

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT



**File Number:** 8-A-25-PA **Related File Number:** 8-J-25-RZ  
**Application Filed:** 7/21/2025 **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE

#### PROPERTY INFORMATION

**General Location:** Westside of N Gallaher View Rd, north of Walbrook Dr, south of Broome Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 119 L A 116 **Jurisdiction:** City  
**Size of Tract:** 0.54 acres  
**Accessibility:** Access is via N Gallaher View Road, a minor arterial with a pavement width of 58 ft within a right-of-way which varies from 110 ft to 125 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** Northwest County **Plan Designation:** N/A (no land use classification)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area is comprised of commercial and service uses along the I-40 right-of-way and multifamily dwelling developments situated off N Gallaher View Road.

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

**Street:** 0 N. Gallaher View Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** N/A (no zone)  
**Former Zoning:**  
**Requested Zoning:** C-R (Regional Commercial)  
**Previous Requests:**  
**Extension of Zone:** This would be an extension of the zoning, but not of the plan designation.  
**History of Zoning:** None noted.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** NA (no land use classification)  
**Requested Plan Category:** GC (General Commercial)

## **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:

Jake Beaumier

Staff Recomm. (Abbr.):

APPROVE the GC (General Commercial) land use classification because it is compatible with surrounding development and supports the C-R-2 (Regional Commercial) zoning district.

Staff Recomm. (Full):

Comments:

This is a rezoning and plan amendment request following annexation of the subject parcel into the City. Consideration of a plan of service for this property was approved by the Planning Commission as part of the process for annexation into the City of Knoxville in July 2025 (7-E-25-OB). It was approved on first reading by City Council on 8/5/2025 and the second reading is scheduled to be heard on 8/19/2025.

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN.

1. There are no apparent errors in the One Year Plan with regard to the subject parcel, but a new future land use classification is a necessary update as part of a City annexation.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR THE AREA.

1. There have been no recent completions of public improvement projects relevant to this parcel, but existing infrastructure can easily support the uses contemplated under the GC land use classification.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There is not change in public policy specific to this area aside from the subject property's annexation.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT.

1. This parcel is being annexed into the City and needs to be assigned a future land use designation. The property's location and attributes are consistent with the intent of the GC designation detailed in Appendix B of the One Year Plan.

Action:

Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action:

APPROVE the GC (General Commercial) land use classification because it is compatible with surrounding development and supports the C-R-2 (Regional Commercial) zoning district.

Date of Approval:

8/14/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action: 9/2/2025

Date of Legislative Action, Second Reading: 9/16/2025

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**