

REZONING REPORT

▶ **FILE #:** 7-D-26-RZ

AGENDA ITEM #: 29

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** WAYNE A KLINE

OWNER(S): Eddie West

TAX ID NUMBER: 133 010, 019

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 637 S GALLAHER VIEW RD (0 S GALLAHER VIEW RD)

▶ **LOCATION:** North and west sides of S Gallaher View Rd, north of Westland Dr

▶ **APPX. SIZE OF TRACT:** 7.61 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S Gallaher View Road, a major collector with a pavement width which varies between 17.5 ft and 19 ft within a right-of-way that varies in width from 45 to 95 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

▶ **CURRENT ZONING:** A (Agricultural)

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

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

▶ **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONING: No, this would not be an extension, though there is PR up to 4 du/ac adjacent to the subject site.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant land, single family residential - A (Agricultural), RAE (Exclusive Residential) in the County

South: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac, RA (Low Density Residential), A (Agricultural) in the County

East: Single family residential - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay) in the City

West: Multifamily residential - PR (Planned Residential) up to 4 du/ac, in the County

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on a variety of lot sizes and multifamily apartment developments. Bearden High School is approximately 0.75 miles to the north of the subject site, and the Kingston Pike and Downtown West Boulevard commercial corridors are approximately 1 mile to the north of the site.

STAFF RECOMMENDATION:

- ▶ **Deny the PR (Planned Residential) zone up to 4 du/ac because it is incompatible with environmental and roadway conditions.**

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 is comprised of wooded steep slopes surrounding a tributary stream of Ten Mile Creek, an overhead utility easement, and a large, closed contour indicating the potential presence of a sinkhole at its southwest corner. The property is located in a residential area along S Gallaher View Road that has remained relatively unchanged for decades. This section of S Gallaher View Road is narrow with approximately 18 ft of pavement width and no shoulders. There is a severe reverse curve where the subject property borders the road, creating significant sight distance issues for accessing the property. These conditions do not necessitate the requested residential rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac, which would allow up to 30 homes to be built.

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 development that encourage imaginative solutions to environmental design problems. Residential density can be clustered in the optimal areas of a property to preserve more sensitive areas. Each planned unit development shall be compatible with surrounding or adjacent zones, as determined by the Planning Commission.
2. While the PR zone is intended to accommodate environmental issues on a property, the quantity and extent of issues on the subject property are so varied and extreme that developable area on the lot is quite limited. With a large potential sinkhole, a utility easement, a blue line stream requiring buffering, an undisturbed HP (Hillside Protection) area, and sight distance constraints that limit where the property can be accessed, it is unlikely that 30 homes could be clustered in the buildable area of the lot in a manner that is compatible with surrounding properties.

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. A residential rezoning on this property could have an adverse impact on traffic conditions along this narrower section of S Gallaher View Road. With multiple large curves in the road along the perimeter of this lot, the addition of 333 average daily trips stemming from the maximum density of this rezoning request could increase the likelihood of traffic conflicts.

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 Comprehensive Plan's place type designation for the subject property is SR (Suburban Residential), which permits consideration of the PR zone up to 4 du/ac. However, approving this rezoning would conflict with the Comprehensive Plan's Implementation Policy 12, to improve safety for all (roadway) users, and Policy 9, to coordinate infrastructure improvements with development. The winding and narrow conditions of S Gallaher View Road here is not conducive to residential rezoning.

