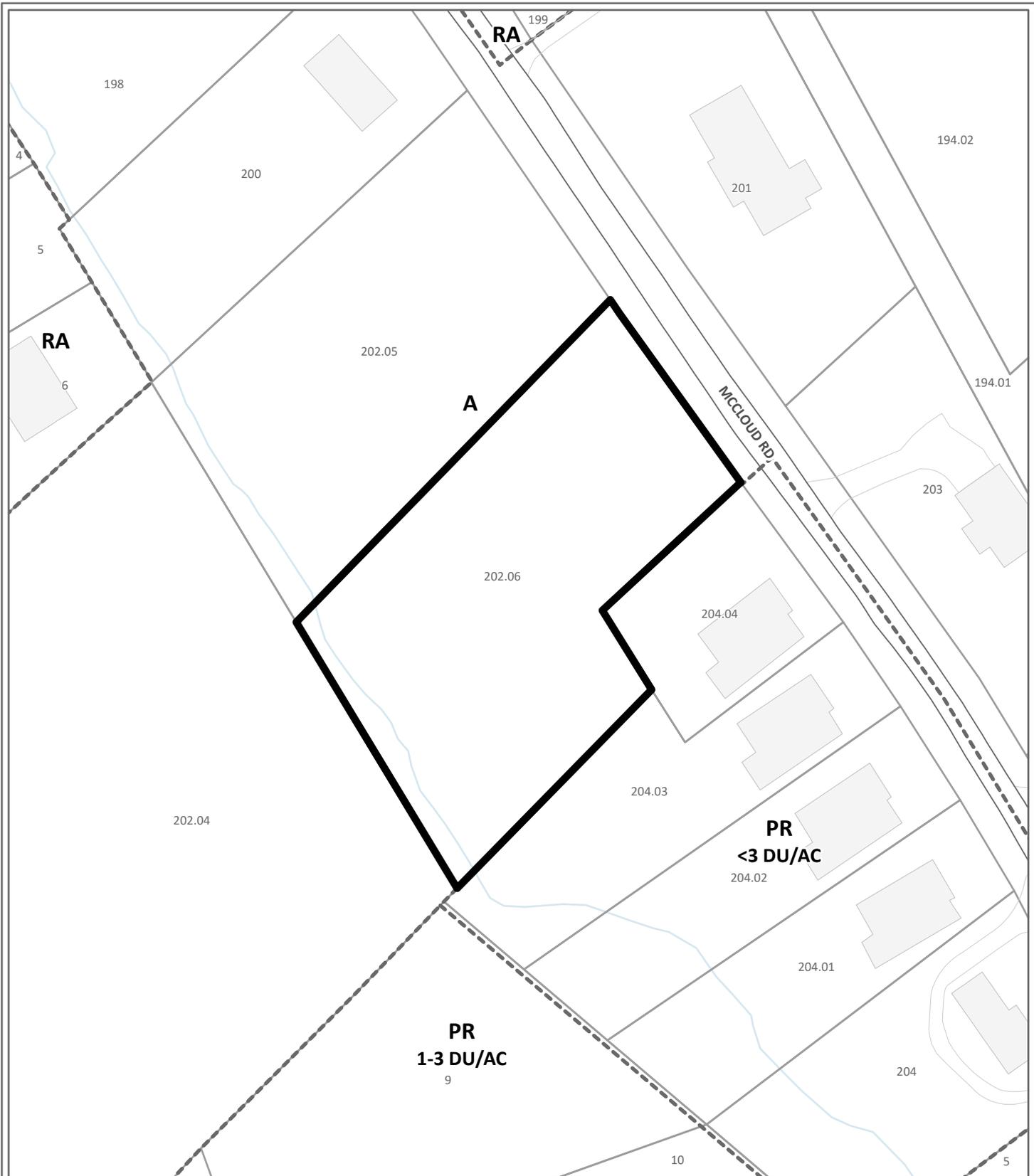
1. The RA zone would bring zoning into compliance with the SR (Suburban Residential) place type of this property, as designated in the Knox County Comprehensive Plan. The existing A zone is not permitted in the SR place type, but the requested RA zone is directly related to it.
2. The proposed rezoning 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.

