



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 12-G-21-RZ

AGENDA ITEM #: 14

12-A-21-SP (REVISED)

AGENDA DATE: 12/9/2021

► **APPLICANT:** ROBERT W. MONDAY

OWNER(S): Robert W. Monday

TAX ID NUMBER: 122 O J 005

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 0 Mount Vernon Dr.

► **LOCATION:** East of Dresser Road, south of Mount Vernon Drive

► **TRACT INFORMATION:** 1.21 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Dresser Road, a local road, with a pavement width of 40-ft to 50-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RB (General Residential) & RA (Low Density Residential)

► **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) / SC (Shopping Center)

► **EXISTING LAND USE:** Single family residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, MU-SD SCO-3 and SC are adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Right-of-Way / ROW (Right-of-Way) / RA (Low Density Residential)

South: Commercial / MU-SD SCO-3 (Alcoa Highway Small Area) / SC (Shopping Center)

East: Single family residential / LDR (Low Density Residential) / RA (Low Density Residential)

West: Right-of-way / ROW (Right-of-Way) / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is adjacent to the major improvements along Alcoa Highway at the Dresser Road flyover. It abuts a low density residential neighborhood and is adjacent to strip commercial development.

STAFF RECOMMENDATION:

- ▶ **Approve the South County Sector Plan amendment to the MU-SD SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area) land use classification because it is a minor extension of the land use class and there have been major adjacent infrastructure improvements.**
- ▶ **Approve SC (Shopping Center) zoning because it is a minor extension of the existing zoning.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area is adjacent to the major infrastructure improvements for Alcoa Highway. This parcel is also immediately adjacent to the new frontage road and flyover, Dresser Road.

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

1. While the Alcoa Highway improvements were anticipated during the last sector plan update for this area, the exact design was uncertain. The addition of the frontage road along the east side of Alcoa Highway increases accessibility for the adjacent areas.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan, however, this is a minor extension of the existing mixed use special district along the corridor.

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

1. Vacancy of commercial and office properties has increased along this corridor over the last decade while the Alcoa Highway improvements were designed and constructed. Commercial, office, and residential development is anticipated to increase in the areas adjacent to the highway, as safety and access have improved.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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. This area is adjacent to the major infrastructure improvements for Alcoa Highway. This parcel is also immediately adjacent to the recently completed new frontage road and flyover, Dresser Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The SC (Shopping Center) Zone is intended to encourage and insure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county.
2. The purpose of the SC zone district is: a) to promote safe and efficient movement of traffic within the site of the shopping center and in connection with adjacent access streets, b) to lessen the adverse effects such shopping centers might have on the uses of adjacent land, and c) to prohibit the development of uses of a heavy repair, wholesaling, industrial, and residential character in SC, Shopping Center Zones.
3. The SC zone district requires a development plan to be approved by the Planning Commission.

THE 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. Where adjacent to residentially zoned properties, the SC zone district requires a 50-ft setback and screening as part of a development plan.
2. The required review of a development plan by the Planning Commission for this zone district encourages impacts to be addressed through site design.