ESTIMATED TRAFFIC IMPACT: 333 (average daily vehicle trips)

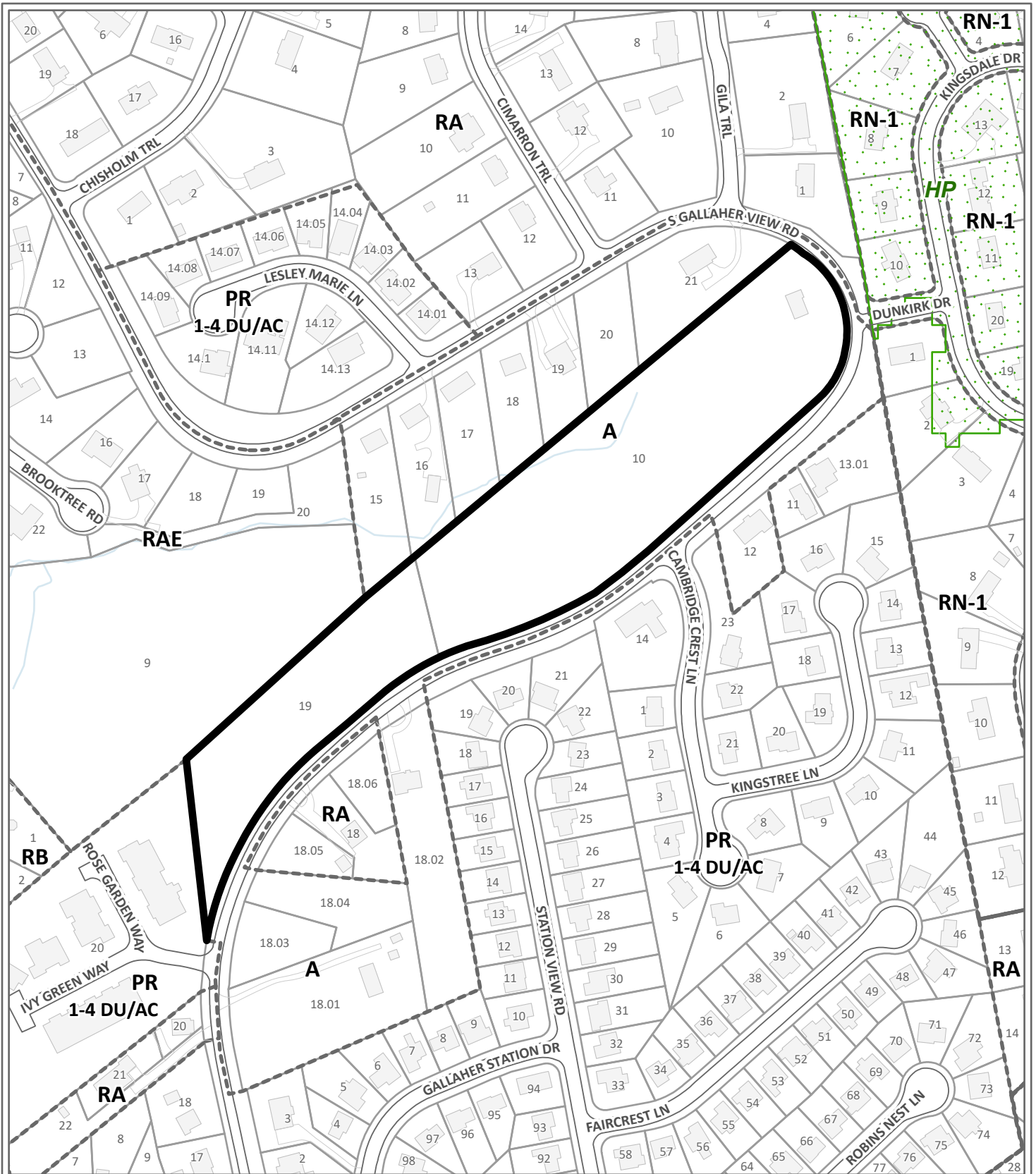
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (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 8/24/2026. 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.