**ESTIMATED TRAFFIC IMPACT:** Not required.

**ESTIMATED STUDENT YIELD:** Not applicable.

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

If approved, this item will be forwarded to Knox County Commission for action on 2/17/2026. 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**

**1-F-26-RZ**

**Petitioner:** Highland Proper LLC



**From:** A (Agricultural)

**To:** RA (Low Density Residential)

**Map No:** 19

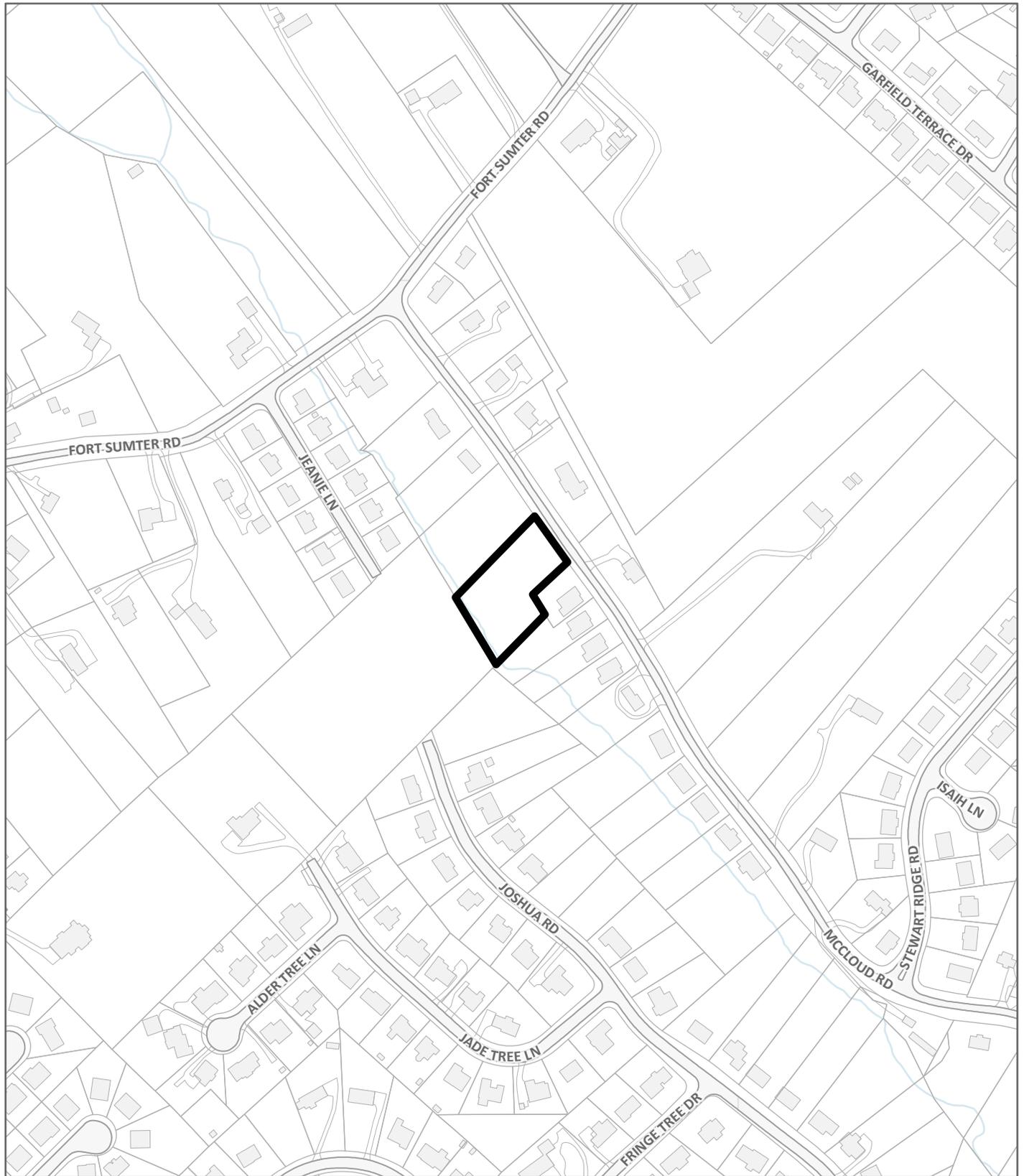
**Jurisdiction:** County



**Original Print Date:** 12/2/2025

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

# Exhibit A. Contextual Images

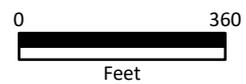


**LOCATION MAP**

**1-F-26-RZ**



Case boundary



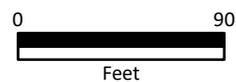
