



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SF-25-C

AGENDA ITEM #: 12

AGENDA DATE: 3/13/2025

▶ **SUBDIVISION:** 355 SOUTH GALLAHER VIEW RD

▶ **APPLICANT/DEVELOPER:** BT DAVIS ENTERPRISES, LLC

OWNER(S): Brian W. Davis BT Davis Enterprises, LLC

TAX IDENTIFICATION: 120 P A 00503

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 355 S GALLAHER VIEW RD

▶ **LOCATION:** West side of S Gallaher View Rd, north of Gleason Dr

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 0.58 acres

▶ **ZONING:** RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

▶ **PROPOSED USE:** 6-lot townhouse subdivision

SURROUNDING LAND USE AND ZONING:
North: Office - OP (Office Park), HP (Hillside Protection Overlay)
South: Agriculture/forestry/vacant land - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District)
East: Multifamily residential, public/quasi-public land (school) - RN-6 (Multi-Family Residential Neighborhood), C (Former Planned District), INST (Institutional)
West: Multifamily residential - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Chris Sharp, P.E., Urban Engineering, Inc.

ACCESSIBILITY: Access is via S Gallaher View Road, a minor arterial street with a pavement width of 35 ft within a right-of-way width that varies from 67 ft to 78 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1) Increase the centerline grade from 1% to 2% at the intersection of Road A and S. Gallaher View Road.
- 2) Reduce the right-of-way width of private Road B from 50 ft to 40 ft.

STAFF RECOMMENDATION:

- ▶ **Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 76 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley 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 request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

BT Davis Enterprises, LLC

2/19/25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

3/13/25

Scheduled Meeting Date

3-SF-25-C

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the April, 2025 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Chris Sharp

Applicant Signature

Digitally signed by Chris Sharp
Date: 2025.02.19 14:21:36 -05'00'

Christopher Sharp

Please Print

(865) 966-1924

Phone Number

chris@urban-eng.com

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

02/19/2025

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

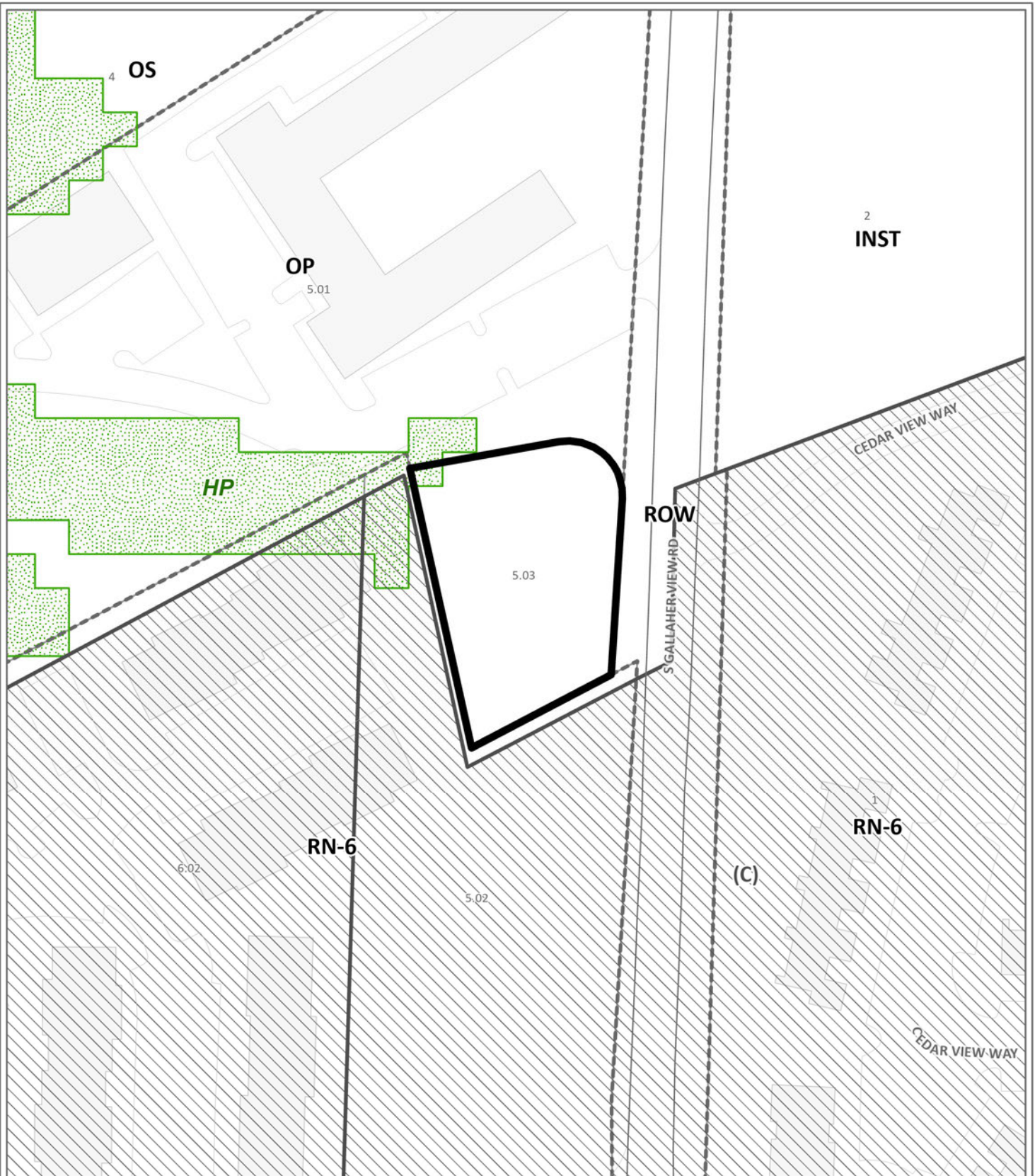
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