REZONING

7-D-26-RZ

Petitioner: Wayne A Kline

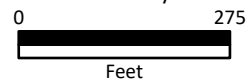


From: A (Agricultural)

To: PR (Planned Residential) up to 4 du/ac

Map No: 133

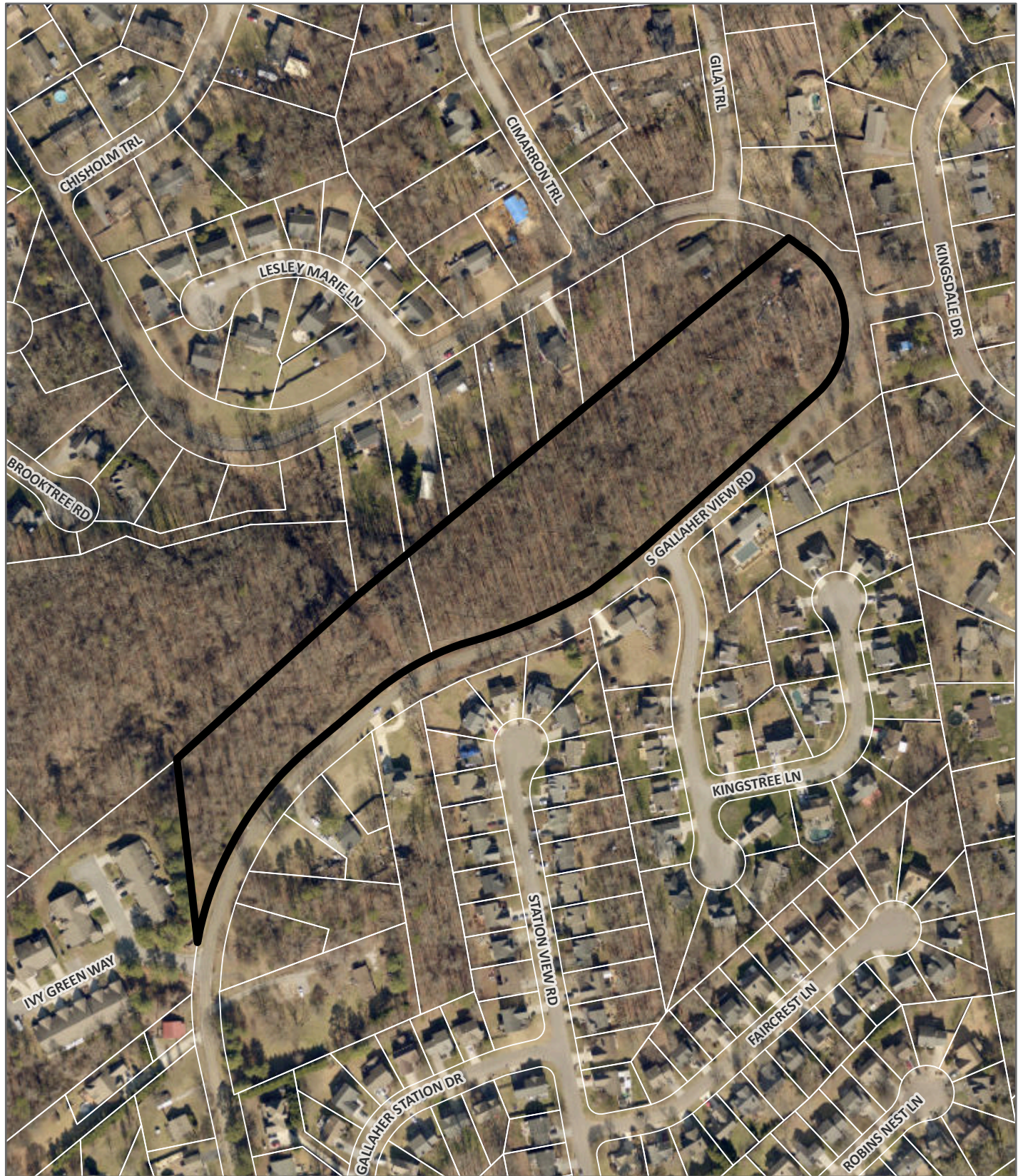
