

REZONING REPORT

► **FILE #:** 10-G-26-RZ

AGENDA ITEM #: 13

AGENDA DATE: 10/1/2026

► **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 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 1 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: Earlier this year, a request to rezone the property from A (Agricultural) to PR (Planned Residential) up to 4 du/ac was denied (7-D-26-RZ).

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:

- **Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with adopted plans.**

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1980s, there has been a gradual transition from A (Agricultural) zoning to residential zoning, such as RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) with up to 4 to up to 7 du/ac.
2. The A zone allows up to 1 dwelling on a 1-acre lot. The requested PR zone with up to 1 du/ac would not increase residential density but would allow flexibility in lot sizes and arrangement.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES 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. The PR zone with up to 1 du/ac would be appropriate to consider at this location due to the environmental constraints on the site, such as 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.

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. The proposed rezoning is not anticipated to negatively impact the surrounding area, which is primarily residential.
2. The applicant's surveyor has provided a sight distance evaluation letter confirming sight distance is available on the south side of the property (Exhibit B: Sight Distance Evaluation).

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 1 du/ac as a partially related zone. Partially related zones must meet additional review criteria. The proposed rezoning meets the second criterion, as the PR zone with up to 1 du/ac is compatible with the surrounding residential zoning.
2. This request is consistent with the Comprehensive Plan's Implementation Policy 7: Encourage development practices that conserve and connect natural features and habitat. As previously noted, the PR zone with up to 1 du/ac would not increase the allowable residential density on an environmentally sensitive site and would permit residential development to be clustered away from the steep hillside and blue line stream.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 87 (average daily vehicle trips)

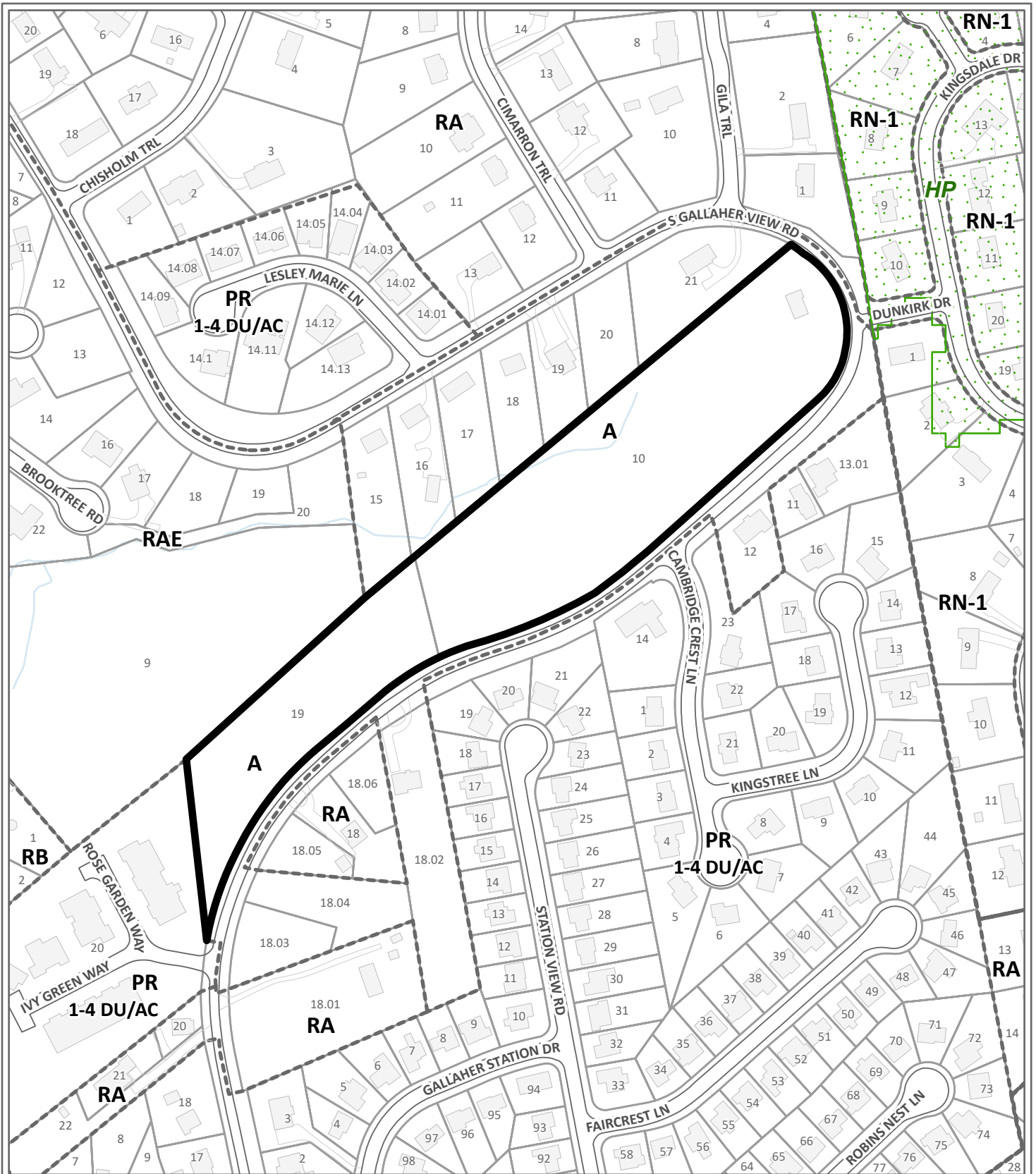
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (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 11/9/2026. 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