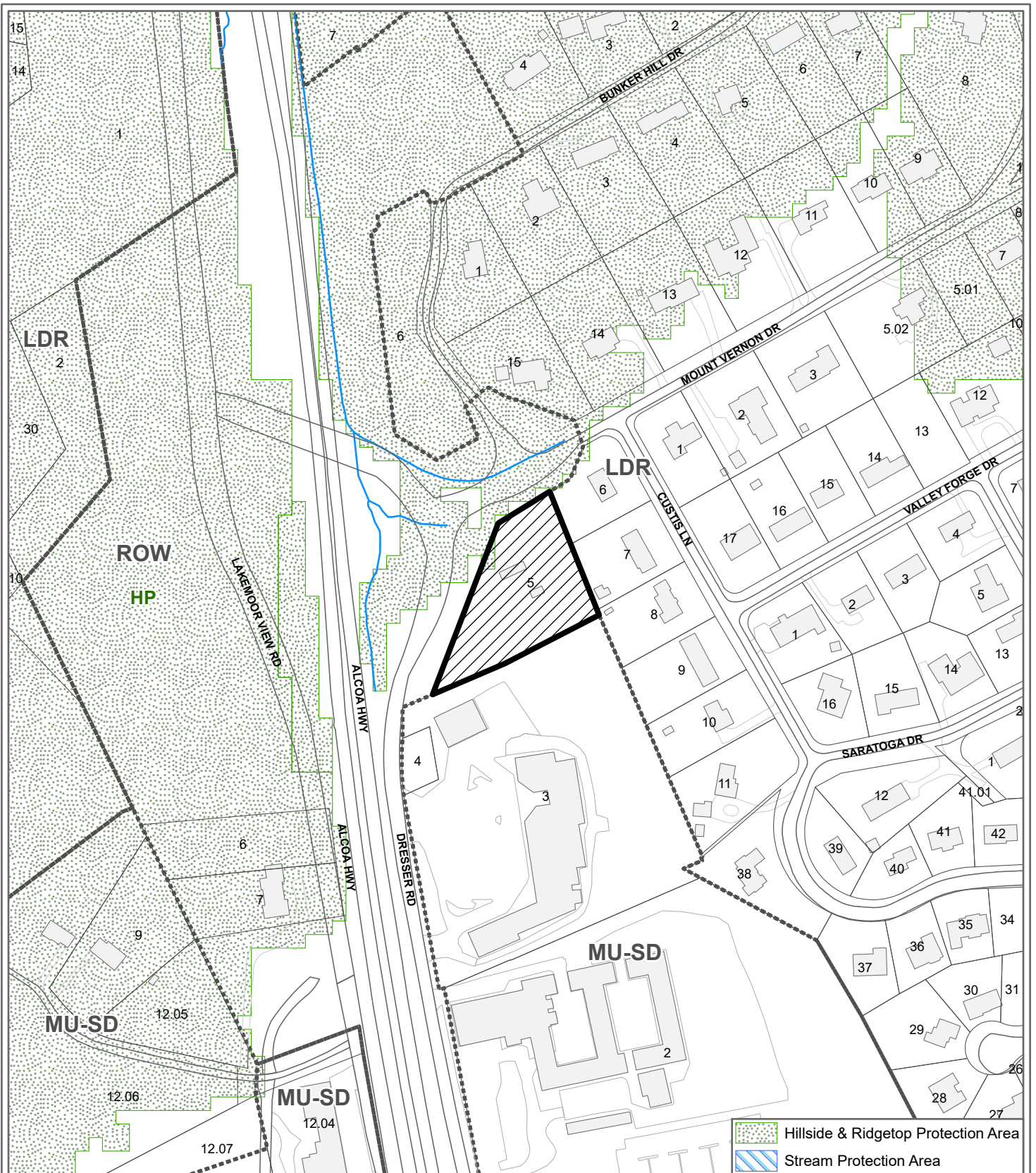
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended SC zone district is in compliance with the recommended South County Sector Plan amendment to MU-SD SCO-3 (Alcoa Highway Small Area).
2. The amendment is in compliance with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

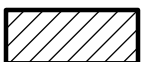
If approved, this item will be forwarded to Knox County Commission for action on 1/24/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**12-A-21-SP / 12-G-21-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: MU-SD (Mixed Use Special District)