Jurisdiction: County



Original Print Date: 5/29/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

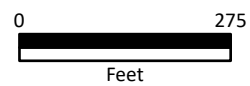
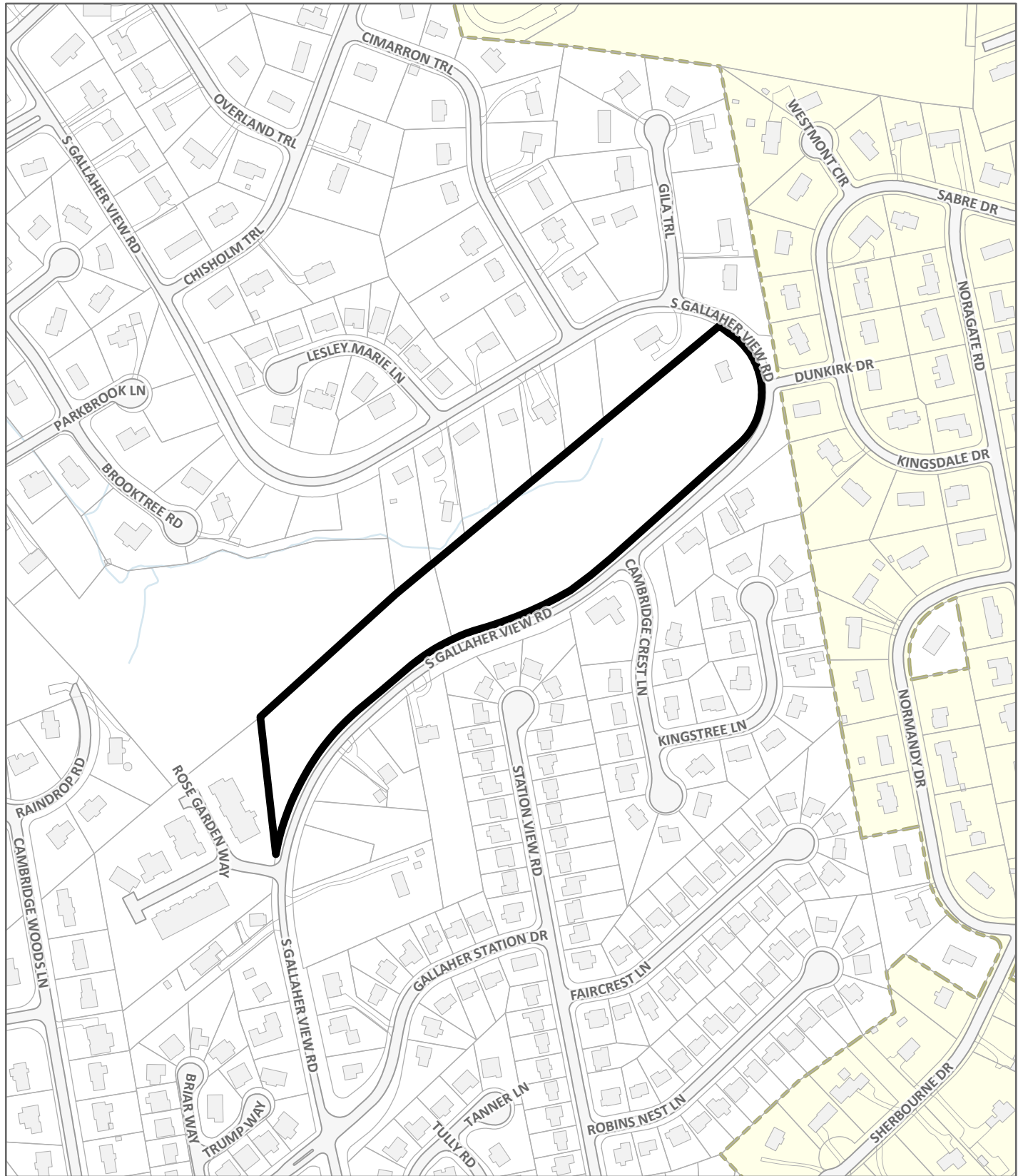


Exhibit A. Contextual Images



LOCATION MAP

7-D-26-RZ



Case boundary



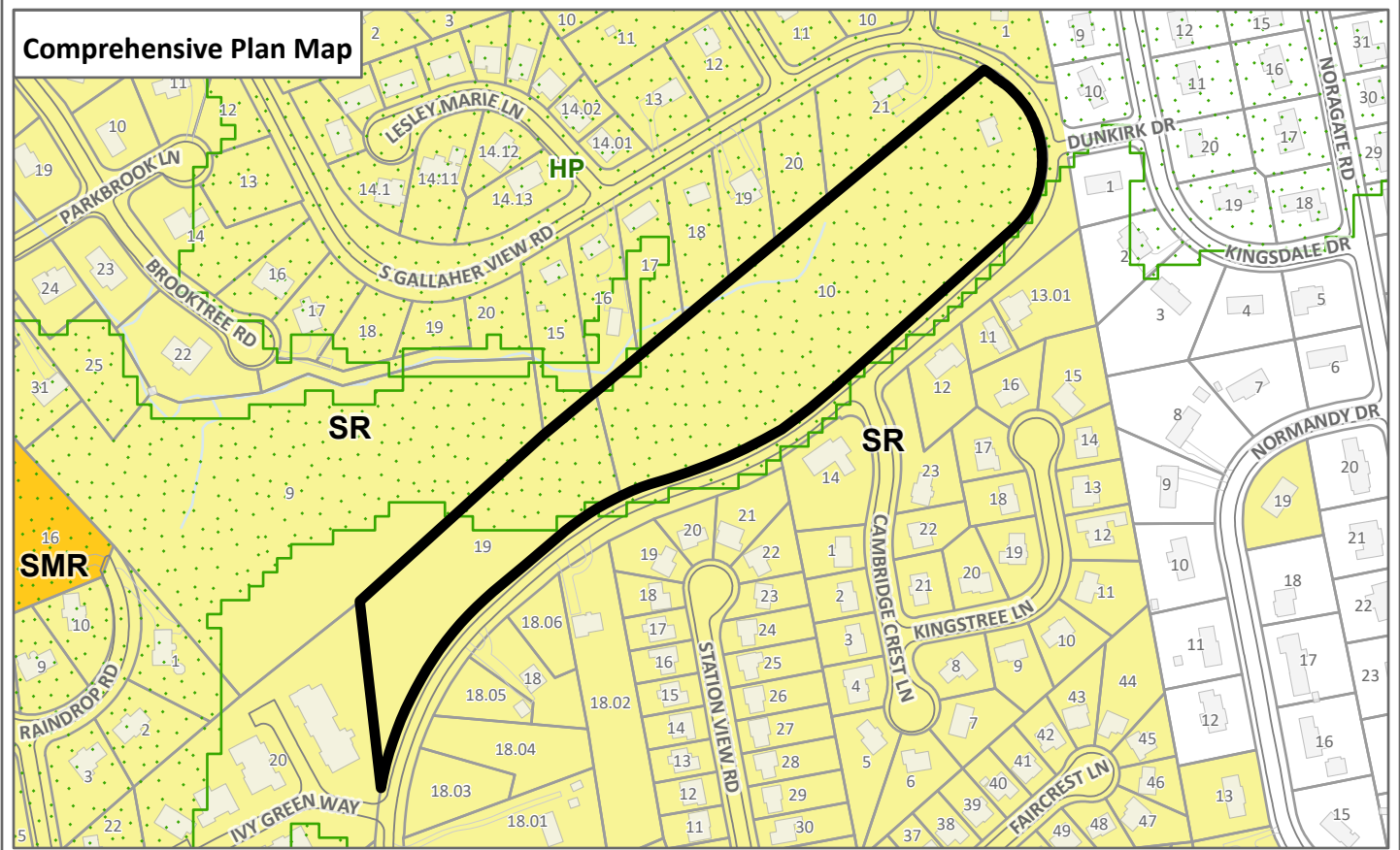
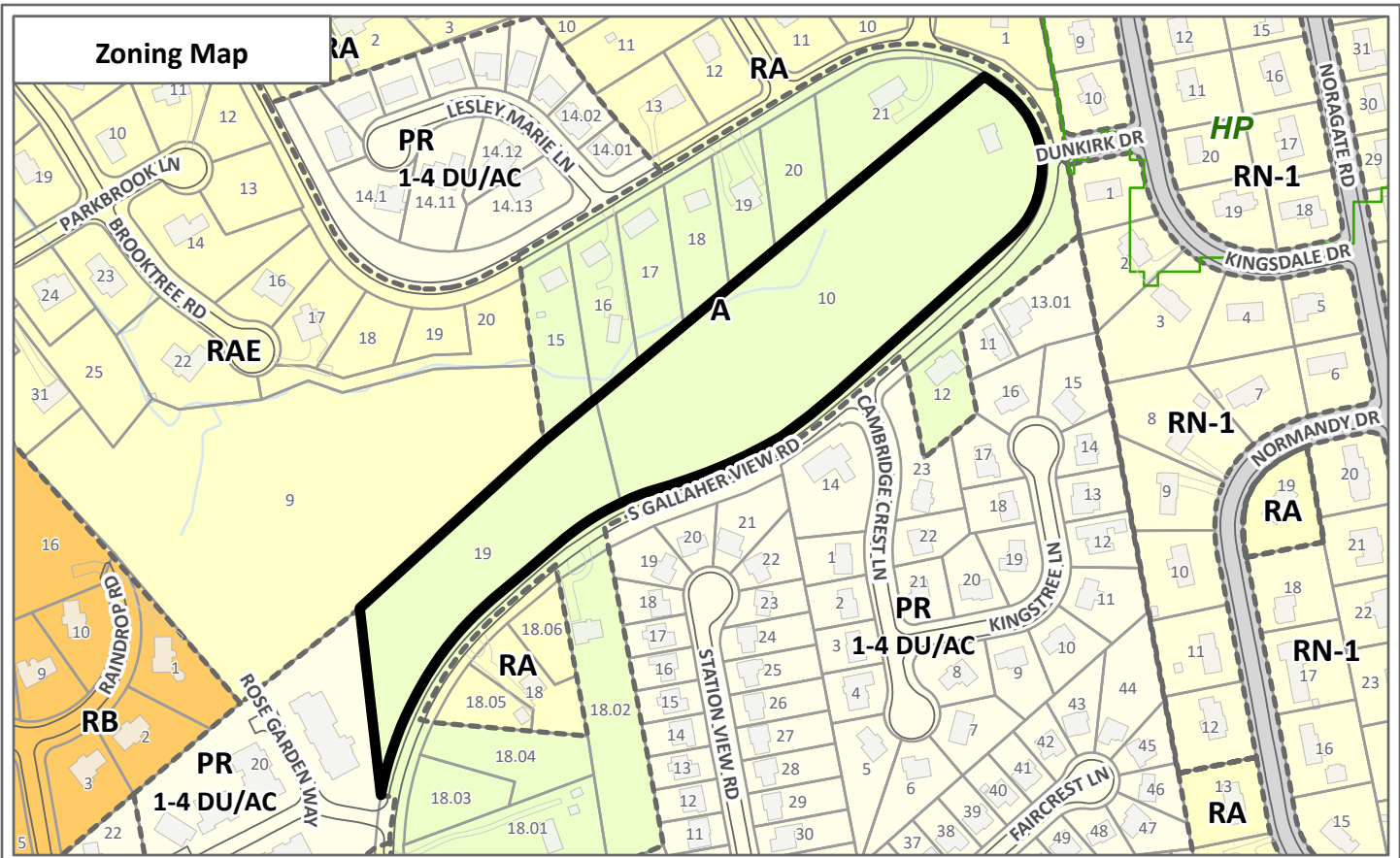
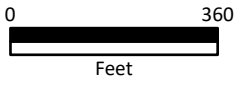


