



2012 SOUTH COUNTY SECTOR PLAN



KNOXVILLE • KNOX COUNTY METROPOLITAN PLANNING COMMISSION



Governor John Sevier Highway Scenic Corridor Design Proposal

A major road improvement to widen Governor John Sevier Highway to a 4-lane divided facility is proposed by the Tennessee Department of Transportation (TDOT) for sometime between 2015 and 2024 for the segment between Alcoa Highway and Chapman Highway. This same segment of the highway holds a state level designation as a Rural Scenic Highway, however, this designation only prohibits junkyards and billboards within the corridor. The rest of Governor John Sevier Highway does not hold a state level designation.



Governor John Sevier was one of the founding fathers of Tennessee. The site of his homestead, Marble Springs, lies just off the highway.



Recently built metal structures in the corridor have spurred concerns by residents over the scenic quality of the corridor.

Community interests in more thorough protection of scenic resources have been heightened recently. This has arisen in response to recent residential and commercial development using building materials and types that disrupt the scenic quality of the corridor.

Both in response to community requests, as well as in the previous South County Sector Plan update of 2002, residents would like to see the rural scenic qualities of Governor John Sevier Highway protected as new

development occurs along the corridor. The following conceptual design guidelines are proposed to help protect the scenic quality of the corridor. However, to effectively implement these guidelines, corridor overlay zoning should be adopted.

Scenic Corridor Conceptual Design Guidelines

Public Realm:

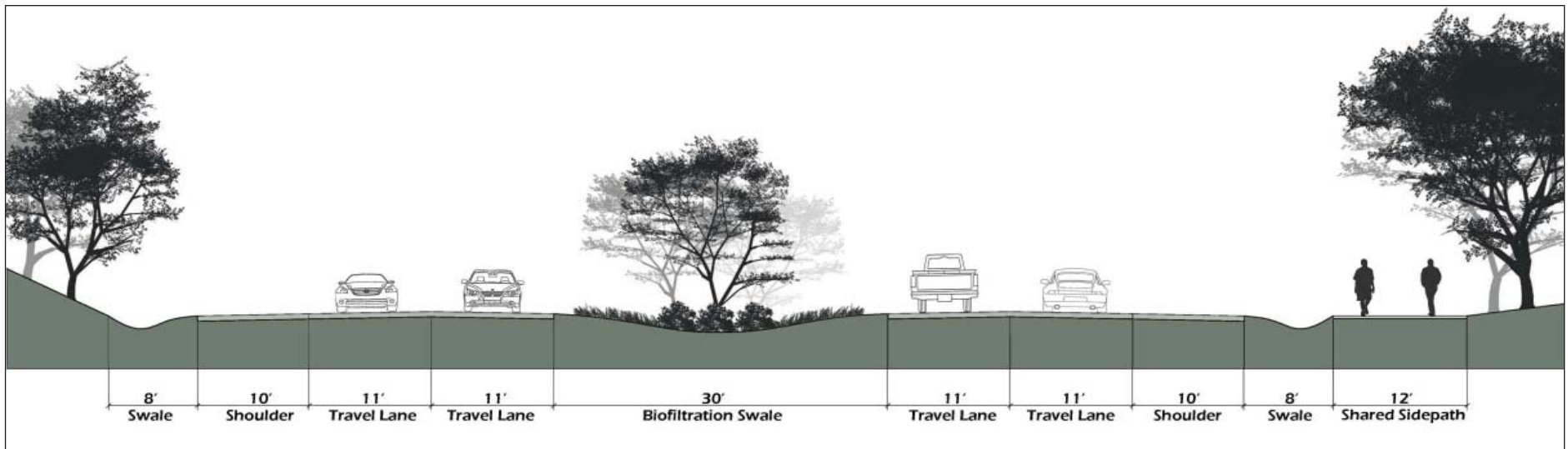
Since road widening to a FOUR-lane divided facility for Governor John Sevier Highway is expected in the near future, the following should be considered in the design of this right-of-way expansion.

Multi-modal, median divided, four-lane highway

- Four travel lanes with turning lane breaks at major intersections
- Landscaped separated, 12-foot wide bicycle/pedestrian sidepath

Green Highway Design

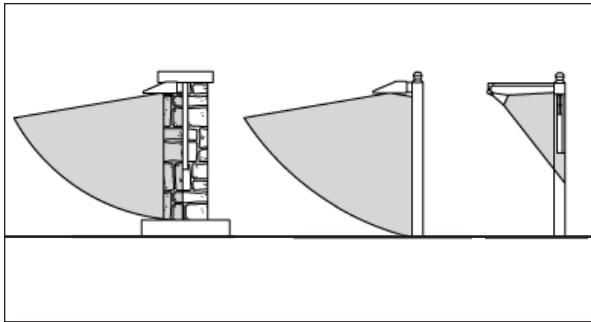
- Drainage swales
- Landscaping, including native trees and shrubbery within the rights-of-way



As TDOT widens Governor John Sevier Highway to a four-lane median-separated highway, the above illustration demonstrates how this highway can maintain a rural aesthetic. This example shows biofiltration swales in the median and grass swales on the side of the road to reduce and clean stormwater runoff and further protect bicyclists and pedestrians on the shared sidepath.

