



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SA-25-C **AGENDA ITEM #:** 32
12-C-25-DP (REVISED) **AGENDA DATE:** 12/11/2025

▶ **SUBDIVISION:** THE COURTYARD AT WESTLAND

▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS INC.

OWNER(S): Holston Gases Inc

TAX IDENTIFICATION: 133 030, 042 [View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 0 S GALLAHER VIEW RD (860 S GALLAHER VIEW RD)

▶ **LOCATION:** **Between both forks at the southern terminus of S Gallaher View Rd, north of Westland Dr**

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 5.5 acres

▶ **ZONING:** PR (k) (Planned Residential with conditions) up to 6 du/ac

PLACE TYPE: SR (Suburban Residential)

▶ **EXISTING LAND USE:** Office, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Scott Williams W. Scott Williams & Associates

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** N/A

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 8 conditions.**

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.

► **Approve the development plan for up to 27 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-M-25-RZ.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

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.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The property is zoned PR(k) (Planned Residential) with a density of up to 6 du/ac, subject to 1 condition: 1) Widening the pavement width of the westernmost fork of S Gallaher View Road to 20-ft prior to the platting of lots.

B. The applicant is proposing to subdivide this 5.5-acre tract into 27 lots with single family houses. The development will yield a density of 4.9 du/ac. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The applicant is requesting a reduction in the peripheral boundary along all property lines, varying from 25 ft to 15 ft as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to A (Agricultural) or PR zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Single family houses are considered a primary use in the SR place type. The single family lots are similar to other single family lots in the area.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 3, to encourage infill development. The 5.5 acres site was formerly a propane gas

storage and distribution facility with a rail spur in the southern portion and will be redeveloped with 27 single family homes.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 303 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.