

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 10-N-25-RZ

**Related File Number:**

**Application Filed:** 8/25/2025

**Date of Revision:**

**Applicant:** SASHA COLE

## PROPERTY INFORMATION

**General Location:** Southwest side of S Gallaher View Rd, southeast of Gleason Dr

**Other Parcel Info.:**

**Tax ID Number:** 133 002

**Jurisdiction:** County

**Size of Tract:** 1.42 acres

**Accessibility:** Access is via S Gallaher View Road, a median-divided major collector with 35 ft of pavement width within a 120-130 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Planning Sector:** Southwest County

**Plan Designation:** SMR (Suburban Mixed Residential)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** The subject property is 0.7 miles south of the Walker Springs Road and Bridgewater Road interchange with I-40/I-75 and is immediately surrounded by multifamily developments and single family subdivisions. Kingston Pike and Gleason Drive are to the north and feature a mix of commercial, office, and residential uses. Bearden High School is 0.2 miles to the northeast of the subject property.

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

**Street:** 415 S GALLAHER VIEW RD

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential)

**Former Zoning:**

**Requested Zoning:** OB (Office, Medical, and Related Services)

**Previous Requests:**

**Extension of Zone:** No, it is not an extension, but there is OB (Office, Medical, and Related Services) zoning across the street.

**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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the OB (Office, Medical, and Related Services) zone because it is compatible with surrounding development and provides a transition of land use intensity.

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 CITY/COUNTY GENERALLY:

1. In 2011, a capital improvement was completed at the intersection of S Gallaher View Rd and Gleason Drive to widen and straighten these streets, add turn lanes, and provide pedestrian amenities with new sidewalks and signalized crosswalks.
2. The predominant land use around this intersection is multifamily development that has been established for several decades. The subject property is surrounded by apartments, townhouses, a retirement community, outlier single-family independent lots and single-family subdivisions exist further out. There is potential for a small commercial and office node at this intersection, where there is a gas station and convenience store with C-N (Neighborhood Commercial) zoning at the southeast quadrant of the intersection, and OB (Office, Medical and Related Services) zoning adjacent to the south and across the street from the subject property. This request for a rezoning from the RB (General Residential) zone to the OB zone would provide an appropriate transition of land use towards this modest nonresidential node that benefits from roadway improvements.

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

1. The purpose of the OB zone is to provide centralized, compact locations for professional and business offices, clinics, medical, and dental offices near residential neighborhoods.
2. This 1.4-acre property is on a major collector street at the edge of several residential communities and next to OB and C-N zoning. This is a location and parcel size that align with the intent of the OB zone.

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. There are no adverse impacts anticipated to occur with the proposed rezoning. The OB zone generally caps building height at 4 stories, whereas the property's current RB zoning permits buildings that exceed 13 stories. The types of uses permitted in the OB zone do not conflict with a residential environment.

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 land use classification for this property in the Knox County Comprehensive Plan is the SMR (Suburban Mixed Residential) place type, which permits consideration of OB as a partially related zone. The OB zone at this location meets the review criteria for partially related zones by being compatible with the current zoning of adjacent sites.
2. This rezoning at a pedestrian-accessible, nonresidential intersection is consistent with the Comprehensive Plan's Implementation Policy 4, to incentivize walkable mixed-use centers, corridors,

and neighborhood service nodes as the preferred form of commercial development.

**Action:** Approved **Meeting Date:** 10/2/2025

**Details of Action:**

**Summary of Action:** Approve the OB (Office, Medical, and Related Services) zone because it is compatible with surrounding development and provides a transition of land use intensity.

**Date of Approval:** 10/2/2025 **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:** 11/10/2025

**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:**