EXHIBIT A, CONTEXTUAL MAPS

7-D-26-RZ

 Case boundary



Existing Land Use Map

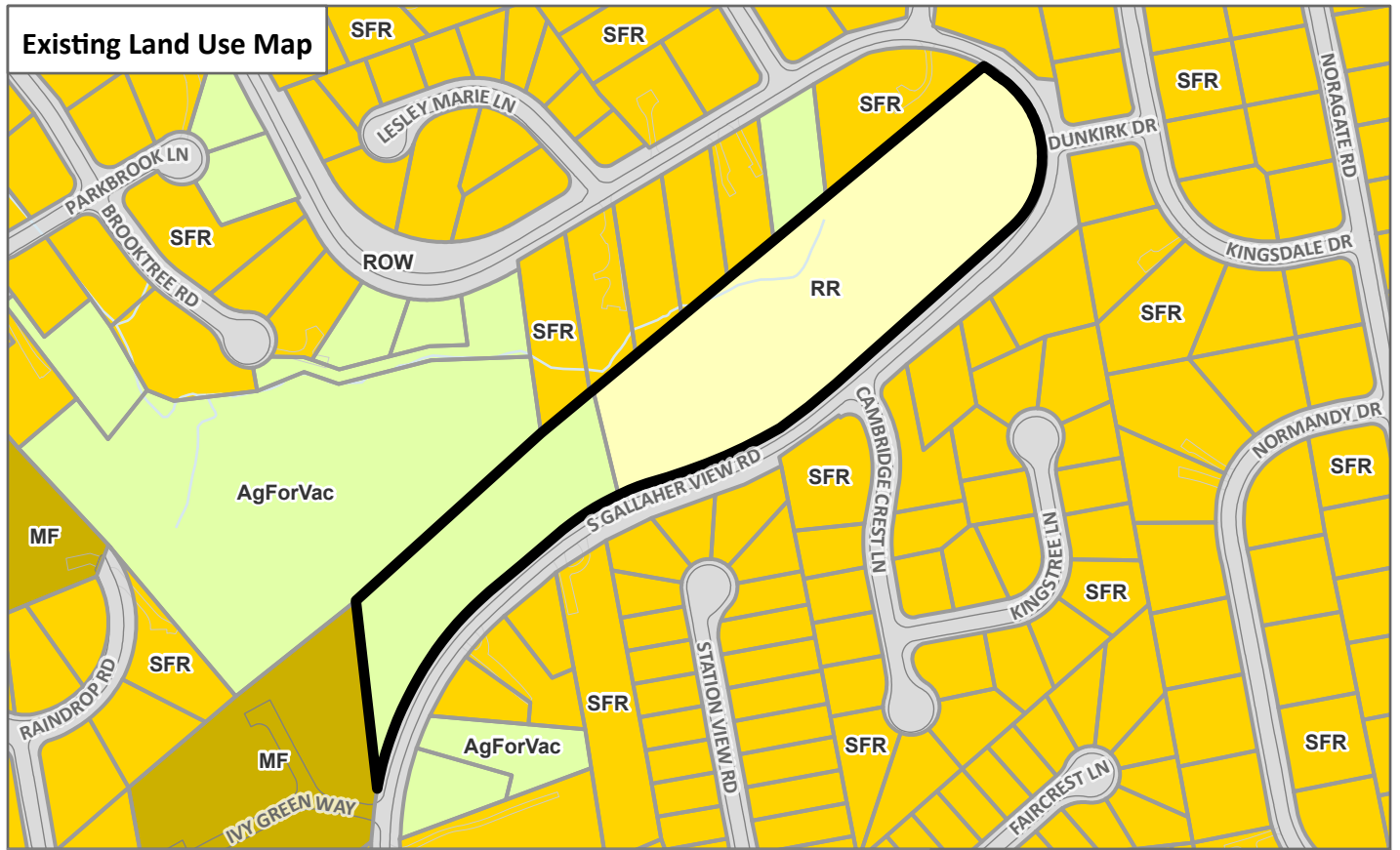
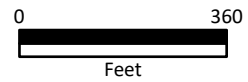