CONCEPT PLAN

3-SF-25-C

Petitioner: BT Davis Enterprises, LLC



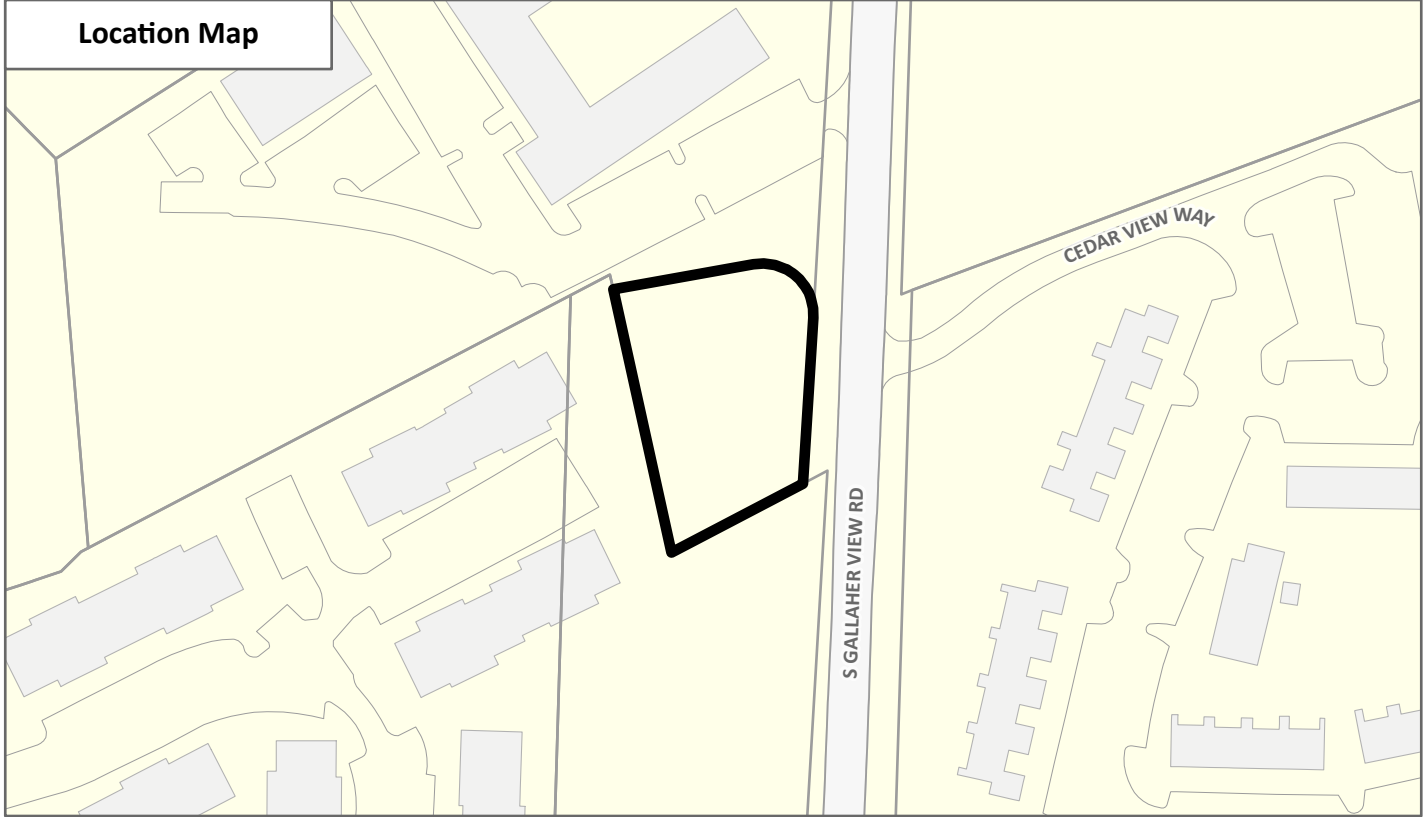
6-lot townhouse subdivision in RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 120
Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map

