



# SPECIAL USE REPORT

▶ **FILE #:** 9-A-25-SU **AGENDA ITEM #:** 10  
 POSTPONEMENT(S): 9/11/2025, 10/2/2025, 11/13/25, 12/11/25, 2/12/26 **AGENDA DATE:** 3/5/2026  
 ▶ **APPLICANT:** MAINLAND MCA KNOXVILLE  
 OWNER(S): Mainland MCA Knoxville

TAX ID NUMBER: 106 P A 037 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 962 N GALLAHER VIEW RD

▶ **LOCATION:** South side of Middlebrook Pike, east side of N Gallaher View Rd, north of Mars Hill Rd

▶ **APPX. SIZE OF TRACT:** 3.95 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via N. Gallaher View Road, a minor arterial with four lanes and a center turn lane within a right-of-way width that varies.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Ten Mile Creek

▶ **ZONING:** RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Townhouse development

HISTORY OF ZONING: Two previous rezoning requests were denied, one in 1996 (4-T-96-RZ), and another in 2004 (7-U-04-RZ). A third request in 2013 was withdrawn (10-F-13-RZ). The property was rezoned from R-1E (Low Density Exclusive Residential) to RP-1 (Planned Residential) up to 1 du/ac in 2016 (1-D-16-RZ), then rezoned again from RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood) in 2024 (7-I-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, public/quasi public land (church) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land - RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Commercial, multifamily residential - C-G-1 (General Commercial) (City), F (Floodplain Overlay) (City), RB (General Residential) (County)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of single family residential dwellings on suburban style lots and multifamily residential dwellings in a large apartment complex. There is a small commercial node at the intersection of Middlebrook Pike and N Gallaher View Road. Public uses in the area are churches.

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**STAFF RECOMMENDATION:**

► **Approve the special use request for up to 32 townhouses, subject to 10 conditions.**

- 1) Meeting all applicable requirements of the Zoning Code, including but not limited to principal use standards for townhouses (Article 9.3.I).
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance.
- 5) Providing screening along the north and east lot lines as follows:
  - (a) Maintaining all existing, healthy evergreen trees and installing evergreen trees along the remainder of the lot line where there are gaps; and
  - (b) Installing an opaque privacy fence with a minimum 8-ft height where privacy fencing is proposed on the development plan.
- 6) Providing screening along the south lot line as shown on the development plan. The privacy fence must be opaque and at least 6 ft high. Evergreen trees may be installed instead of the privacy fence.
- 7) The new evergreen trees required in condition #5 and #6 must be consistent with the last option in the Type B landscape screening guidelines (Exhibit B) and the minimum tree planting size and tree species diversity standards in Article 12.4.A. and 12.4.B. (Landscape Design Standards) of the Zoning Code.
- 8) Installing a paved pedestrian connection from the internal driveway loop to the public sidewalk/greenway on either the Middlebrook Pike or N. Gallaher View Road frontage.
- 9) Retaining the proposed windows, projected massings with gabled roofs, recessed entrances at the covered porches (as applicable), overhangs, and other architectural features facing the internal driveway loop and facing any external road. Minor modifications to the exterior elevations may be approved by Planning staff during the permitting process.
- 10) Maintaining a minimum setback to the townhouse (principal) structures as follows: 25 ft along the north and east lot lines, and 19 ft setback along the south lot line. This setback line must be shown on the recorded plat. The setbacks for accessory structures must meet the standards in Article 10.3 (Accessory Structures and Uses) of the Zoning Code.

With the noted conditions, this plan meets the requirements for approval in the RN-4 (General Residential Neighborhood) zoning district and the criteria for a special use approval.

**COMMENTS:**

SUMMARY: This proposal is for a 32-unit, 2-story townhouse development on this 3.95-acre property at the intersection of N. Gallaher View Road and Middlebrook Pike. Access is from N. Gallaher View Road, north of the Mars Hill Road intersection. The townhouses face the internal driveway loop and will have a 1-car garage. Additional parking is provided around the driveway loop. Approximately one-third of the open space in the middle of the driveway loop is usable for the residents, with a stormwater retention pond in the remainder of this area (see plan sheet C201, site grading & drainage plan).

BACKGROUND: In September 2024, the sector plan and One Year Plan were amended from LDR (Low Density Residential) to MDR (Medium Density Residential), and the property was rezoned from RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood). The (C) (Former Planned District) designation and HP (Hillside Protection Overlay) district were retained. In December 2025, the (C) (Former Planned District) designation was removed from the site (8-A-25-SU). With the (C) designation removed, the property can be developed under the current RN-4 zoning district regulations and MDR land use classification.

SETBACKS: The RN-4 zoning requires a minimum 5-ft side setback (15 ft combined) and a 25-ft rear setback. The setbacks are applied the same for large lots with multiple structures as for small lots with a house, which can result in the rear of structures being very close to a side lot line, closer than intended. Staff recommended

that the applicant provide a minimum setback of 25 ft along the north and south lot lines, consistent with the required rear setback. The development plan provides a 25-ft setback along the north lot line and a 19-ft setback along the south lot line, where the abutting property is narrow and sits lower than the subject property with steep grades. The majority of the proposed structure nearest that lot line exceeds the recommended 25-ft setback. With the recommended and provided screening discussed below, staff recommends approval of the proposed setbacks.

**SCREENING:** The zoning code does not require landscape buffers (screening) between townhouses and other uses. However, since the long, 2-story rear elevations are near the north, east, and south property lines abutting single family residential to the north and east and a vacant lot to the south, staff recommended that the applicant provide screening, which could be a combination of evergreen trees and privacy fencing. The proposed screening includes privacy fencing directly behind the townhouse structures, and evergreen trees along the remaining portions of these lot lines. Staff recommends that the existing, healthy evergreen trees remain, planting new evergreen trees where there are gaps, and installing the proposed privacy fencing at the locations shown on the development plan, with a minimum height of 6 ft or 8 ft, depending on the location.

**LOT WIDTH:** The dimensional standards for townhouses in the RN-4 zone require a minimum lot width of 20 ft for each dwelling unit (du). The required lot width is cumulative based on the requested number of townhouses. In this case, the applicant is requesting 32 townhouses, so the minimum lot width is 640 ft (32 units x 20 ft/du). The property's width, measured at the required front setback line and parallel to the front lot line, is 304.5 ft, which is insufficient to allow the requested 32 townhouses. The property owner applied for a zoning variance to reduce the minimum lot width per du to 9.5 ft. This was approved by the Board of Zoning Appeals in September 2025, allowing consideration of no more than 32 townhouses on this property.

