

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 8-A-25-SP Related File Number:
Application Filed: 7/21/2025 Date of Revision:
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: Westside of N Gallaher View Rd, north of Walbrook Dr, south of Broome Rd
Other Parcel Info.:
Tax ID Number: 119 L A 116 Jurisdiction: City
Size of Tract: 0.54 acres
Accessibility: Access is via N Gallaher View Road, a minor arterial with a pavement width of 58 ft within a right-of-way which varies from 110 ft to 125 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest County Plan Designation: N/A (no land use classification)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of commercial and service uses along the I-40 right-of-way and multifamily dwelling developments situated off N Gallaher View Road.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 N. Gallaher View Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: N/A (no zone)
Former Zoning:
Requested Zoning: C-R (Regional Commercial)
Previous Requests:
Extension of Zone: This would not be an extension of the plan designation.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: NA (no land use classification)
Requested Plan Category: CC (Community Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jake Beaumier

Staff Recomm. (Abbr.):

APPROVE the GC (General Commercial) land use classification because it is compatible with surrounding development and supports the C-R-2 (Regional Commercial) zoning district.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS, SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may include any of these):

INTRODUCTION TO SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE.

1. There have been no recent completions of public improvement projects relevant to this parcel, but existing infrastructure can easily support the uses contemplated under the GC land use classification.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. There are no apparent errors in the sector plan with regard to the subject parcel, but a new future land use classification is a necessary update as part of a City annexation.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. This parcel is being annexed into the City and needs to be assigned a future land use designation. The property's location and attributes are consistent with the intent of the GC designation.

TRENDS IN DEVELOPMENT, POPULATION, OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL.

1. There are no recent development trends relevant to the amendment of the plan designation for this parcel.

Action:

Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action:

APPROVE the GC (General Commercial) land use classification because it is compatible with surrounding development and supports the C-R-2 (Regional Commercial) zoning district.

Date of Approval:

8/14/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action: 9/2/2025

Date of Legislative Action, Second Reading: 9/16/2025

Ordinance Number:

Other Ordinance Number References: O-121-2025

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