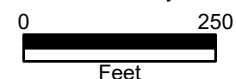


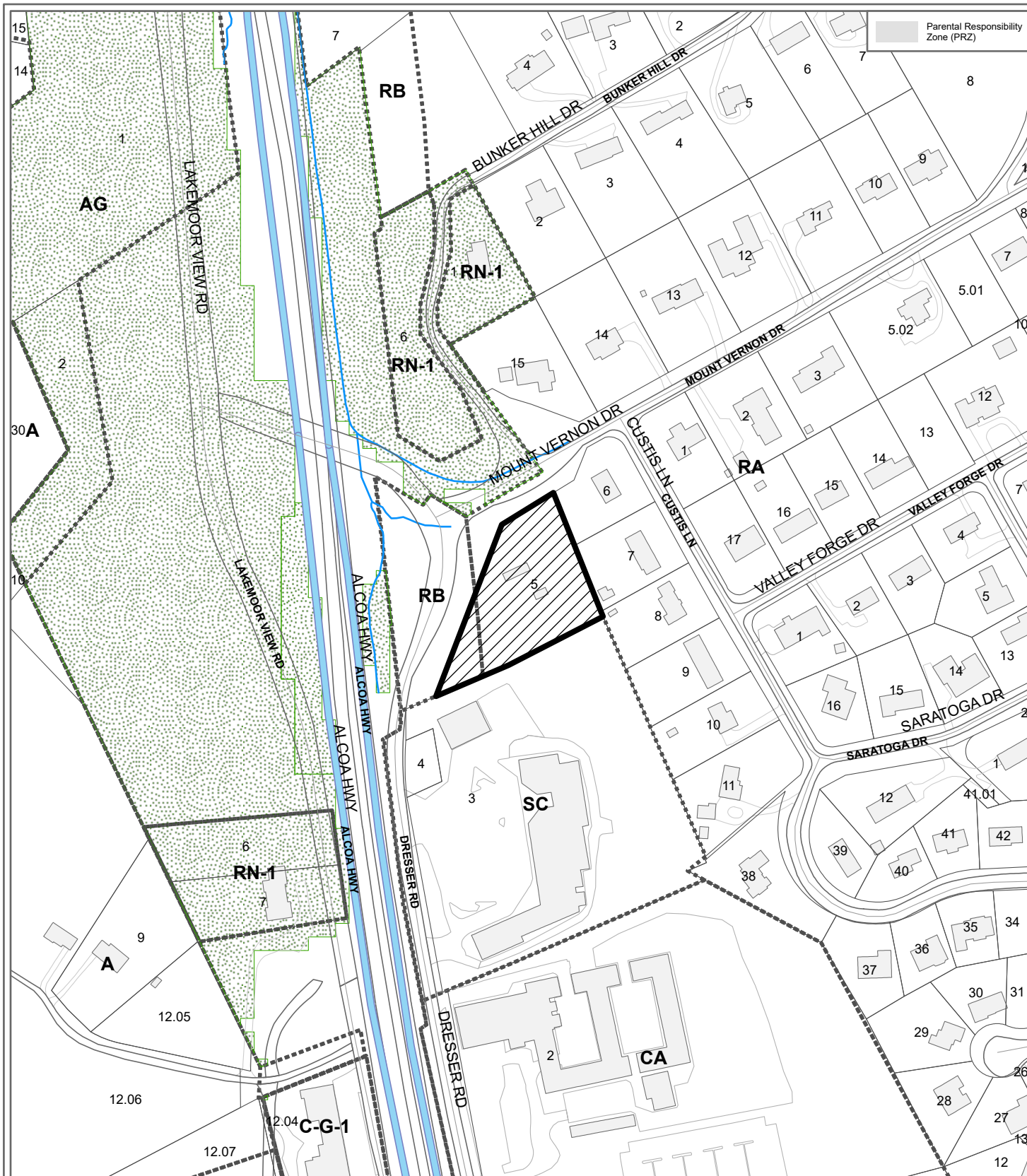
Original Print Date: 11/15/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Robert W. Monday

Map No: 122

Jurisdiction: County

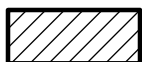




12-G-21-RZ REZONING

From: RB (General Residential) & RA (Low Density Residential)

To: SC (Shopping Center)

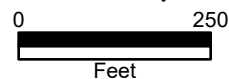


Original Print Date: 11/15/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Robert W. Monday

Map No: 122

Jurisdiction: County



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Robert W. Monday has submitted an application for an amendment to the South County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Low Density Residential to Mixed Use Special District, Alcoa Highway Small Area consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on December 9, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South County Sector Plan, with its accompanying staff report and map, file #12-A-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 12-G-21-RZ / 12-A-21-SP Contextual Images

