

# CASE SUMMARY

## APPLICATION TYPE: ANNEXATION REZONING



**File Number:** 8-J-25-RZ **Related File Number:** 8-A-25-PA  
**Application Filed:** 7/2/2025 **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE

### PROPERTY INFORMATION

**General Location:** West of N Gallaher View Rd, southwest of Broome Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 119 L A 00116 **Jurisdiction:** City  
**Size of Tract:** 0.54 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** Northwest County **Plan Designation:** ROW (Right of Way)  
**Growth Policy Plan:** Knoxville Urban Growth Area  
**Neighborhood Context:**

### 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-2 (Regional Commercial)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### 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: Jake Beaumier

Staff Recomm. (Abbr.): APPROVE the C-R-2 (Regional Commercial) district because it is comparable to the previous CB (Business and Manufacturing) zone in the County and would be an extension of this zoning in the City.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 parcel is in the process of being annexed into the City of Knoxville and needs to be assigned a City zoning district.

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

1. The C-R-2 (Regional Commercial) district is intended to accommodate medium- to large-scale commercial development within the City of Knoxville that serves both local and regional markets. This type of development may generate high levels of traffic and require significant off-street parking.
2. The subject site is located on a median-divided, 4-lane minor arterial street near the I-40/I-75 interchange, making it a viable location for more intensive commercial uses.
3. The subject site has previously been developed in a manner that accommodates off-street parking and traffic access.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This site is currently zoned CB (Business and Manufacturing) in Knox County. The C-R-2 zoning district allows uses that are comparable to the CB zone.
2. C-R-2 zoning is a minor extension of a large swath of this district in the City jurisdiction, and it is not anticipated to cause any adverse impacts to the area.
3. The C-R-2 zone has additional standards related to the form and design of development that are intended to mitigate potential impacts of permitted land uses. Should this property be developed, it would be subject to these requirements.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This request provides consistent zoning along a property that is currently split between the County and City jurisdictions. The C-R-2 zone as part of City annexation will simplify future development on this site, and is consistent with General Plan priorities.
2. With the recommended GC land use amendment, the C-R-2 zoning district is compatible with adopted land use plans.

Action: Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: APPROVE the C-R-2 (Regional Commercial) district because it is comparable to the previous CB (Business and Manufacturing) zone in the County and would be an extension of this zoning in the City.

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

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**