**LOT AREA:** In addition, each townhouse du requires 2,000 sqft of land area, so the property must be at least 64,000 sqft (1.47 acres). The 3.95-acre property meets the minimum lot area standard for 32 townhouses.

#### STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

##### 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- A. The proposed use is consistent with the General Plan's development policy 9.3, which encourages that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The two-story townhouses with pitched roofs will be similar in scale and height to the residential development in the area, and the recommended screening will provide a buffer to the adjacent houses.
- B. The Northwest City Sector Plan recommends the MDR (Medium Density Residential) land use with densities up to 24 du/ac in the City if a property has sidewalk connections to a nearby transit route. The proposed subdivision has an approximate density of 8.1 du/ac.
- C. A pedestrian connection is proposed between the internal driveway loop and the Middlebrook Pike sidewalk. This is consistent with the MDR location criteria when considering zoning districts that allow more than 12 du/ac, recommending that they be within a quarter mile of transit service with sidewalk connections to the transit service. The RN-4 district allows consideration of densities exceeding 12 du/ac.
- D. The proposed use is consistent with the sector plan and One Year Plan's MDR (Medium Density Residential) land use classification.

##### 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- A. The RN-4 district is intended to accommodate mixed medium density residential neighborhoods in the City of Knoxville, characterized by houses, duplexes, townhomes, low-rise multi-family dwellings, and pocket neighborhoods.
- B. The site plan conforms to the RN-4 dimensional standards (Article 4.3) and the principal use standards for townhouses (Article 9.3.I).
- C. There are 1.08 acres of this 3.95-acre site within the HP (Hillside Protection) Overlay district. However, the site is exempt from the HP standards since the entire site was previously legally disturbed.

##### 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. The surrounding area to the north and east is characterized by one- and two-story houses, with the houses immediately adjacent being one-story. To the west is a fuel station with a convenience store. Townhouses and multi-dwelling developments are the predominant use along Gallaher View Road to the south.
- B. The proposed two-story structures with increased setback to the rear of structures will be compatible in size, scale, and location with the neighboring single-family houses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. Townhouses are a compatible use with the surrounding residential uses.

B. With the recommended increased setbacks and screening, the proposal is not anticipated to injure the value of any nearby properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The development is accessed via N. Gallaher View Road, a minor arterial, so it will not draw traffic through residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 343 (average daily vehicle trips)

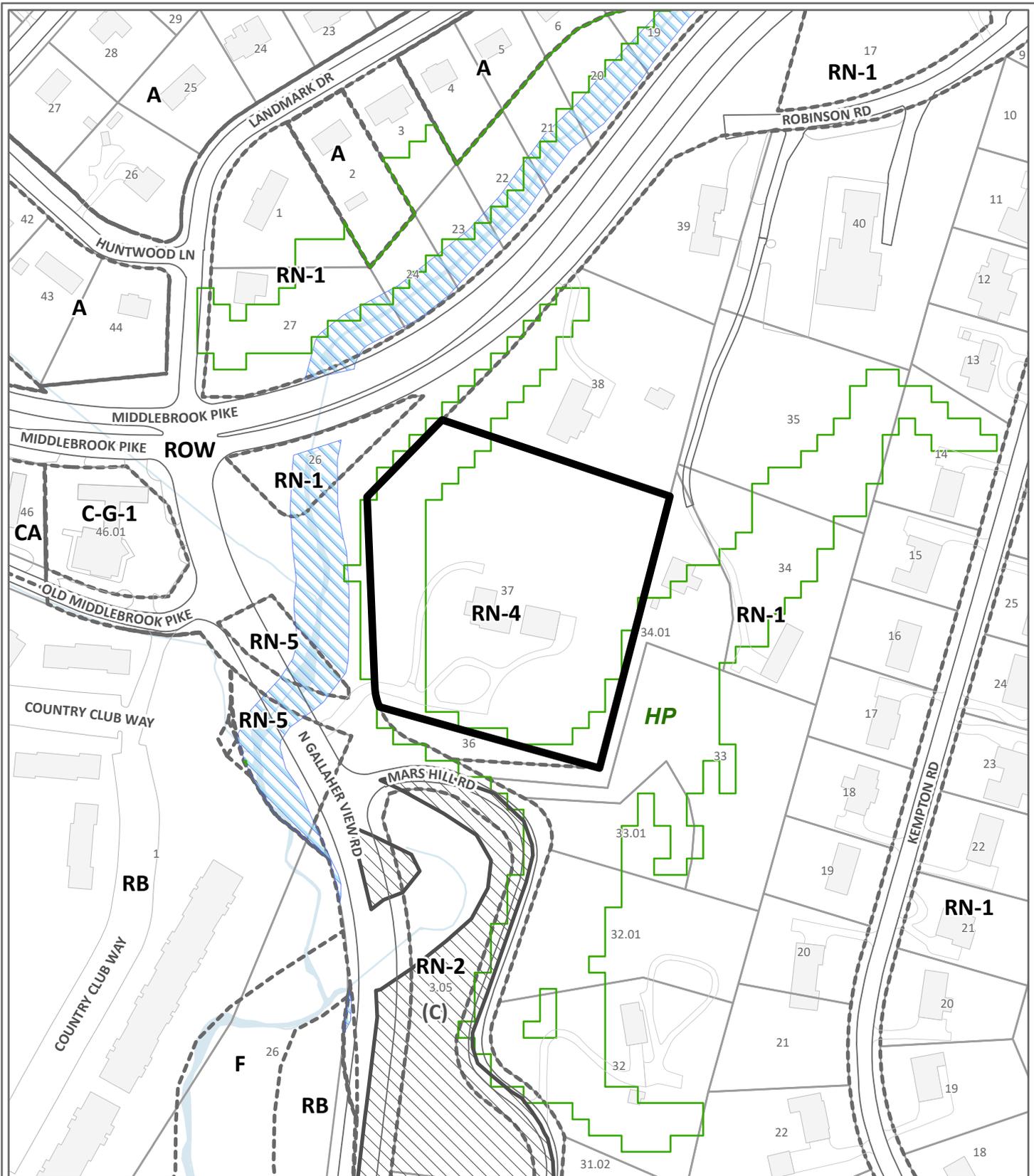
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (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.

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



**SPECIAL USE**

**9-A-25-SU**

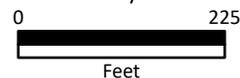
**Petitioner:** Mainland MCA Knoxville



Townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) (removal pending)

**Map No:** 106

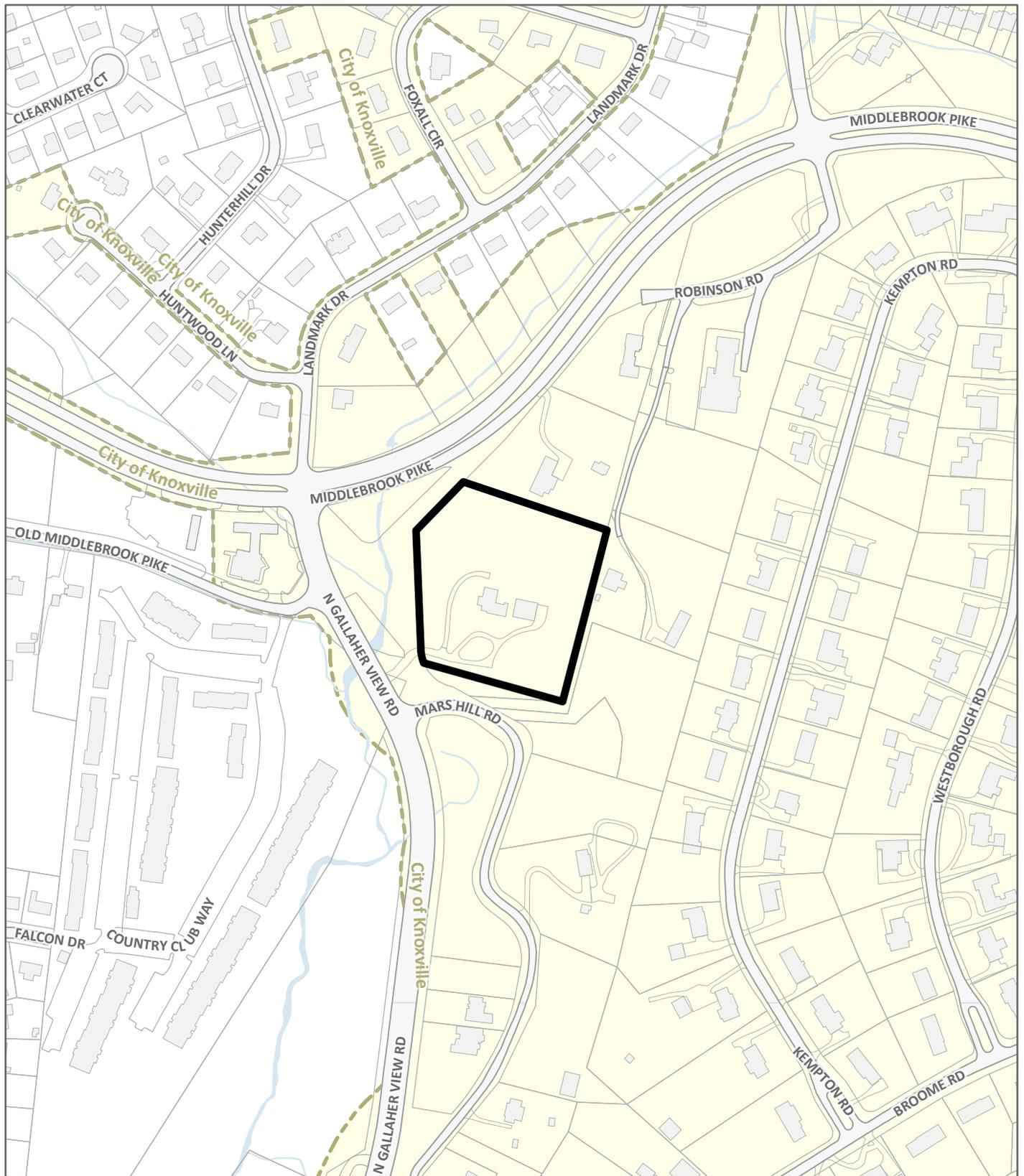
**Jurisdiction:** City



**Original Print Date:** 1/6/2026

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

# Exhibit A. Contextual Images

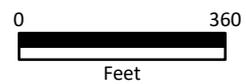


**LOCATION MAP**

**9-A-25-SU**



Case boundary



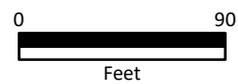
# Exhibit A. Contextual Images



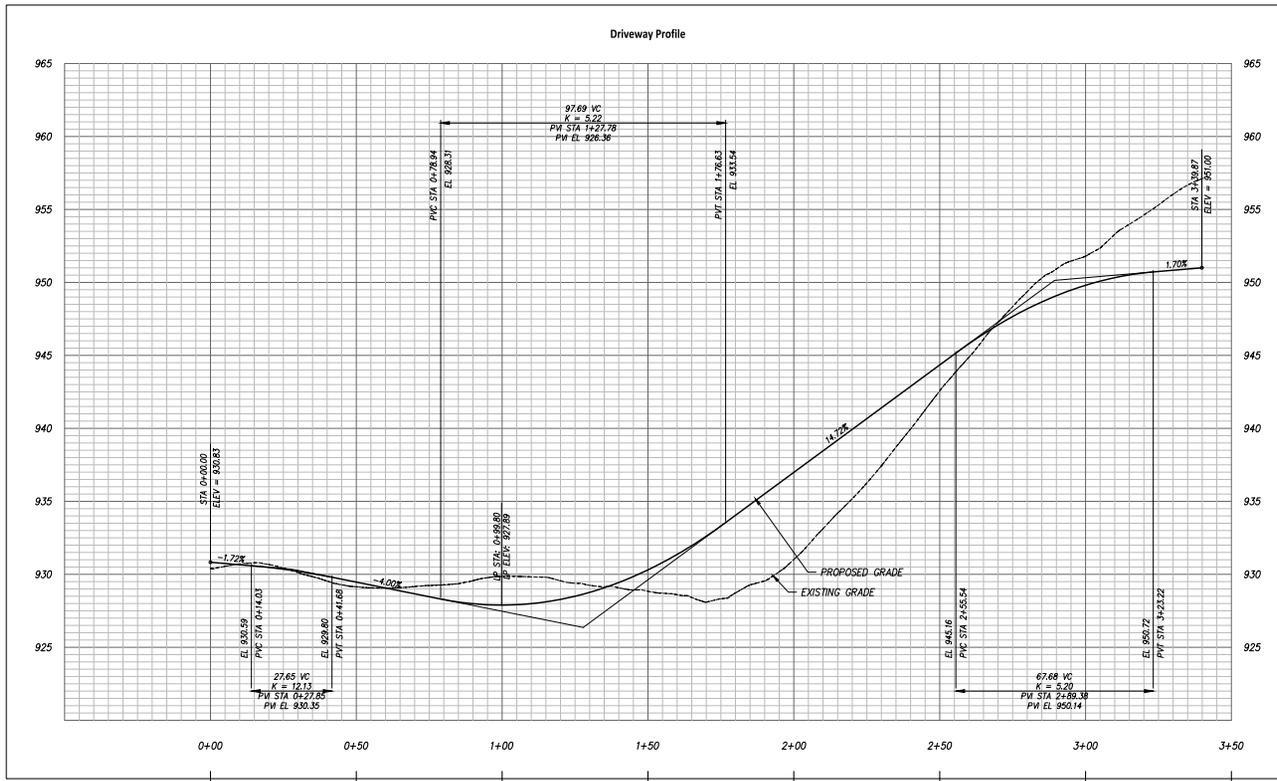
## AERIAL MAP



Case boundary







SCALE: 1" = 20' HORIZ  
1" = 2' VERT

9-A-25-SU  
Revised: 2/16/2026

ISSUE DESCRIPTION

NO. DATE:

**PRELIMINARY FOR REVIEW ONLY**

IF THIS DOCUMENT IS NOT ISSUED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

**GALLAHER VIEW TOWNHOMES**  
9-A-25-SU  
982 N GALLAHER VIEW ROAD  
KNOXVILLE, TN 37923

PROJECT:



10025 Investment Drive, Suite 120  
Knoxville, TN 37932

865.670.8555  
www.cci-corp.com

CLIENT:

**MAINLAND MCA KNOXVILLE, LLC**  
1905 ACKLEN AVENUE  
NASHVILLE, TN 37212

CCI PROJ. NO. 01900-000

DATE: FEBRUARY 05, 2025

FW/C: ATK

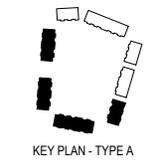
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ROADWAY PROFILE (S)

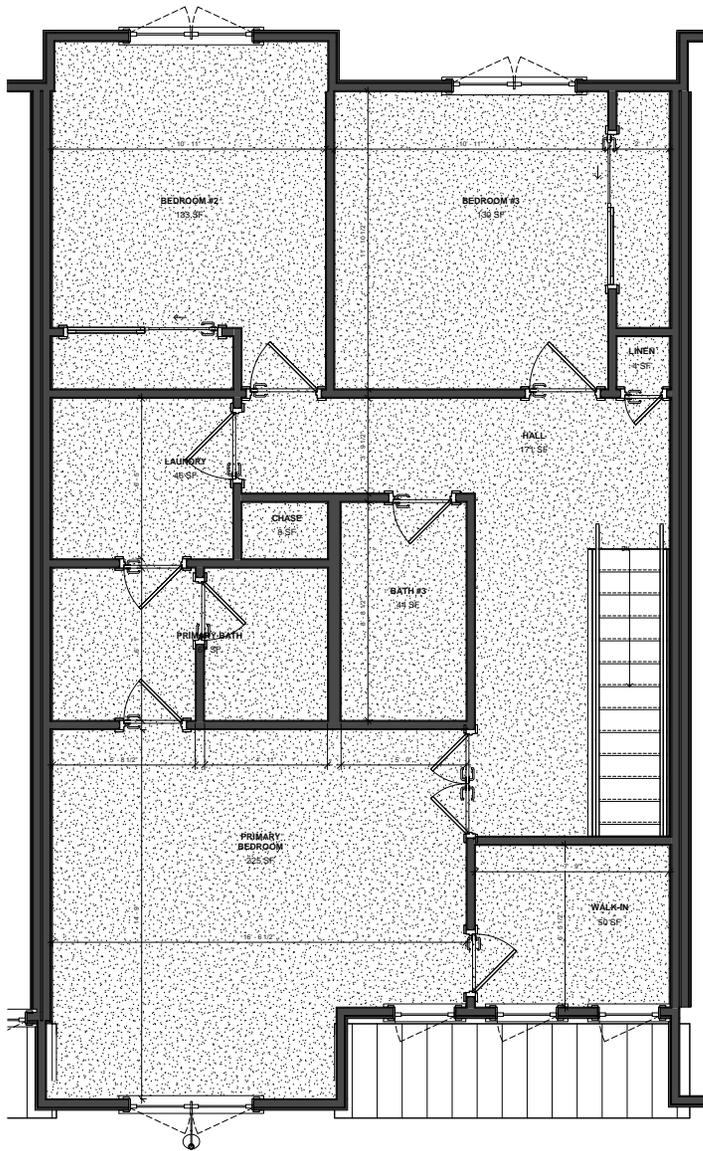
**C102**





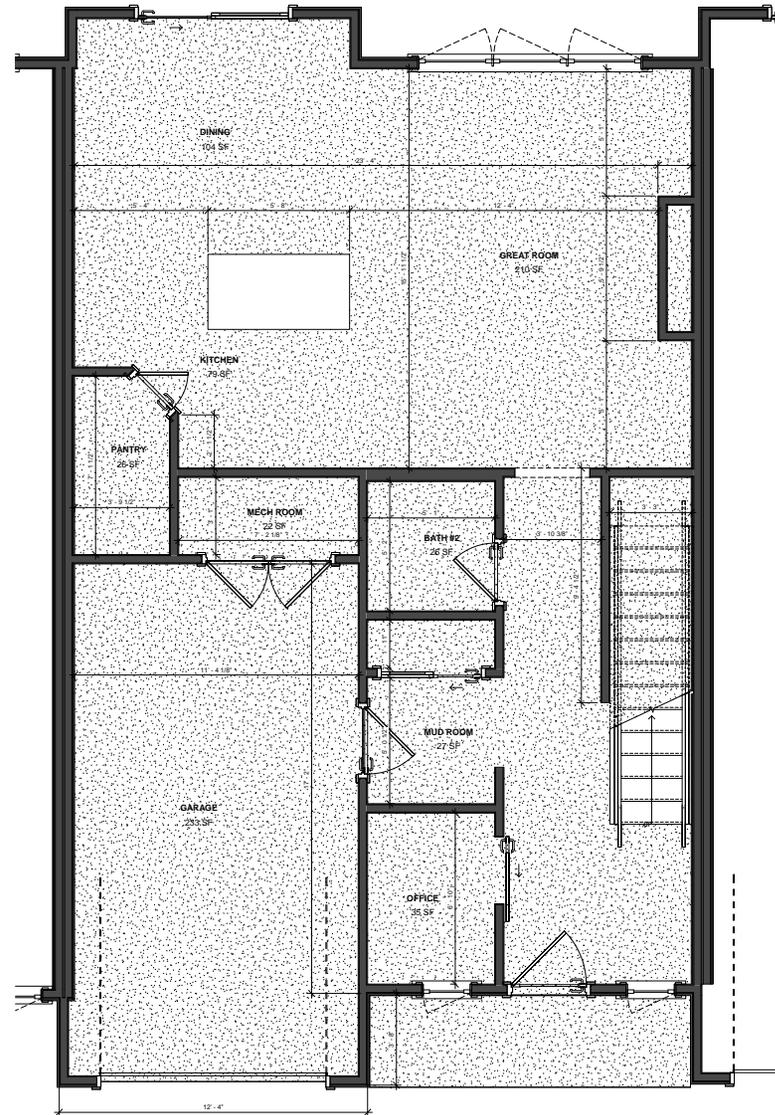
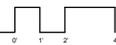


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CONSTRUCTION



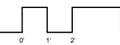
**2** UNIT TYPE A TYPICAL FLOOR PLAN - LEVEL 2

1/2" = 1'-0"



**1** UNIT TYPE A TYPICAL FLOOR PLAN - LEVEL 1

1/2" = 1'-0"



9-A-25-SU  
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MAINLAND

CLIMATE

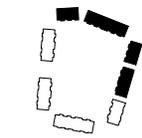
CONTRACT

GALLAHER TOWNHOMES

962 N GALLAHER VIEW RD  
KNOXVILLE, TN 37923  
RA PROJECT #2519

REVISION SCHEDULE

NO. DATE DESCRIPTION



KEY PLAN - TYPE B

TRUE NORTH

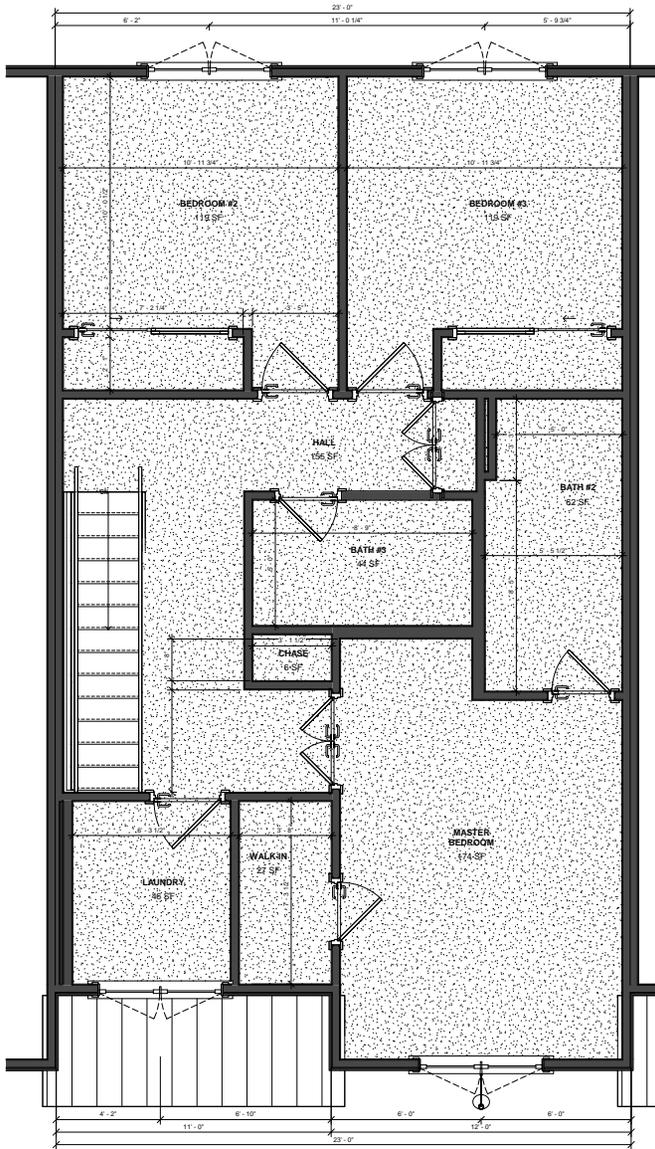


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SCHEMATIC DESIGN  
ISSUED: 01/01/2025

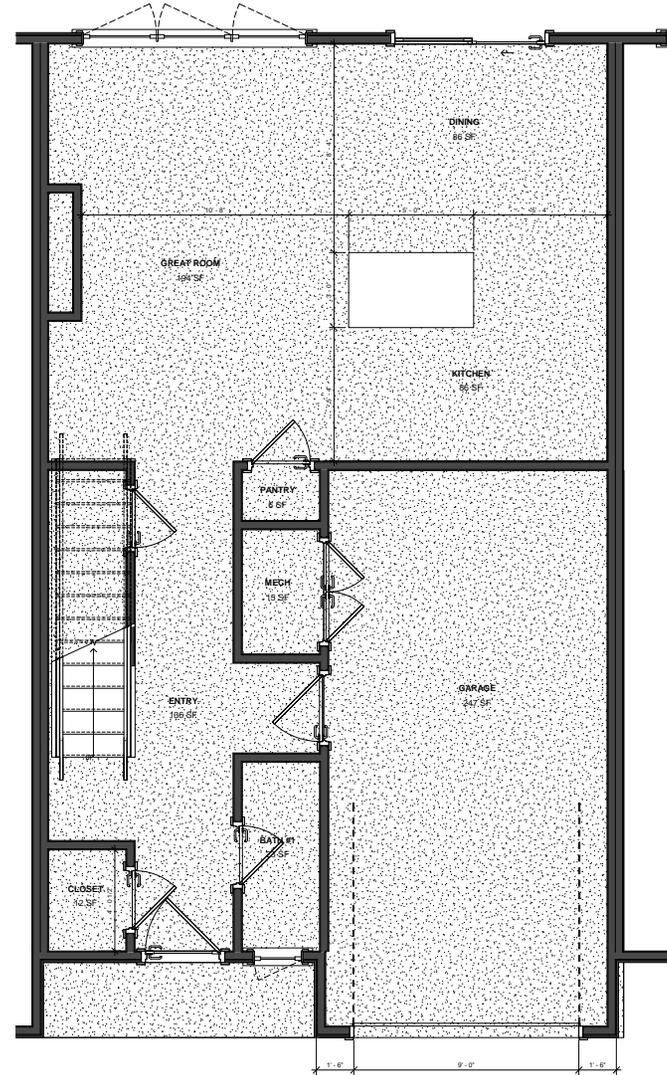
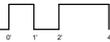
UNIT TYPE B TYPICAL  
PLAN (BLDGS 2, 3, 4, 5)

A0.2



2 UNIT TYPE B TYPICAL FLOOR PLAN - LEVEL 2

1/2" = 1'-0"



1 UNIT TYPE B TYPICAL FLOOR PLAN - LEVEL 1

1/2" = 1'-0"



9-A-25-SU  
Revised: 2/16/2026

**EXTERIOR MATERIALS CALCULATION**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL SFC AREA	= 1,788 SF
BOARD AND BATTEN SIDING	= 1,041 SF = 58%
GLAZING AREA	= 471 SF = 26%
SHINGLE ROOF	= 266 SF = 15%

**REAR ELEVATION - SECONDARY FACADE (STREET FACING)**

TOTAL SFC AREA	= 1,937 SF
BOARD AND BATTEN SIDING	= 1,265 SF = 65%
GLAZING AREA	= 652 SF = 34%

**EXTERIOR MATERIALS CALCULATION**

**WEST ELEVATION - SECONDARY FACADE**

TOTAL SFC AREA	= 994 SF
BOARD AND BATTEN SIDING	= 564 SF = 57%
GLAZING AREA	= 137 SF = 14%
SHINGLE ROOF	= 293 SF = 30%

**EAST ELEVATION - SECONDARY FACADE**

TOTAL SFC AREA	= 855 SF
BOARD AND BATTEN SIDING	= 487 SF = 57%
GLAZING AREA	= 137 SF = 16%

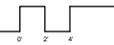
**FINISHES - EXTERIOR SCHEDULE**

A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



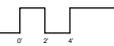
**1 BLDG 1 FRONT ELEVATION**

1/4" = 1'-0"



**2 BLDG 1 REAR ELEVATION**

1/4" = 1'-0"



REMICKARCH.COM  
1034 4TH AVENUE SOUTH  
NASHVILLE, TN 37203  
(615) 988-0701

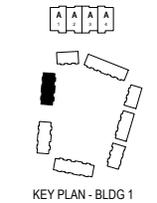
**MAINLAND**

CLIENT

**GALLAHER TOWNHOMES**

962 N GALLAHER VIEW RD  
KNOXVILLE, TN 37923  
RA PROJECT #2519

REVISION SCHEDULE		
#	DATE	DESCRIPTION



KEY PLAN - BLDG 1

**PRELIMINARY - NOT FOR CONSTRUCTION**

SCHEMATIC DESIGN  
ISSUED: 01/01/2025

**EXTERIOR ELEVATIONS - BLDG 1**

**A1.1**

9-A-25-SU  
Revised: 2/16/2026

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**EXTERIOR MATERIALS CALCULATION**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL SQUARE AREA	= 1,183 SF
BOARD AND BATTEN SIDING	= 656 SF = 57%
GLAZING AREA	= 241 SF = 22%
SHINGLE ROOF	= 286 SF = 24%
<b>REAR ELEVATION - SECONDARY FACADE</b>	
TOTAL FACADE AREA	= 1,183 SF
LAP SIDING	= 676 SF = 57%
GLAZING AREA	= 508 SF = 43%

**EXTERIOR MATERIALS CALCULATION**

**WEST ELEVATION - SECONDARY FACADE**

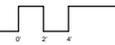
TOTAL SQUARE AREA	= 884 SF
BOARD AND BATTEN SIDING	= 834 SF = 100%
GLAZING AREA	= 0 SF = 0%
<b>EAST ELEVATION - SECONDARY FACADE</b>	
TOTAL FACADE AREA	= 884 SF
BOARD AND BATTEN SIDING	= 884 SF = 100%
GLAZING AREA	= 0 SF = 0%

**FINISHES - EXTERIOR SCHEDULE**

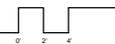
A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



**1 BLDG 2 FRONT ELEVATION**



**2 BLDG 2 REAR ELEVATION**



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NASHVILLE, TN 37203  
(615) 988-0701

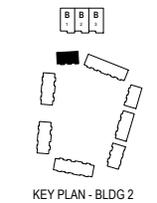
MAINLAND

CLIENT

CONTRACT  
**GALLAHER TOWNHOMES**

962 N GALLAHER VIEW RD  
KNOXVILLE, TN 37923  
RA PROJECT #2519

REVISION SCHEDULE		
#	DATE	DESCRIPTION



KEY PLAN - BLDG 2

**PRELIMINARY - NOT FOR CONSTRUCTION**

SCHEMATIC DESIGN  
ISSUED: 01/01/2025

EXTERIOR ELEVATIONS - BLDG 2

**A1.2**

9-A-25-SU  
Revised: 2/16/2026

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**EXTERIOR MATERIALS CALCULATIONS**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL FACADE AREA	= 3,361 SF
GLAZING AREA	= 1,321 SF = 37%
BOARD AND BATTEN SIDING	= 1,512 SF = 42%
SHINGLE ROOF	= 528 SF = 15%

**REAR ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 2,368 SF
GLAZING AREA	= 1,184 SF = 51%
BOARD AND BATTEN SIDING	= 1,184 SF = 49%

**EXTERIOR MATERIALS CALCULATIONS**

**WEST ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 888 SF
GLAZING AREA	= 88 SF = 10%
BOARD AND BATTEN SIDING	= 800 SF = 90%

**EAST ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 888 SF
GLAZING AREA	= 88 SF = 10%
BOARD AND BATTEN SIDING	= 800 SF = 90%

**FINISHES - EXTERIOR SCHEDULE**

A	SHINGLE ROOF
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D	WOODEN ARCHITECTURAL COLUMN
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F	PRIVACY FENCE



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**MAINLAND**

CLIENT

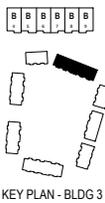
CONSULTANT

**GALLAHER TOWNHOMES**

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RA PROJECT #2519

**REVISION SCHEDULE**

#	DATE	DESCRIPTION



KEY PLAN - BLDG 3

**PRELIMINARY - NOT FOR CONSTRUCTION**

SCHEMATIC DESIGN  
ISSUED: 01/01/2025

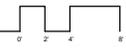
**EXTERIOR ELEVATIONS - BLDG 3**

**A1.3**



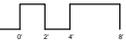
**1 BLDG 3 FRONT ELEVATION**

1/4" = 1'-0"



**2 BLDG 3 REAR ELEVATION**

1/4" = 1'-0"



9-A-25-SU  
Revised: 2/16/2026

**EXTERIOR MATERIALS CALCULATIONS**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL SQUARE AREA	= 1,183 SF
BOARD AND BATTEN SIDING	= 856 SF = 72%
GLAZING AREA	= 292 SF = 25%
SHINGLE ROOF	= 34 SF = 3%
<b>REAR ELEVATION - SECONDARY FACADE</b>	
TOTAL FACADE AREA	= 1,183 SF
BOARD AND BATTEN SIDING	= 876 SF = 74%
GLAZING AREA	= 307 SF = 26%