10-G-26-RZ

Petitioner: Wayne A Kline

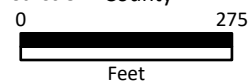


From: A (Agricultural)

To: PR (Planned Residential) 1 du/ac

Map No: 133

Jurisdiction: County



Original Print Date: 8/20/2026

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

Exhibit A. Contextual Images



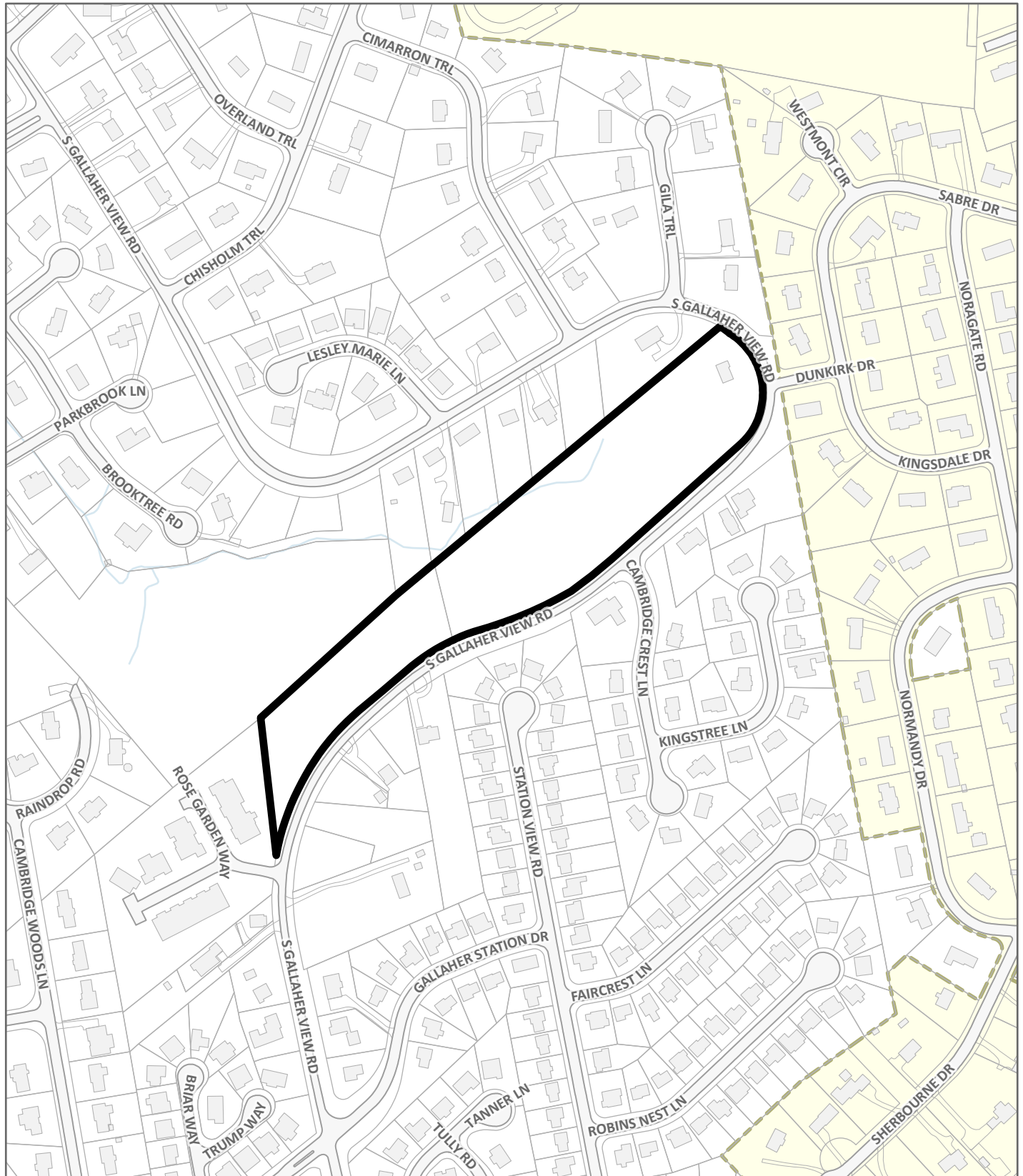
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