EXHIBIT A, CONTEXTUAL MAPS

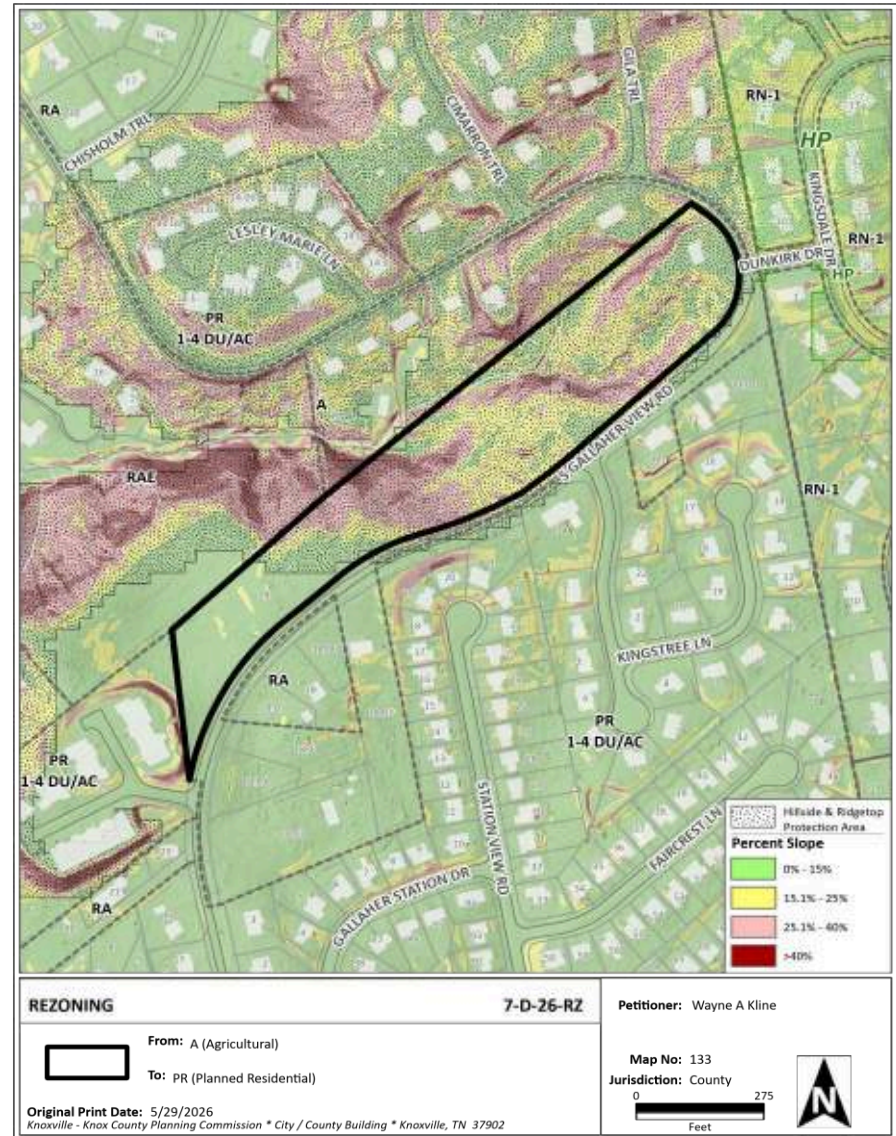
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Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	7.61		
Non-Hillside	1.40	N/A	
0-15% Slope	1.54	100%	1.5
15-25% Slope	2.46	50%	1.2
25-40% Slope	1.73	20%	0.3
Greater than 40% Slope	0.48	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	6.21	Recommended disturbance budget within HP Area (acres)	3.2
		Percent of HP Area	51.0%



Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

6/27/26

Date to be Posted

7/10/2026

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

Wayne A. Kline

Date

5/14/2026