

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-D-26-RZ
Application Filed: 5/14/2026
Applicant: WAYNE A KLINE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North and west sides of S Gallaher View Rd, north of Westland Dr
Other Parcel Info.:
Tax ID Number: 133 010, 019 **Jurisdiction:** County
Size of Tract: 7.61 acres
Accessibility: Access is via S Gallaher View Road, a major collector with a pavement width which varies between 17.5 ft and 19 ft within a right-of-way that varies in width from 45 to 95 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 4 du/ac
Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family dwellings on a variety of lot sizes and multifamily apartment developments. Bearden High School is approximately 0.75 miles to the north of the subject site, and the Kingston Pike and Downtown West Boulevard commercial corridors are approximately 1 mile to the north of the site.

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

Street: 637 S GALLAHER VIEW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this would not be an extension, though there is PR up to 4 du/ac adjacent to the subject site.
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.):

Deny the PR (Planned Residential) zone up to 4 du/ac because it is incompatible with environmental and roadway conditions.

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. The subject property is comprised of wooded steep slopes surrounding a tributary stream of Ten Mile Creek, and overhead utility easements, and a large, closed contour indicating the potential presence of a sinkhole at its southwest corner. The property is located in a residential area along S Gallaher View Road that has remained relatively unchanged for decades. This section of S Gallaher View Road is narrow with approximately 18-ft of pavement width and no shoulders. There is a severe reverse curve where the subject property borders the road, creating significant sight distance issues for access to and from the property. These conditions do not necessitate the requested residential rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac, which would allow up to 30 homes to be built.

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

1. The PR zone is intended to provide optional methods of development that encourage imaginative solutions to environmental design problems. Residential density can be clustered in the optimal areas of a property to preserve more sensitive areas. Each planned unit development shall be compatible with surrounding or adjacent zones, as determined by the Planning Commission.

2. While the PR zone is intended to accommodate environmental issues on a property, the quantity and extent of issues on the subject property are so varied and extreme that developable area on the lot is quite limited. With a large potential sinkhole, a utility easement, a blue line stream requiring buffering, an undisturbed HP (Hillside Protection) area, and sight distance constraints that limit where the property can be accessed, it is unlikely that 30 homes could be clustered in the buildable area of the lot in a manner that is compatible with surrounding properties.

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. A residential rezoning on this property could have an adverse impact on traffic conditions along this narrower section of S Gallaher View Road. With multiple large curves in the road along the perimeter of this lot, the addition of 333 average daily trips stemming from the maximum density of this rezoning request could increase the likelihood of traffic conflicts.

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 Comprehensive Plan's place type designation for the subject property is SR (Suburban Residential), which permits consideration of the PR zone up to 4 du/ac. However, approving this rezoning would conflict with the Comprehensive Plan's Implementation Policy 12, to improve safety for all (roadway) users, and Policy 9, to coordinate infrastructure improvements with development. The winding and narrow conditions of S Gallaher View Road here is not conducive to residential rezoning.

Action: Denied

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Deny the PR (Planned Residential) zone up to 4 du/ac because it is incompatible with environmental and roadway conditions.

Date of Approval:

Date of Denial: 7/9/2026

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/24/2026

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: