

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SA-25-C **Related File Number:** 12-C-25-DP
Application Filed: 10/24/2025 **Date of Revision:**
Applicant: WORLEY BUILDERS INC.

PROPERTY INFORMATION

General Location: Between both forks at the southern terminus of S Gallaher View Rd, north of Westland Dr
Other Parcel Info.:
Tax ID Number: 133 030, 042 **Jurisdiction:** County
Size of Tract: 5.5 acres
Accessibility: Access would be via S Gallaher View Road, a local street with a pavement width of 16 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office, Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential - PR (Planned Residential) up to 4 du/ac
South: Single family residential - PR (Planned Residential) up to 5 du/ac
East: Single family residential - PR (Planned Residential) up to 4 du/ac
West: Single family residential, rural residential - PR (Planned Residential) up to 5 du/ac, A (Agricultural)
Proposed Use: **Density:**
Planning Sector: West City **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 S GALLAHER VIEW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (k) (Planned Residential with conditions) up to 6 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Courtyard at Westland
No. of Lots Proposed: 27 No. of Lots Approved: 0
Variances Requested: N/A
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner
Staff Recomm. (Abbr.): Approve the Concept Plan subject to 8 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
3. Certifying that the required sight distance is available along the eastern fork of S Gallaher View Rd in both directions for lots 19-26, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
4. Lots 1-6 must have at least one driveway per two lots, for no more than 3 driveways for all 6 lots.
5. A street name change application shall be made by Knox County for the 800 block of S Gallaher View Road prior to platting.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-M-25-RZ.
8. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

Comments: Condition 5# was revised to clarify Knox County will submit the street name change application.

This is a request for a 27-lot single family subdivision that will be accessed off both forks of S Gallaher View Road at Westland Drive. In 2001, S Gallaher View Road was realigned at Westland Drive for safety improvements (eastern fork). The original S Gallaher View Road was not renamed (western fork). A street name change is conditioned for the original S Gallaher View Road for emergency responders.

The proposed development will not create any new roads. The 13 lots on the eastern fork of S Gallaher View Rd, which is a classified major collector, will consolidate their access to 3 driveways. Lots 1-6 will consolidate their access to 3 driveways. Conditions of the zoning require the western fork of S Gallaher View Rd to be widened to 20 ft prior to platting.

This property was formerly a propane gas storage and distribution facility with a rail spur in the southern portion. A Phase I Environmental Site Assessment was done in September, 2025. No evidence of recognized environmental conditions was found, and no other assessments are required.

Action: Approved with Conditions Meeting Date: 12/11/2025

Details of Action: Approve the Concept Plan subject to 8 conditions. Approve the variance reducing the number of access points to S Gallaher View Road to one, located at lots 19-20, as requested by the applicant at the meeting. Knox County Engineering and Public Works expressed support of the requested variance.

Summary of Action: Approve the Concept Plan subject to 8 conditions. Approve the variance reducing the number of access points to S Gallaher View Road to one, located at lots 19-20, as requested by the applicant at the meeting. Knox County Engineering and Public Works expressed support of the requested variance.

Date of Approval: 12/11/2025 Date of Denial: Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

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: