

Galbraith School Adaptive Re-Use



8-A-25-PD
Received 7/28/2025

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Overview & Proposed Use

The old Galbraith Elementary School currently sits empty at 4333 Galbraith School Road. Built in 1930, the school building quietly sits on the top of a hill within a short and accessible distance of Baker Creek Park, James White Parkway, and so much of South Knoxville.

This site has previously been reviewed for a PD overlay multiple times. However, it recently underwent a change of ownership and the old Planned Development is no longer feasible for this site. Therefore, a new application for PD on the property has been submitted.

This 2.6 acre site is currently under RN-1 zoning, which doesn't allow for many uses that would be appropriate for the site and building. Due to the location and relationship to other properties though, a complete zoning change doesn't make much sense here.

That's where the Planned Development (PD) overlay comes in. The Planned Development we are requesting would create a number of community benefits and limit zoning exceptions to a small number of items that are specific to this plan. The proposed development will provide 36 dwelling units composed of One-Bedroom, Two-Bedroom Units, and Three- Bedroom Units spread throughout the existing building and space allocated for future development of 8 new town homes. This would be built with 65 parking spaces adequate to serve all onsite. It will utilize and preserve the historical existing construction of the Galbraith School to create unique residences.

In the following pages, this packet will explain the public benefits of this plan, and why the new use is appropriate for this site.

Community Benefits

We believe adapting the Galbraith School to multi-family housing would create multiple benefits to the community including:

01) The preservation and adaptive re-use of a historic building in dire need of restoration.

02) The addition of public art and murals to enhance the community surroundings, to be enjoyed by both residents and neighbors

public art concept: The Classroom Collective: An Affordable Housing & Arts-Driven Transformation of Galbraith School

Concept Overview: The Classroom Collective is a reimagining of the historic Galbraith School into an affordable housing development that preserves the site's educational legacy while fostering creativity, education, and connection. The project draws inspiration from the symbolism of school, where lives begin to take shape, where collaboration and learning are foundational and translates that spirit into a modern community built for growth. This isn't just adaptive reuse, It's a revival of purpose.

Artistic Vision: At the heart of The Classroom Collective is a vision to make art an everyday part of life for its residents and neighbors. One of the key features will be a classroom-inspired mural on a portion of the school's exterior transforming it into an open-air gallery.

Mural concept ideas: Historic moments from Galbraith's school days, Imagery of learning and play, Handwritten quotes which look like notes as if passed in class, Symbols of growth—open books, climbing plants, paper airplanes, chalk drawings etc. This turns the central outdoor space into more than just a courtyard - it becomes a living exhibition and gathering place for storytelling, memory, and community connection.

Core Themes:, Heritage & Transformation: Honoring the original school structure and spirit, Learning & Growth: Providing not just shelter, but opportunity, Art as Identity: Using creativity to define the space and unite its residents, Collective Belonging: Emphasizing that community is a shared, evolving classroom

Requested Zoning Exceptions

Current Zoning for 4333 Galbraith School Road is RN-1.

Requested Exceptions

1. Impervious surface - Appendix B, section 4.1 - dimensional standards

A. Allowed in RN-1 = 40%

B. Proposed = 51%

C. The addition of parking, sidewalks, and future townhouse development requires a larger percetage of impervious surface than is allowed by the code.
2. Multifamily / Townhouse use - Appendix B article 4.1B RN-1 single - family residential neighborhood zoning district

A. Allowed in RN-1 = 1 and 2 family dwellings

B. Proposed = multifamily

C. An exception to the 1 or 2 family dwelling rule is requested to provide the most housing opportunities to the members of the community. Additionally, a 1 or 2 family dwelling on a lot of this size or within a building of this size is not an efficient use of space or fitting with the existing lot characteristics of the surrounding neighborhood.
3. Multiple buildings on site - Appendix B 9.2.D - general use regulations

A. Allowed in RN-1 = 1 primary structure

B. Proposed = 2 structures (existing school + future townhouses)

C. An exception to the singular structure / singular principal use rule is requested to use the property to its fullest advantage. The large lot size allows for a distance between structures that is in line with the existing lot characteristics of the surrounding neighborhood.

Parking listed below is in compliance with off street parking requirements

PARKING: SCHOOL APARTMENTS		REQ'D		MAX.
		MIN.		
1 BEDROOM (24 UNITS)	1/DU + GUEST	24	1.25/DU+GUEST	30
2 BEDROOM (10 UNITS)	1.25/DU + GUEST	13	1.75/DU+GUEST	18
3 BEDROOM (2 UNITS)	1.5/DU + GUEST	3	2.25/DU+GUEST	5
GUEST	0.2 / DU	8	0.25	9
TOTAL		48		62
TOTAL ACCESSIBLE SPACES	1 VAN, 3 TOTAL	3		
BICYCLE SPACES	.25 / UNIT	9		

PARKING: TOWNHOUSES		REQ'D		MAX.
		MIN.		
2/DU		16		NO LIMIT
.25/DU GUEST		2		
TOTAL		18		
TOTAL ACCESSIBLE SPACES	1 VAN, 1 TOTAL	1		
BICYCLE SPACES	.25 / UNIT	2		

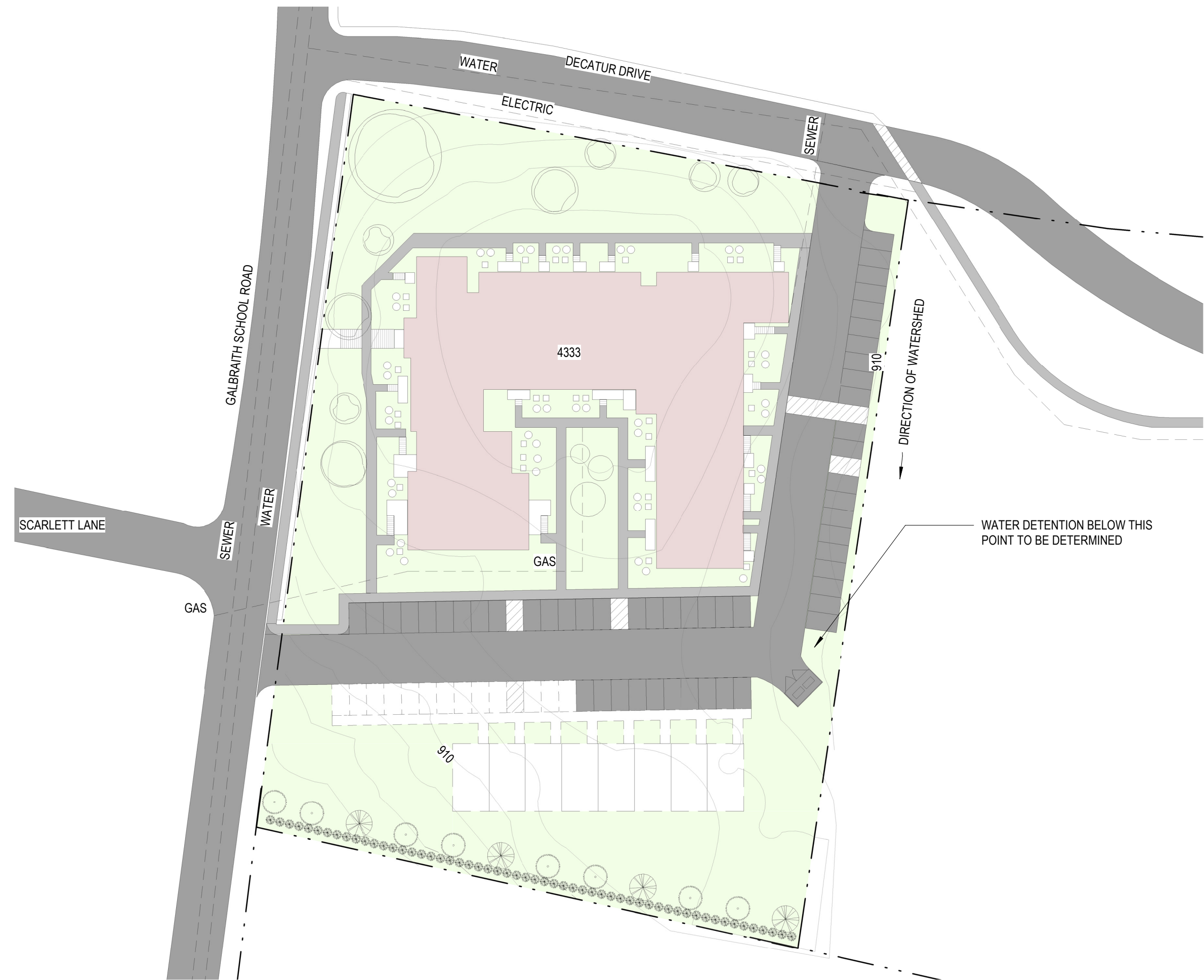
PARKING: PROJECT TOTAL		REQ'D		PROVIDED
		MIN.	MAX.	
CAR PARKING		66	NO LIMIT	66
TOTAL ACCESSIBLE SPACES	2 VAN, 4 TOTAL	4		6
BICYCLE SPACES	.25 / UNIT	11		11