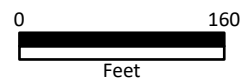


CONTEXTUAL MAPS 1

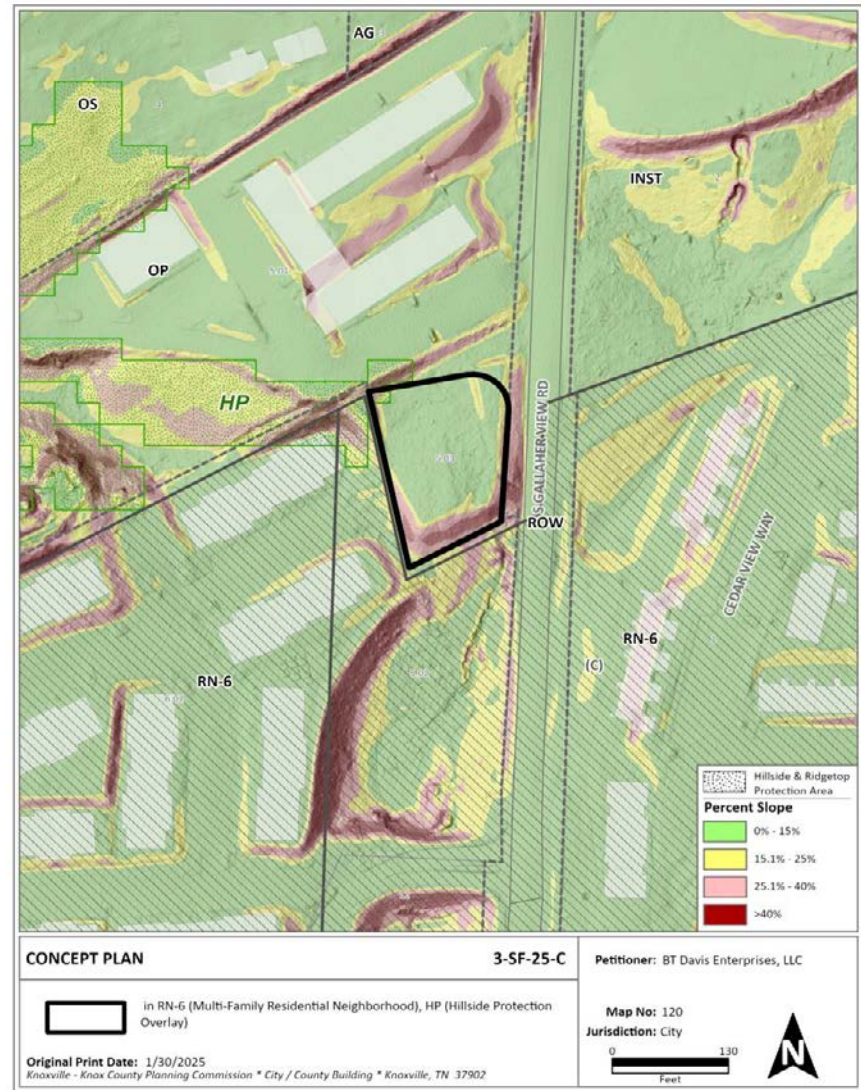
3-SF-25-C



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	25,427.2	0.584			
Non-Hillside	25,080.7	0.576	N/A		
0-15% Slope	20.0	0.000	100%	20.0	0.000
15-25% Slope	128.3	0.003	50%	64.2	0.001
25-40% Slope	190.5	0.004	20%	38.1	0.001
Greater than 40% Slope	7.7	0.000	10%	0.8	0.000
Ridgetops					
Hillside Protection (HP) Area	346.5	0.008	Recommended disturbance budget within HP Area	123.0	0.003
			Percent of HP Area	35.5%	

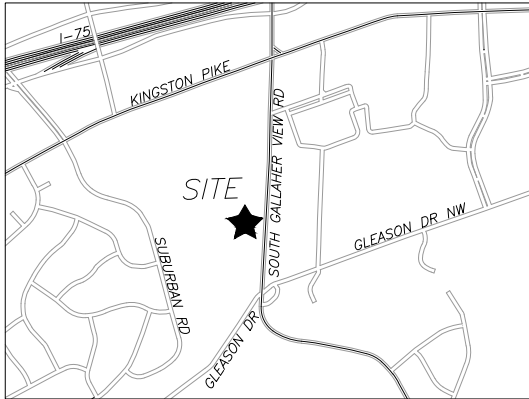


CONCEPT PLAN

U.E.I. PROJECT NO. 2305014

355 SOUTH GALLAHER VIEW RD

WARD NO. 47, CITY BLOCK NO. 46332
PARCEL ID #120PA00503



LOCATION MAP

OWNER/DEVELOPER:
BT DAVIS ENTERPRISES, LLC
318 HAWTHORNE OAKS WAY
POWELL, TENNESSEE 37849
(865) 740-2473


 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

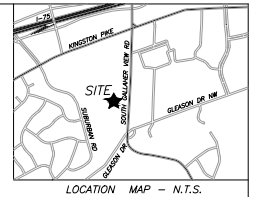
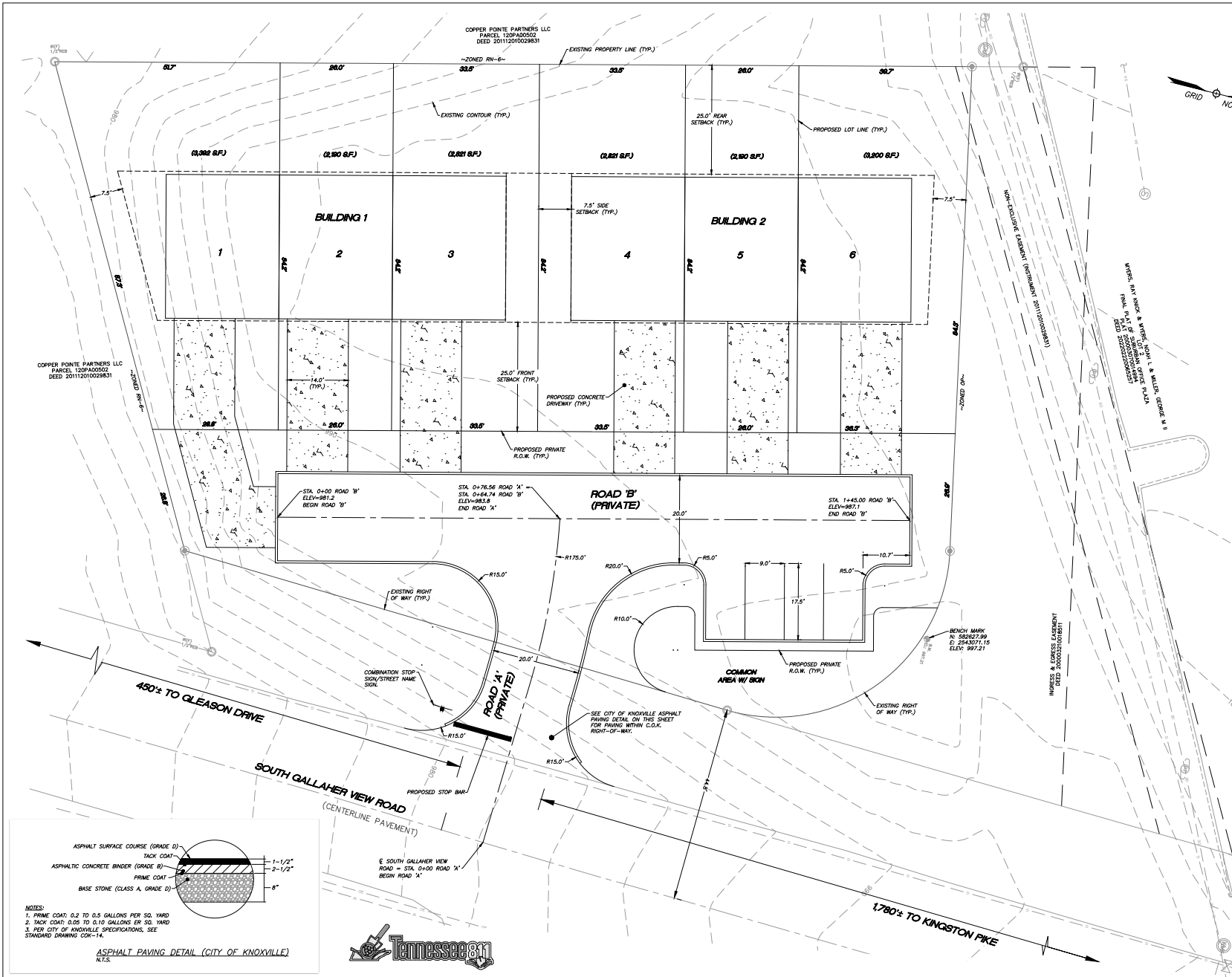
- ELECTRICAL - AS DIRECTED BY KUB
- GAS - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- CITY OF KNOXVILLE - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
CONCEPT PLAN	C-1
DRIVEWAY PROFILE	C-2

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: 
Christopher A. Sharp, P.E.
Tennessee License No. 109984
Date: 1/27/25

ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
1. THE PARCEL IS ZONED RN-6. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
 FRONT: 25'
 INTERIOR SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
 CORNER SIDE: 12'
 REAR: 25'
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY WATKINS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 4. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 5. TOTAL SITE AREA: 0.58 ACRE
 6. ALL PROPOSED UNITS TO HAVE GARAGES.
 7. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

PARCEL SUMMARY: 120PA00503	
ADDRESS: 355 S GALLAHER VIEW RD, KNOXVILLE (37923)	
DEED REFERENCE: INSTRUMENT #20231130027655	
EXISTING USE: VACANT PARCEL	
PROPOSED USE: TOWNHOMES	
ZONING:	RN-6
PROPERTY AREA (TOTAL):	25,414 S.F. (0.58-AC)
TOTAL PRE-DEVELOPED IMPERVIOUS AREA:	0 S.F. (0.00-AC)
TOTAL POST-DEVELOPED IMPERVIOUS AREA:	12,457 S.F. (0.28-AC)
PERCENT IMPERVIOUS:	49.0%

- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
1. INCREASE THE CENTERLINE GRADE FROM 1/8 TO 2/8 AT THE INTERSECTION OF ROAD A & S. GALLAHER ROAD
 2. REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROADS).



SHEET C-1

CONCEPT PLAN

355 S GALLAHER VIEW RD

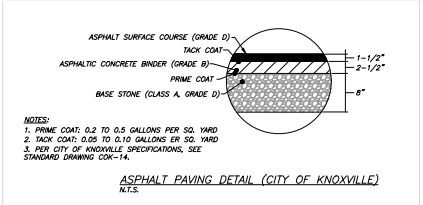
SITE ADDRESS: 355 S GALLAHER VIEW RD, KNOXVILLE (37919)

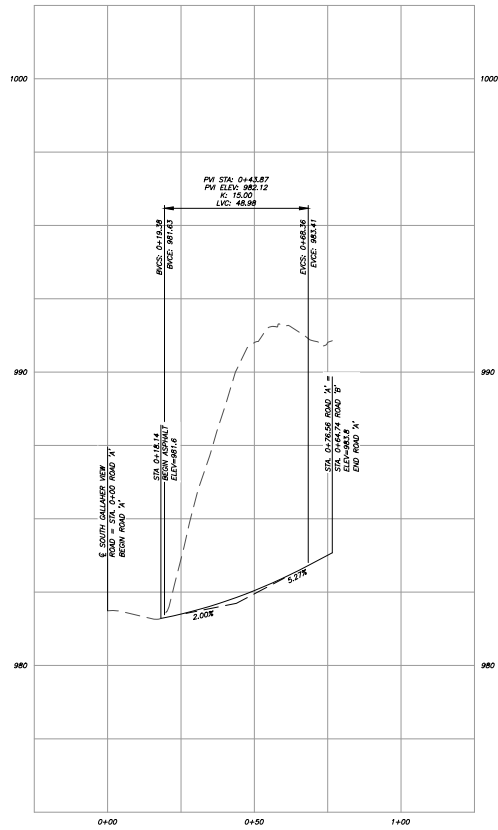
CITY OF KNOXVILLE KNOX CO. TENNESSEE
 WARD NO. 47
 PARCEL ID #120PA00503 CITY BLOCK NO. 46332
 SCALE: 1"=10' JANUARY 27, 2025

DEVELOPER / OWNER: BT DAVIS ENTERPRISES, LLC
 318 HAWTHORNE OAKS WAY
 POWELL, TENNESSEE 37949
 (865) 740-2473

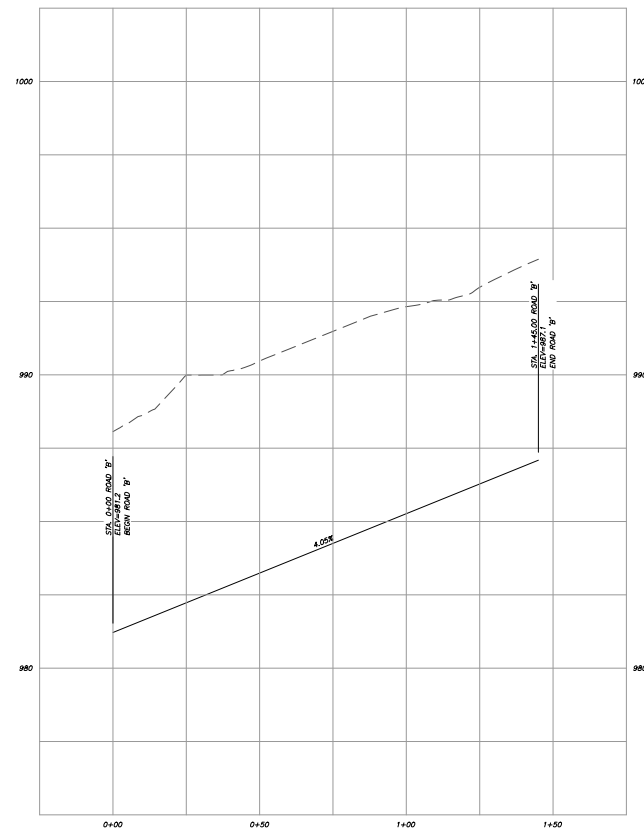
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG: BS	CHK: CAK	DWG. NO. 2305014	
REVISION	DATE	DESCRIPTION	BY





PROFILE VIEW: ROAD 'A'
 1"=20' (HORIZONTAL)
 1"=2' (VERTICAL)



PROFILE VIEW: ROAD 'B'
 1"=20' (HORIZONTAL)
 1"=2' (VERTICAL)

SHEET C-2

PRIVATE DRIVEWAY PROFILE
355 S GALLAHER VIEW RD
 SITE ADDRESS: 355 S GALLAHER VIEW RD, KNOXVILLE (37919)
 CITY OF KNOXVILLE KNOX CO. TENNESSEE
 WARD NO. 47 CITY BLOCK NO. 46332
 PARCEL ID #120PAD0503 JANUARY 27, 2025
 SCALE: AS NOTED

DEVELOPER / OWNER: BT DAVIS ENTERPRISES, LLC
 318 HAWTHORNE OAKS WAY
 POWELL, TENNESSEE 37849
 (865) 740-2473

 URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWG: BS	CHK: GAS	DWG. NO. 2305014





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

BT Davis Enterprises, LLC

Owner

Applicant Name

Affiliation

1/27/25

3/13/25

File Number(s)

Date Filed

Meeting Date (if applicable)

3-SF-25-C

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

865-966-1924

Phone

Email

CURRENT PROPERTY INFO

BT Davis Enterprises, LLC

318 Hawthorne Oaks Way (37849)

865-740-2473

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

355 S. Gallaher View Road

120PA00503

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

355 South Gallaher View Rd

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel 6
 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Brian Wesley Davis **BRIAN DAVIS/OWNER** 1/24/25
 Applicant Signature Print Name / Affiliation Date

(865) 740-2473
 Phone Number

[Redacted] Email

Brian Wesley Davis **BRIAN W. DAVIS**
 Property Owner Signature Please Print

Date Paid



Property Owners Option Holders

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

Acknowledgement

By signing below, you acknowledge under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

<i>Drew Wesley Davis</i>	<i>Drew Wesley Davis</i>	<i>OWNER</i>	<i>1/24/25</i>	<input checked="" type="checkbox"/> Owner
Signature	Name	Affiliation	Date	<input type="checkbox"/> Option Holder

<i>318 HAWTHORNE</i>	<i>KNOXVILLE TN</i>	<i>37848</i>
Address <i>BARB WAY</i>	City	State Zip

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
---------	------	-------	-----

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
---------	------	-------	-----

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
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Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/28/2025

Date to be Posted

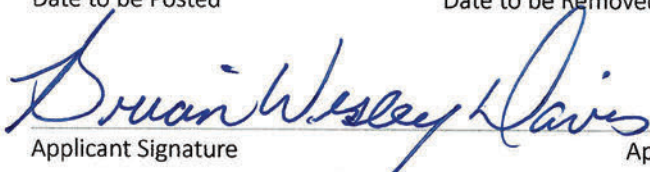
03/14/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Applicant Name

Date

3-SF-25-C

FILE NUMBER