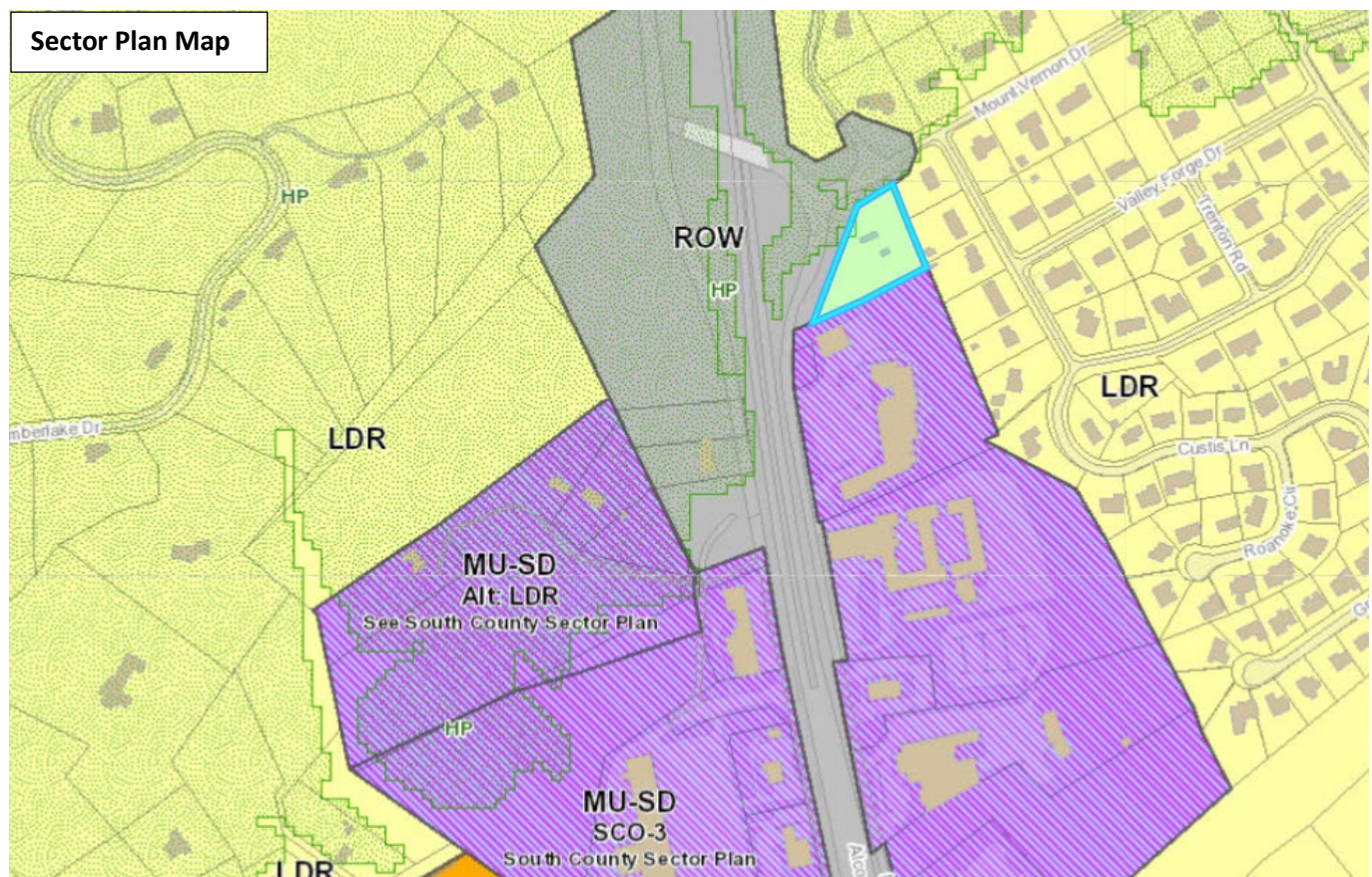