# Exhibit A. Contextual Images



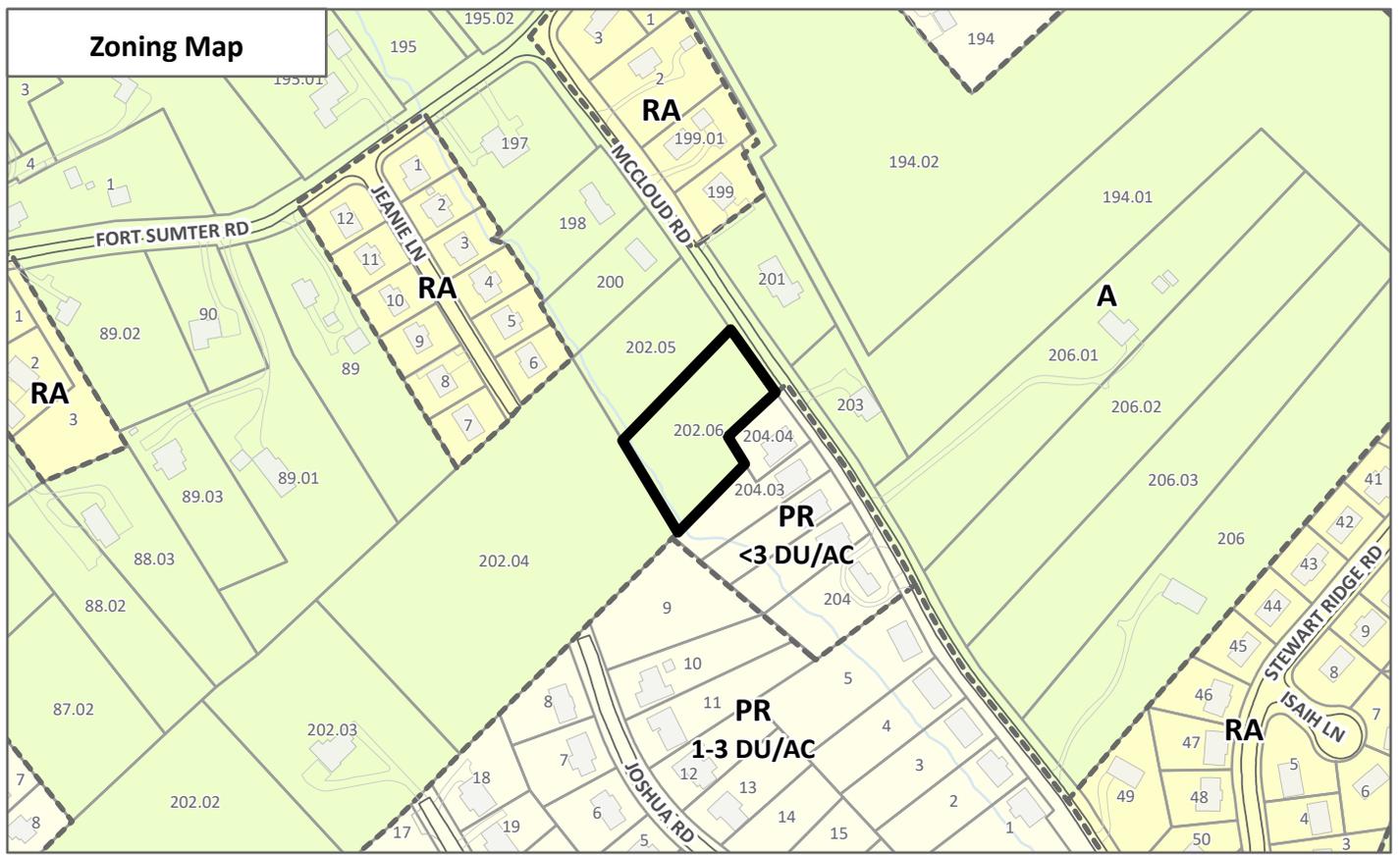
## AERIAL MAP



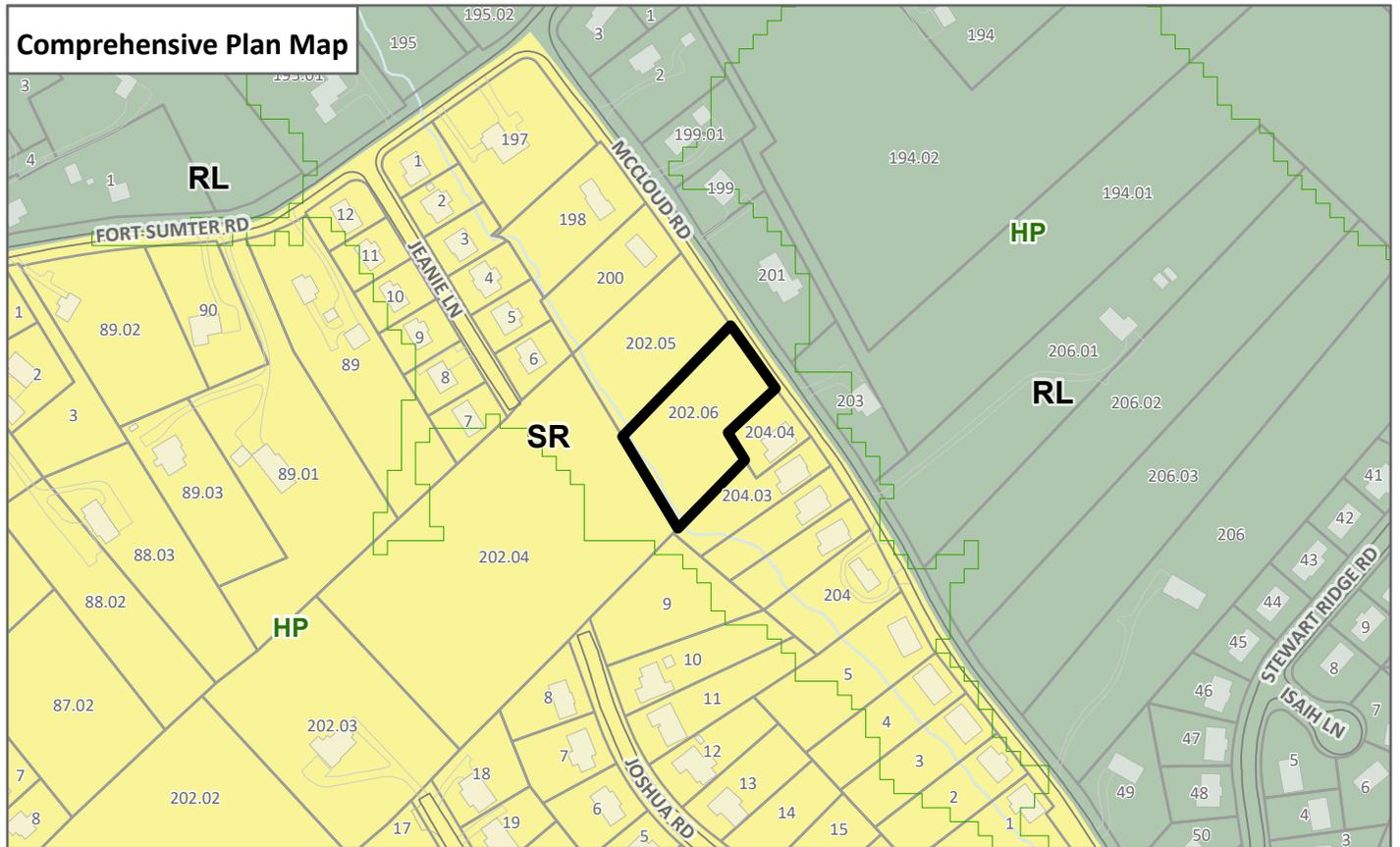
Case boundary



### Zoning Map



### Comprehensive Plan Map

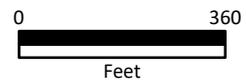


### CONTEXTUAL MAPS 2

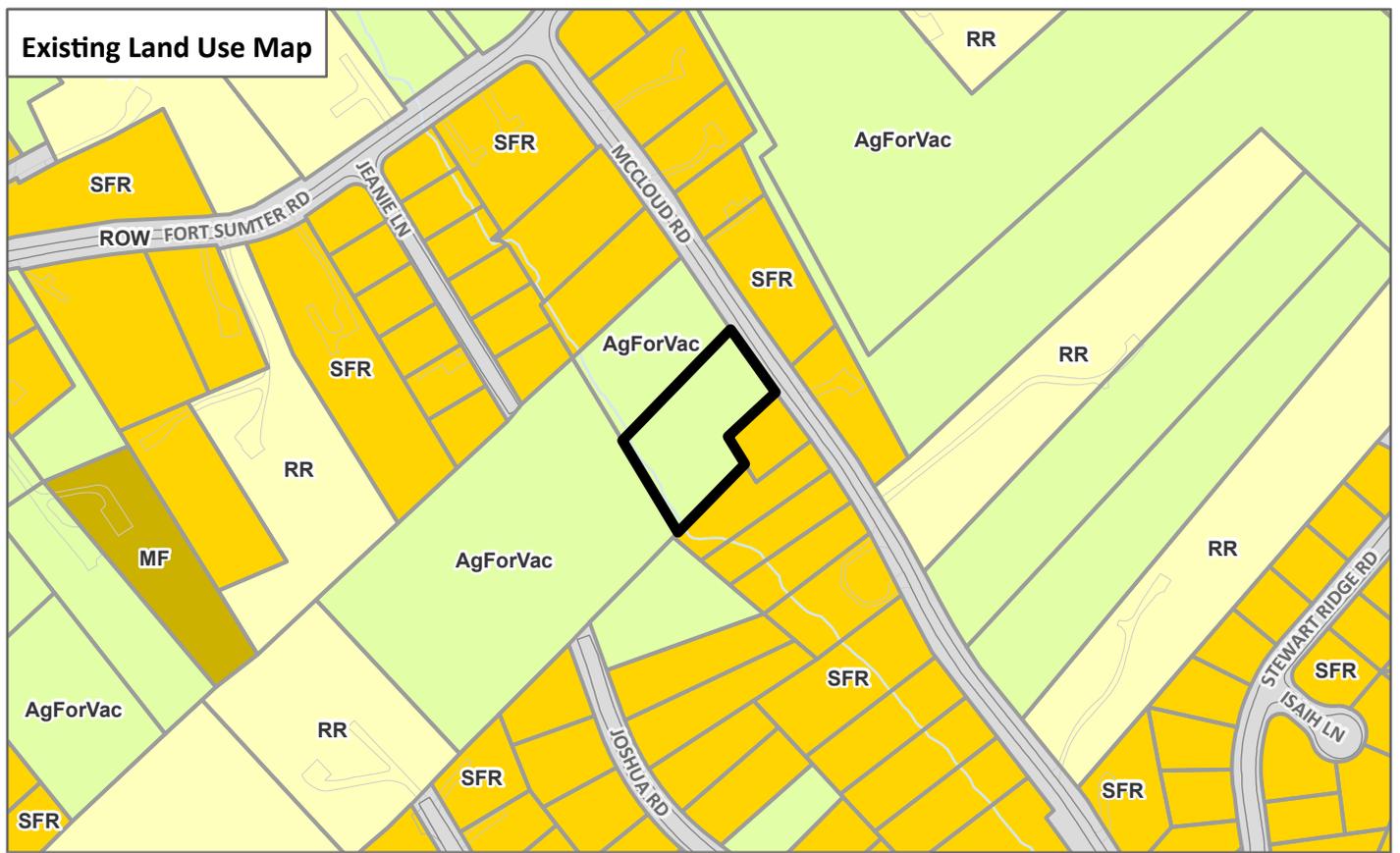
1-F-26-RZ



Case boundary



**Existing Land Use Map**

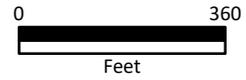


**CONTEXTUAL MAPS 3**

**1-F-26-RZ**



Case boundary



# 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.

12/26/2025

01/09/2026

Date to be Posted

Date to be Removed

  
Applicant Signature

Aaron Kunz

Applicant Name

Date

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

Yes  No

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