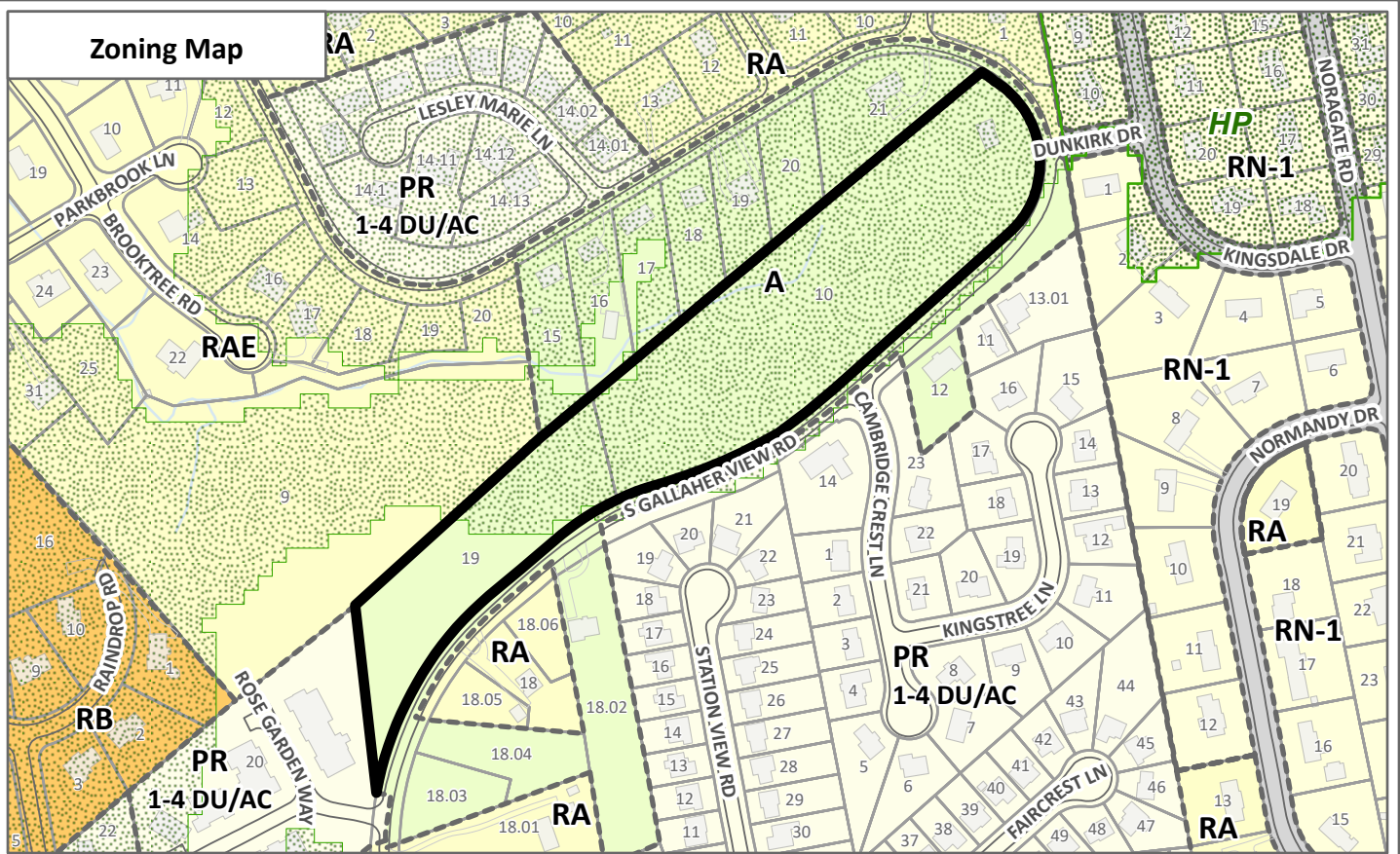
10-G-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

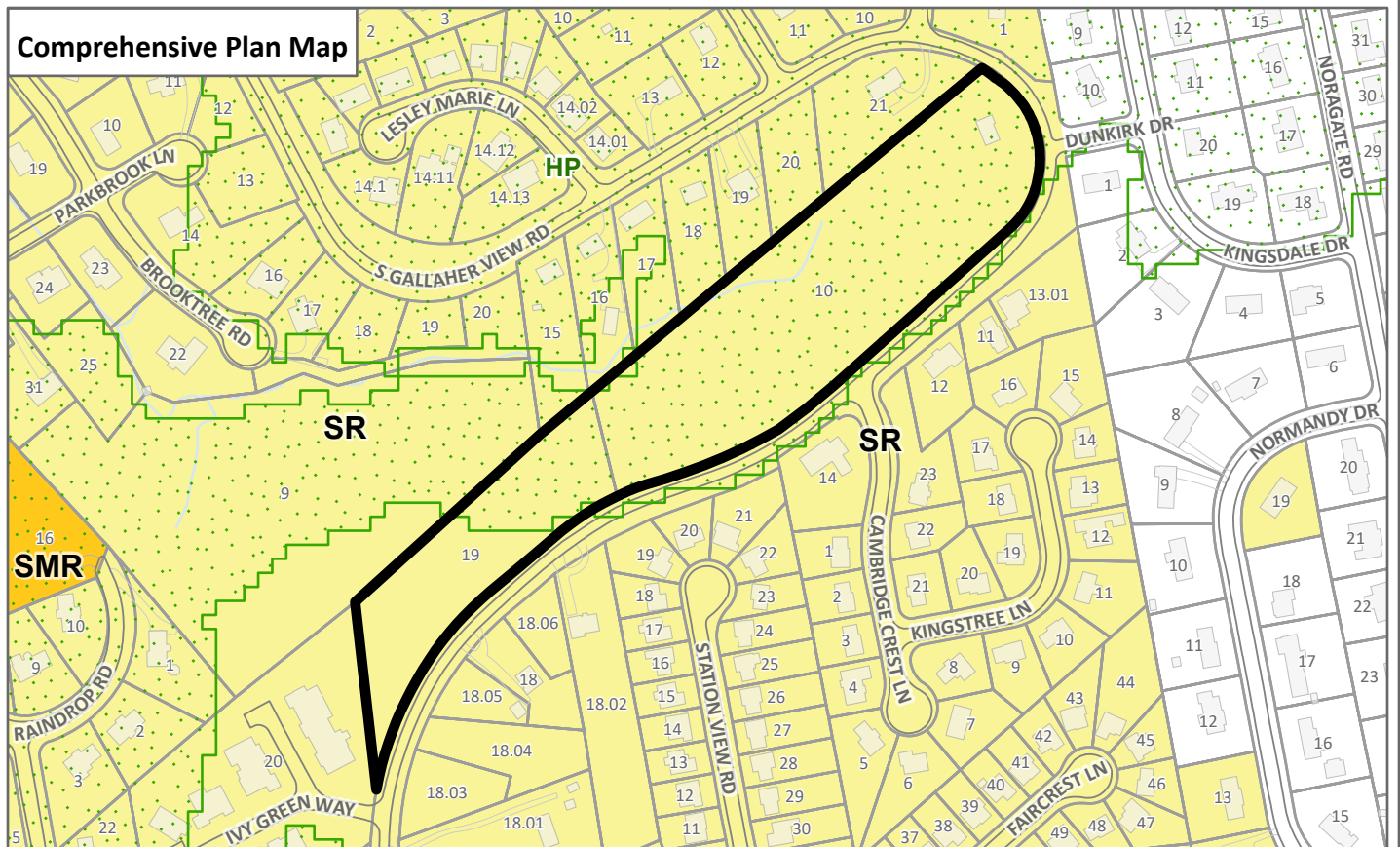


EXHIBIT A, CONTEXTUAL MAPS

10-G-26-RZ



Case boundary



Existing Land Use Map

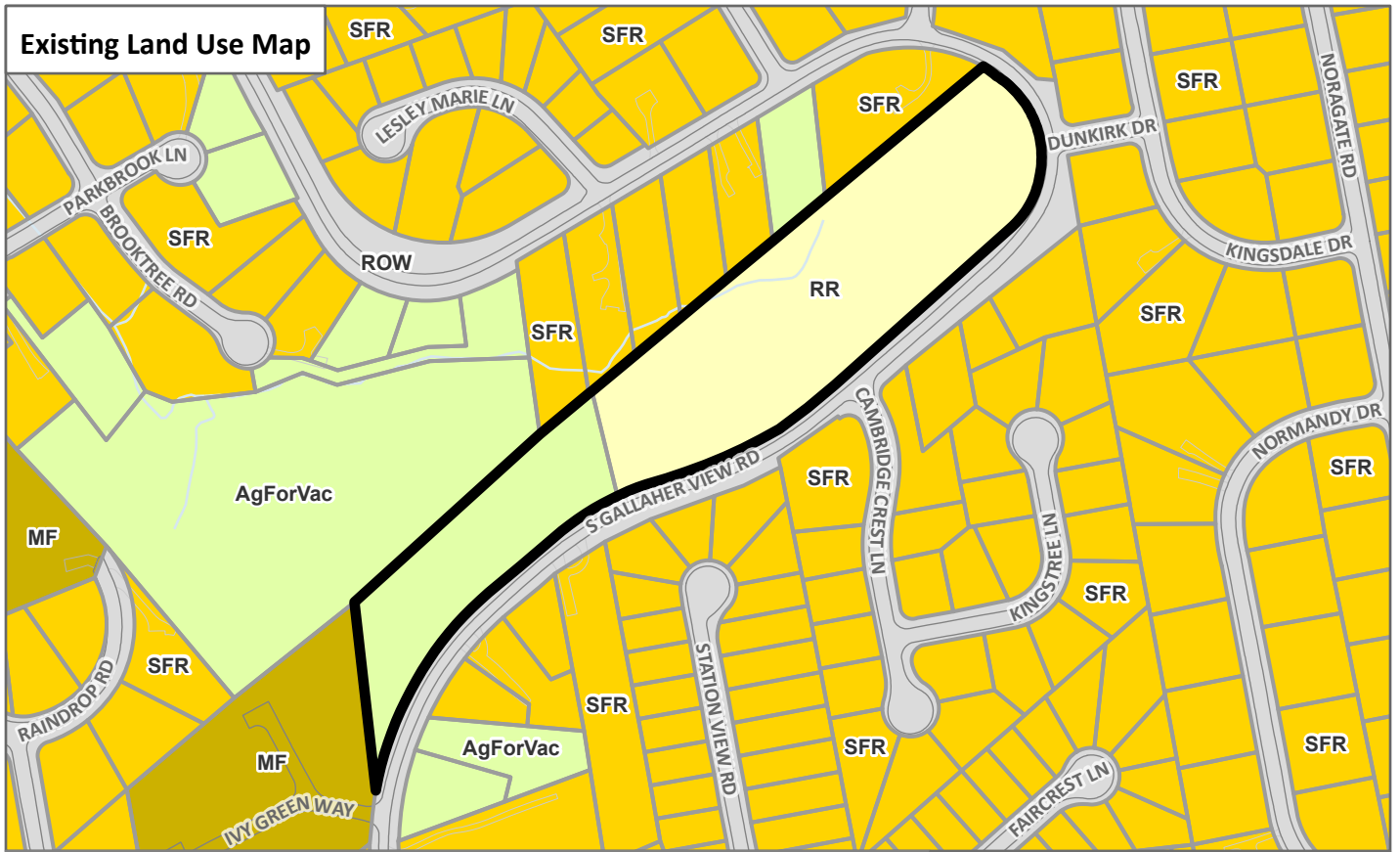


EXHIBIT A, CONTEXTUAL MAPS

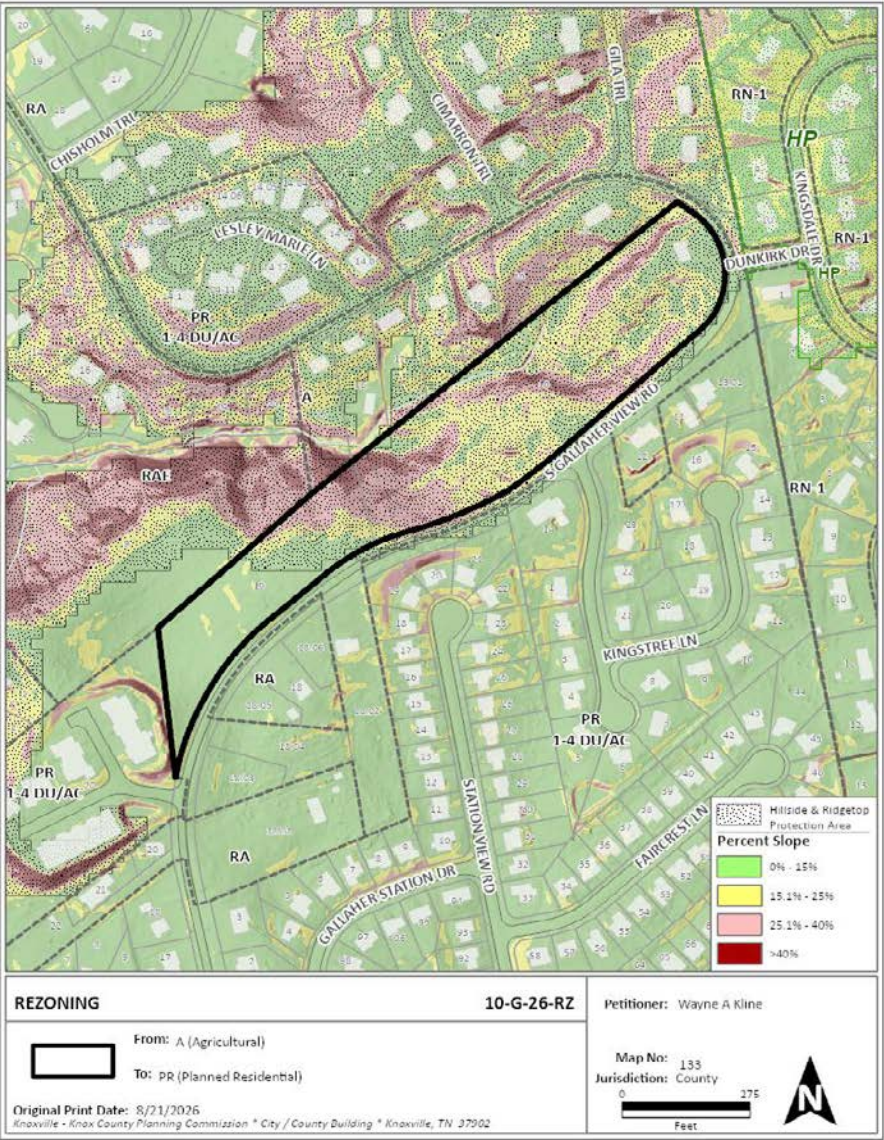
10-G-26-RZ



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	1.56	100%	1.56
15-25% Slope	2.46	50%	1.23
25-40% Slope	1.72	20%	0.34
Greater than 40% Slope	0.47	10%	0.05
Ridgetops			
Hillside Protection (HP) Area	6.21	Recommended disturbance budget within HP Area (acres)	3.18
		Percent of HP Area	51.2%





BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, TN 37932

Member
Tennessee Association
of Professional Surveyors

Land Surveyors  Land Planners

Phone (865) 692-4090
Facsimile (865) 692-4091

07 August 2026

Mr. Wayne Kline
Hodges Doughty & Carson Attorneys
PO Box 869
Knoxville, Tennessee 37901-0869

**Subject: CLT Map 133, Parcels 010 and 019
637 S. Gallaher View Road
Sight Distance Evaluation**

Dear Mr. Kline:

At your request, I have evaluated the properties represented as CLT Map 133, Parcels 010 and 019 regarding sight distance conditions. I determined that there exist adequate sight distance conditions as defined within the Knoxville-Knox County Subdivision Regulations, Section 3.04.J.5.b, along the easterly portion of Parcel 019.

S. Gallaher View Road has a posted speed limit of 30 miles per hour. I visited the site earlier today and field measured sight distances from said point on Parcel 019. I have attached an Exhibit Drawing that represents the point from which my measurements were conducted. The measured distances exceeded 300 feet by considerable amounts in both directions from the identified best point of access onto S. Gallaher View Road.

I hope this letter satisfies your needs regarding your rezoning request. Should you require anything further, please do not hesitate to contact me.

