

REZONING REPORT

► **FILE #:** 10-M-25-RZ

AGENDA ITEM #: 17

AGENDA DATE: 10/2/2025

► **APPLICANT:** **WORLEY BUILDERS INC.**

OWNER(S): Ron Worley Worley Builders Inc.

TAX ID NUMBER: 133 042, 030

[View map on KGIS](#)

JURISDICTION: County Commission District 4

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

► **LOCATION:** **East, southwest and northeast side of S Gallaher View Rd, northwest of Westland Dr**

► **APPX. SIZE OF TRACT:** **5.5 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S Gallaher View Road, where it forks into two section before terminating at Westland Drive. One section is a major collector with 25-35 ft of pavement width within a 70-124 ft right-of-way, and the other is an unstriped local street with 15-19 ft of pavement width within a 45-55-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

► **PRESENT ZONING:** **A (Agricultural)**

► **ZONING REQUESTED:** **PR (Planned Residential)**

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

► **DENSITY PROPOSED:** **up to 6 du/ac**

EXTENSION OF ZONE: No, it is not an extension, but the subject property abuts PR (Planned Residential) up to 4 and 5 dwelling units per acre.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4 du/ac

South: Railroad right-of-way, 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)

NEIGHBORHOOD CONTEXT: The subject property is surrounded by single family subdivisions with small (0.25 acre) lots, and there are some single family houses on large lots and multifamily subdivisions within a mile radius. The railroad runs directly to the south of the subject property, and there is a transformer to the southwest across the tracks.

STAFF RECOMMENDATION:

- **Approve the PR (Planned Residential) zone with up to 6 du/ac because it will bring future land use into greater harmony with surrounding residential development, subject to 1 condition.**

1. Widening the westernmost fork of S Gallaher View Road to an 18-ft pavement width per the requirements of Knox County Engineering and Public Works.

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 subject property currently functions as a Holston Gas depot, which is an outlier land use in an area almost exclusively comprised of single-family detached residential subdivisions. The transition from A (Agricultural) zoning to PR (Planned Residential) and RA (Low Density Residential) zoning began in the 1980s. The most recent changes to development are the completion of the Westland Station neighborhood adjacent to the west and the Westland Creek neighborhood to the southwest in 2024.
2. Surrounding development and recent changes support the requested PR zone with a density of up to 6 du/ac. This density is compatible with surrounding RA and PR zoning districts, which are generally in the range of 4 to 5 du/ac.

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

1. The PR zone is intended to provide optional methods of land development that are responsive to environmental constraints on a site. A unified building and site plan is a defining aspect of this zone, as well as compatibility with surrounding zones.
2. The subject property has functioned in a more industrial manner for many years, with noxious gas storage and a rail line terminal existing on the property. The property was also divided into two parcels in the late 1990s when S Gallaher View Road was redirected to provide a safer intersection with Westland Drive. These conditions warrant consideration of the PR zone to provide more flexibility in where residential development can be concentrated to accommodate site constraints. The parcel is also surrounded by PR zoning, making it a more compatible fit with the area than the existing A (Agricultural) zone, which requires a 1-acre minimum lot size.

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

1. There are no adverse impacts anticipated to occur with the proposed rezoning. The density proposed is compatible with surrounding zoning, and the PR zone requires development plan review by the Planning Commission, providing a public forum for review of a future site plan.
2. The condition to widen the westernmost fork of S Gallaher View Road is intended to improve this substandard street per Engineering requirements.

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

1. The PR zone with a density of up to 6 du/ac is a partially related zone to the property's SR (Suburban Residential) place type designation in the Knox County Comprehensive Plan. This request meets the additional requirements for a partially related zone by being compatible with the current zoning of adjacent sites.
2. This rezoning is aligned with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. PR zoning will bring the property into greater harmony with surrounding development than its current zoning and land use.
3. This rezoning is consistent with the subject property's location within the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 364 (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: 9 (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.

If approved, this item will be forwarded to Knox County Commission for action on 11/10/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.