Site Map

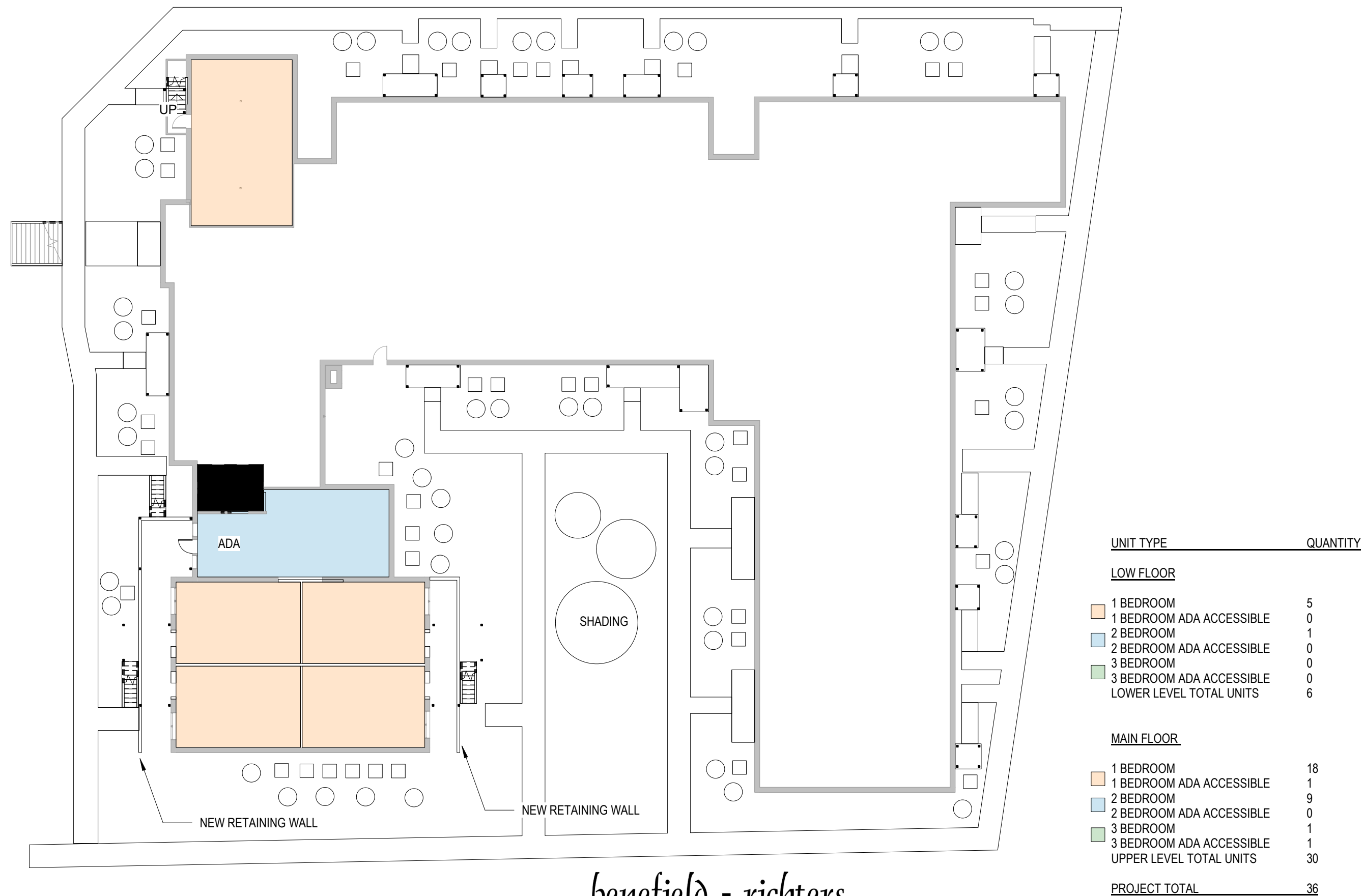


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Site Plan - Topo and Utilities