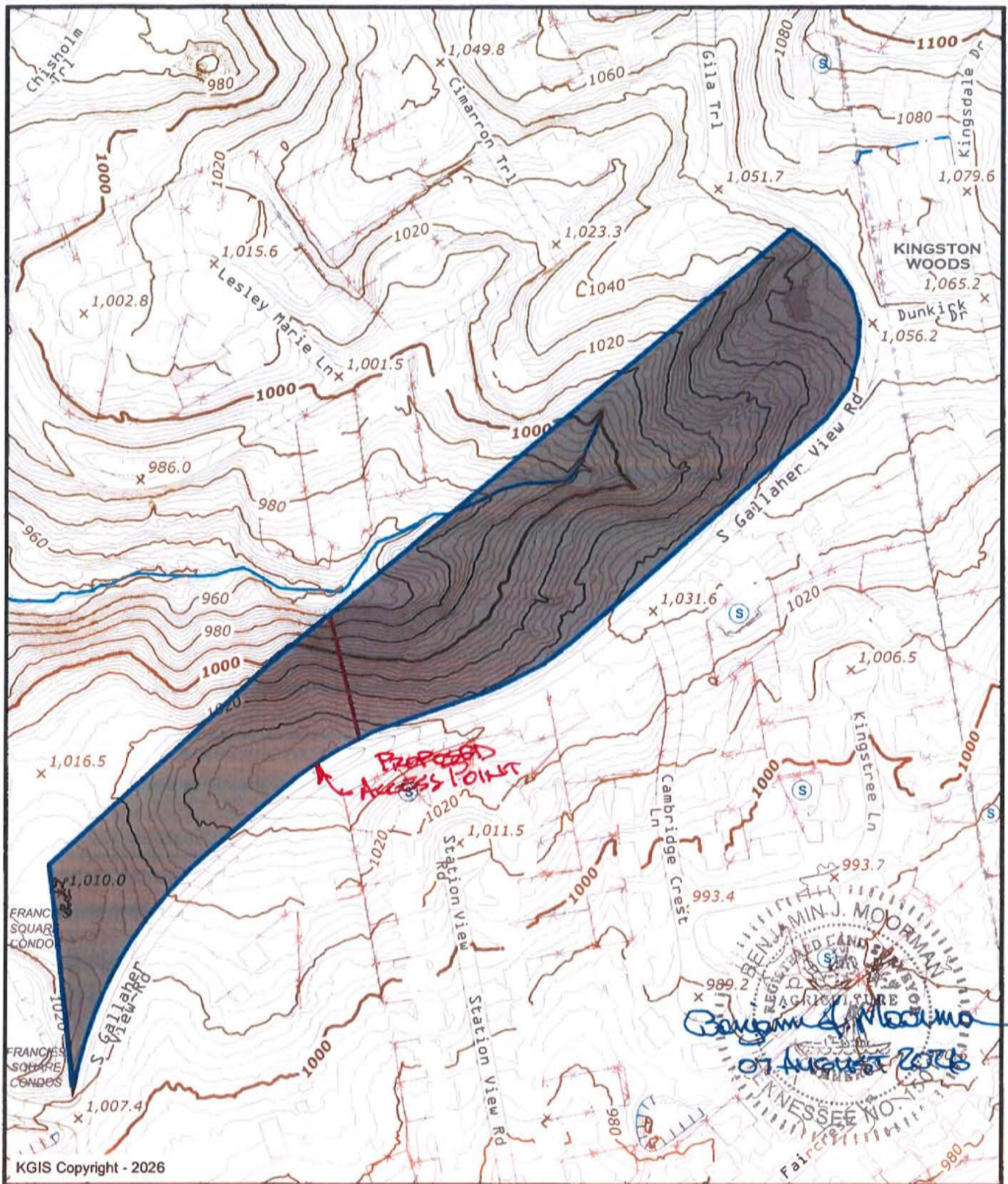
Sincerely,

**Benjamin J. Moorman, RLS/CFS
President
Benchmark Associates, Inc.**

BJM/klh

Enclosure





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Hodges Doughty & Carson Attorneys

637 S. Gallaher View Road

Sight Distance Exhibit

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/7/2026 at 10:00:33 AM



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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.

9/19/2026

Date to be Posted

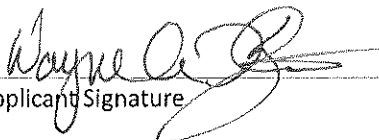
10/2/2026

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

Wayne Kline
Applicant Name

8/17/2026
Date