**EXTERIOR MATERIALS CALCULATIONS**

**WEST ELEVATION - SECONDARY FACADE**

TOTAL SQUARE AREA	= 888 SF
BOARD AND BATTEN SIDING	= 838 SF = 93%
GLAZING AREA	= 50 SF = 6%
<b>EAST ELEVATION - SECONDARY FACADE</b>	
TOTAL FACADE AREA	= 888 SF
BOARD AND BATTEN SIDING	= 868 SF = 98%
GLAZING AREA	= 20 SF = 2%

**FINISHES - EXTERIOR SCHEDULE**

A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



**1 BLDG 4 FRONT ELEVATION**  
1/4" = 1'-0"



**2 BLDG 4 REAR ELEVATION**  
1/4" = 1'-0"



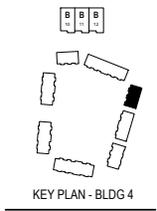
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TOWNHOMES

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KEY PLAN - BLDG 4

SCHEMATIC DESIGN  
ISSUED: 01/01/2025

EXTERIOR ELEVATIONS  
- BLDG 4

**A1.4**

9-A-25-SU  
Revised: 2/16/2026

**EXTERIOR MATERIALS CALCULATIONS**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL SHINGLE AREA	= 1,588 SF	
BOARD AND BATTEN SIDING	= 883 SF	= 57%
GLAZING AREA	= 341 SF	= 22%
SHINGLE ROOF	= 348 SF	= 22%

**REAR ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 1,577 SF	
BOARD AND BATTEN SIDING	= 900 SF	= 57%
GLAZING AREA	= 678 SF	= 43%

**EXTERIOR MATERIALS CALCULATIONS**

**WEST ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 888 SF	
BOARD AND BATTEN SIDING	= 838 SF	= 100%
GLAZING AREA	= 50 SF	= 6%

**EAST ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 888 SF	
BOARD AND BATTEN SIDING	= 888 SF	= 100%
GLAZING AREA	= 0 SF	= 0%

**FINISHES - EXTERIOR SCHEDULE**

A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



**1 BLDG 5 FRONT ELEVATION**



**2 BLDG 5 REAR ELEVATION**



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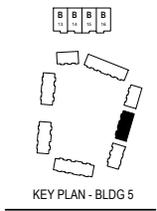
CLIENT

GALLAHER TOWNHOMES

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RA PROJECT #2519

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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KEY PLAN - BLDG 5

PRELIMINARY - NOT FOR CONSTRUCTION

SCHEMATIC DESIGN  
ISSUED: 01/01/2025

EXTERIOR ELEVATIONS - BLDG 5

**A1.5**

9-A-25-SU  
Revised: 2/16/2026

**EXTERIOR MATERIALS CALCULATION**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL SQUARE AREA	= 1,386 SF
BOARD AND BATTEN SIDING	= 729 SF = 53%
GLAZING AREA	= 354 SF = 26%
SHINGLE ROOF	= 303 SF = 22%

**REAR ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 1,483 SF
BOARD AND BATTEN SIDING	= 766 SF = 52%
GLAZING AREA	= 480 SF = 32%

**EXTERIOR MATERIALS CALCULATION**

**WEST ELEVATION - SECONDARY FACADE**

TOTAL SQUARE AREA	= 996 SF
BOARD AND BATTEN SIDING	= 564 SF = 57%
GLAZING AREA	= 137 SF = 14%
SHINGLE ROOF	= 295 SF = 30%

**EAST ELEVATION - SECONDARY FACADE**

TOTAL FACADE AREA	= 852 SF
BOARD AND BATTEN SIDING	= 487 SF = 57%
GLAZING AREA	= 137 SF = 16%

**FINISHES - EXTERIOR SCHEDULE**

A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



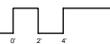
**1 BLDG 6 FRONT ELEVATION**

1/4" = 1'-0"



**2 BLDG 6 REAR ELEVATION**

1/4" = 1'-0"



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D. DATE DESCRIPTION



KEY PLAN - BLDG 6

PRELIMINARY - NOT FOR CONSTRUCTION

SCHEMATIC DESIGN  
ISSUED: 01/01/2025

EXTERIOR ELEVATIONS  
- BLDG 6

**A1.6**

9-A-25-SU  
Revised: 2/16/2026

**EXTERIOR MATERIALS CALCULATION**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL SQUARE AREA	= 2,384 SF
BOARD AND BATTEN SIDING	= 1,216 SF = 51%
GLAZING AREA	= 588 SF = 24%
SHINGLE ROOF	= 580 SF = 24%
REAR ELEVATION - SECONDARY FACADE (STREET FACING)	
TOTAL SQUARE AREA	= 2,400 SF
LAP SIDING	= 1,584 SF = 66%
GLAZING AREA	= 816 SF = 34%

**EXTERIOR MATERIALS CALCULATION**

**WEST ELEVATION - SECONDARY FACADE**

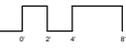
TOTAL SQUARE AREA	= 964 SF
BOARD AND BATTEN SIDING	= 564 SF = 58%
GLAZING AREA	= 0 SF = 0%
SHINGLE ROOF	= 399 SF = 42%
EAST ELEVATION - SECONDARY FACADE	
TOTAL SQUARE AREA	= 865 SF
BOARD AND BATTEN SIDING	= 487 SF = 56%
GLAZING AREA	= 0 SF = 0%

**FINISHES - EXTERIOR SCHEDULE**

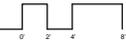
A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



**1 BLDG 7 FRONT ELEVATION**  
1/4" = 1'-0"



**2 BLDG 7 REAR ELEVATION**  
1/4" = 1'-0"



9-A-25-SU  
Revised: 2/16/2026



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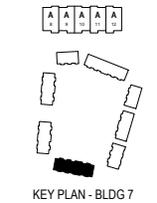
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**GALLAHER TOWNHOMES**

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RA PROJECT #2519

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION



KEY PLAN - BLDG 7

**PRELIMINARY - NOT FOR CONSTRUCTION**

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**EXTERIOR ELEVATIONS - BLDG 7**

**A1.7**

**EXTERIOR MATERIALS CALCULATIONS**

**FRONT ELEVATION - PRIMARY FACADE**

TOTAL SFC AREA	= 1,288 SF
BOARD AND BATTEN SIDING	= 1,088 SF = 84%
GLAZING AREA	= 87 SF = 6%
SHINGLE ROOF	= 78 SF = 6%
<b>TOTAL FACADE AREA</b>	<b>= 1,453 SF</b>
LAP SIDING	= 1,288 SF = 88%
GLAZING AREA	= 87 SF = 6%

**EXTERIOR MATERIALS CALCULATIONS**

**WEST ELEVATION - SECONDARY FACADE**

TOTAL SFC AREA	= 998 SF
BOARD AND BATTEN SIDING	= 954 SF = 96%
GLAZING AREA	= 13 SF = 1%
<b>TOTAL FACADE AREA</b>	<b>= 967 SF</b>
LAP SIDING	= 954 SF = 99%
GLAZING AREA	= 13 SF = 1%