Lighting

- Public lighting limited to commercial nodes
- Dark sky lighting fixtures in commercial nodes



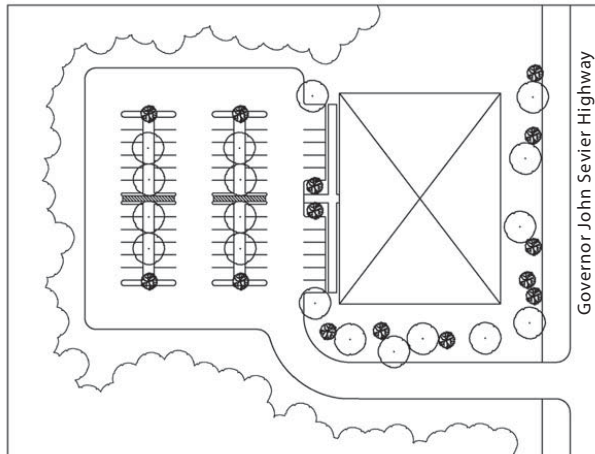
Lighting in both the public and private realm should adhere to 'dark sky' lighting standards to reduce light pollution throughout the corridor.

Private Realm:

For areas adjacent to the right-of-way, the following should be considered in development of a zoning overlay and subdivision regulations to protect scenic resources in the corridor.

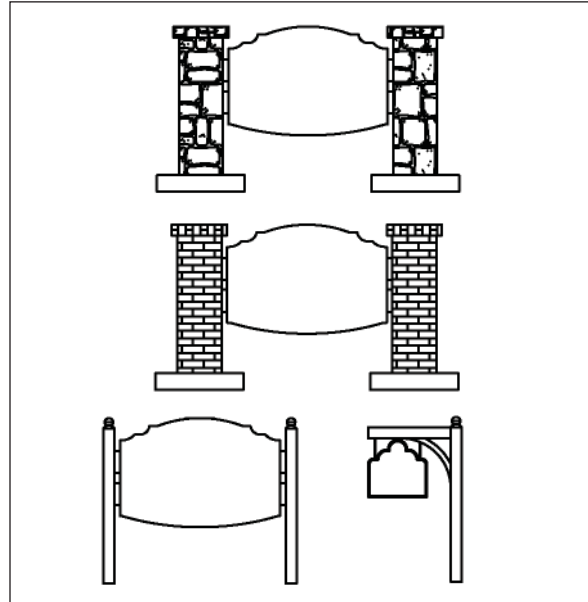
Access Management

- Shared access points to multiple tenant centers
- Limited access points for individual buildings
- Where possible, locate access points on streets instead of the highway
- Parking maximums and reduced parking minimums, with parking encouraged behind and to the side of structures



Sign Control

- Billboard prohibition along the entire South County corridor
- Uniform sign height, monument signs for individual buildings
- Master sign plan for multi-tenant centers



Sign controls should be implemented to help preserve the rural aesthetic of the corridor.

Site landscaping and woodland conservation

- Tree conservation with new construction
- Planting native tree species in parking areas and yards
- Planting trees and shrubs around buildings
- Prohibition on clearing and grading for non-residential uses on slopes over 25 percent

Recommended building materials, based on the best of current practice

- Brick, clapboard or clapboard-like material, square logs and stone
- Metal-sided with stone or brick on a majority of the façade

Window and doors (facing the highway)

- Entrance doors should be oriented to the highway
- Windows should compose at least one-quarter of the façade
- With unusual site constraints, an entrance door may be oriented to the side of the building and parking as long as windows face the highway
- Garages: doors should be oriented to the side of a building or the garage should be located behind the rear plane of a house or other structure

Uses not subject to overlay design review

- Houses under a 2,000 square foot footprint
- Agriculture with the exception of home occupations; structures used for such occupations should be constructed with (a) materials typical of South County residences, using clapboard or clapboard-like materials, square logs, stone, or brick, and (2) windows on every face of the structure.

Lighting

- Dark sky lighting fixtures
- Recessed canopies for gas pump and drive-through areas



This Weigel's has reduced light pollution impact on adjacent properties.

Setbacks

- Establishment of a general build-to line
- Allowances for setback averaging, given the varied nature of the terrain

Other Considerations

- Limited new commercial development at significant intersections, like Maryville Pike and Chapman Highway
- Office, public/institutional, and residential uses as the predominant land use pattern