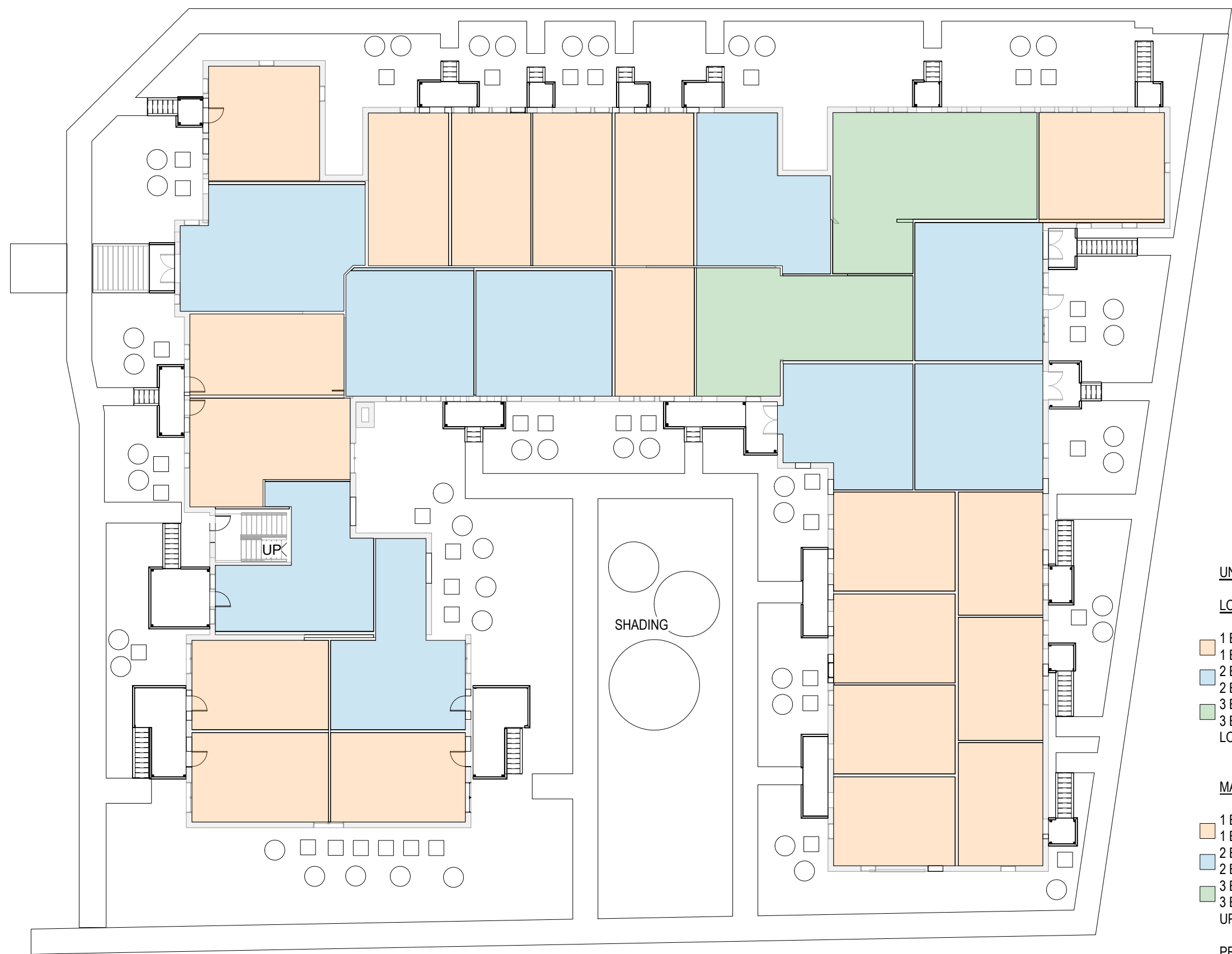


Proposed Lower Level Floor Plan



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Proposed Upper Level Floor Plan



UNIT TYPE	QUANTITY
<u>LOW FLOOR</u>	
1 BEDROOM	5
1 BEDROOM ADA ACCESSIBLE	0
2 BEDROOM	1
2 BEDROOM ADA ACCESSIBLE	0
3 BEDROOM	0
3 BEDROOM ADA ACCESSIBLE	0
LOWER LEVEL TOTAL UNITS	6
<u>MAIN FLOOR</u>	
1 BEDROOM	18
1 BEDROOM ADA ACCESSIBLE	1
2 BEDROOM	9
2 BEDROOM ADA ACCESSIBLE	0
3 BEDROOM	1
3 BEDROOM ADA ACCESSIBLE	1
UPPER LEVEL TOTAL UNITS	30
PROJECT TOTAL	36