**FINISHES - EXTERIOR SCHEDULE**

A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



**1 BLDG 8 FRONT ELEVATION**

1/4" = 1'-0"



**2 BLDG 8 REAR ELEVATION**

1/4" = 1'-0"



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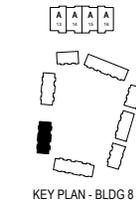
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RA PROJECT #2519

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION



KEY PLAN - BLDG 8

**PRELIMINARY - NOT FOR CONSTRUCTION**

SCHEMATIC DESIGN  
ISSUED: 01/01/2025

**EXTERIOR ELEVATIONS - BLDG 8**

**A1.8**

9-A-25-SU  
Revised: 2/16/2026

**FINISHES - EXTERIOR SCHEDULE**

A	SHINGLE ROOF
B	BOARD AND BATTEN SIDING
C	STANDING SEAM METAL ROOF
D	WOODEN ARCHITECTURAL COLUMN
E	HORIZONTAL LAP SIDING
F	PRIVACY FENCE



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REVISION SCHEDULE  
# DATE DESCRIPTION

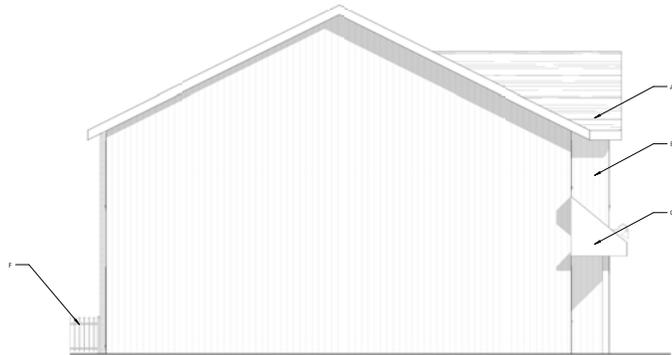
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ISSUED: 01/01/2025

EXTERIOR ELEVATIONS  
- SIDE

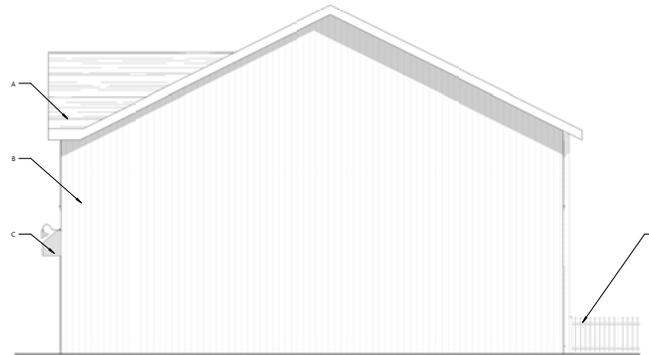
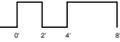
A1.9

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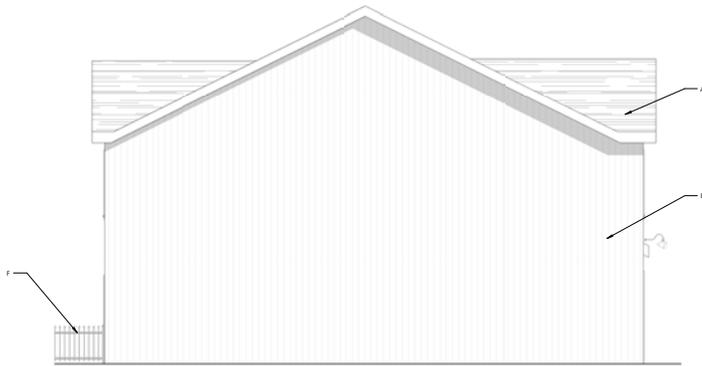
**4** UNIT B TYPICAL WEST ELEVATION (BLDGS 2, 3, 4, 5)

1/4" = 1'-0"



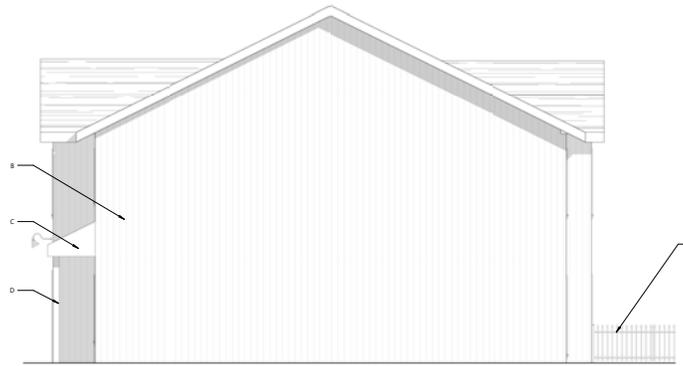
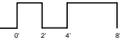
**2** UNIT B TYPICAL EAST ELEVATION (BLDGS 2, 3, 4, 5)

1/4" = 1'-0"



**3** UNIT A TYPICAL WEST ELEVATION (BLDGS 1, 6, 7, 8)

1/4" = 1'-0"



**1** UNIT A TYPICAL EAST ELEVATION (BLDGS 1, 6, 7, 8)

1/4" = 1'-0"



9-A-25-SU  
Revised: 2/16/2026

2/16/2026 12:03:17 PM

## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

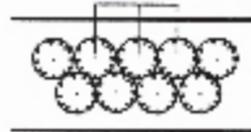
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

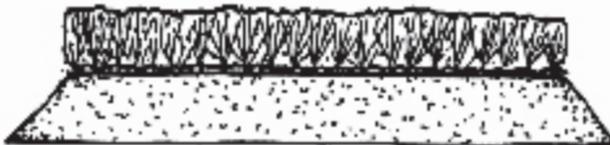


Maximum 4' Centers

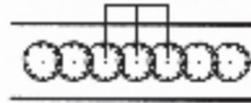


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers

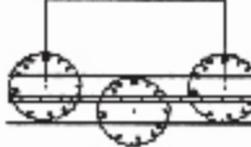


TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

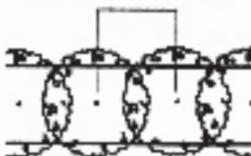


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



# 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). 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.**

~~8/20/25~~ 8/29/2025

9/12/25

Date to be Posted

Date to be Removed

Applicant Signature



Applicant Name

MAINTENANCE MICH KNOXVILLE, LLC

KENNETH M. LARSON  
MANAGER

Date

7/21/25

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

Yes  No

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