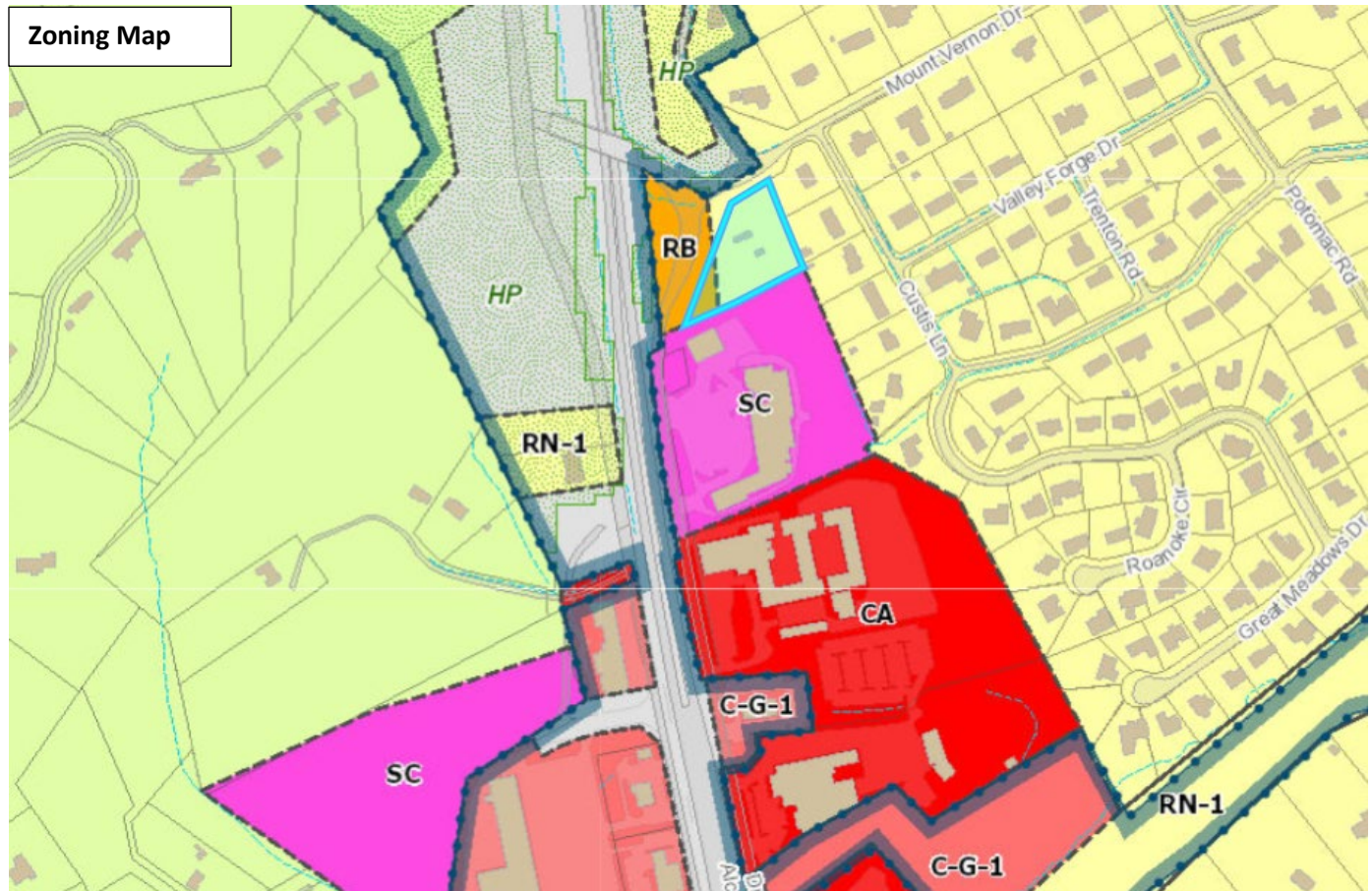
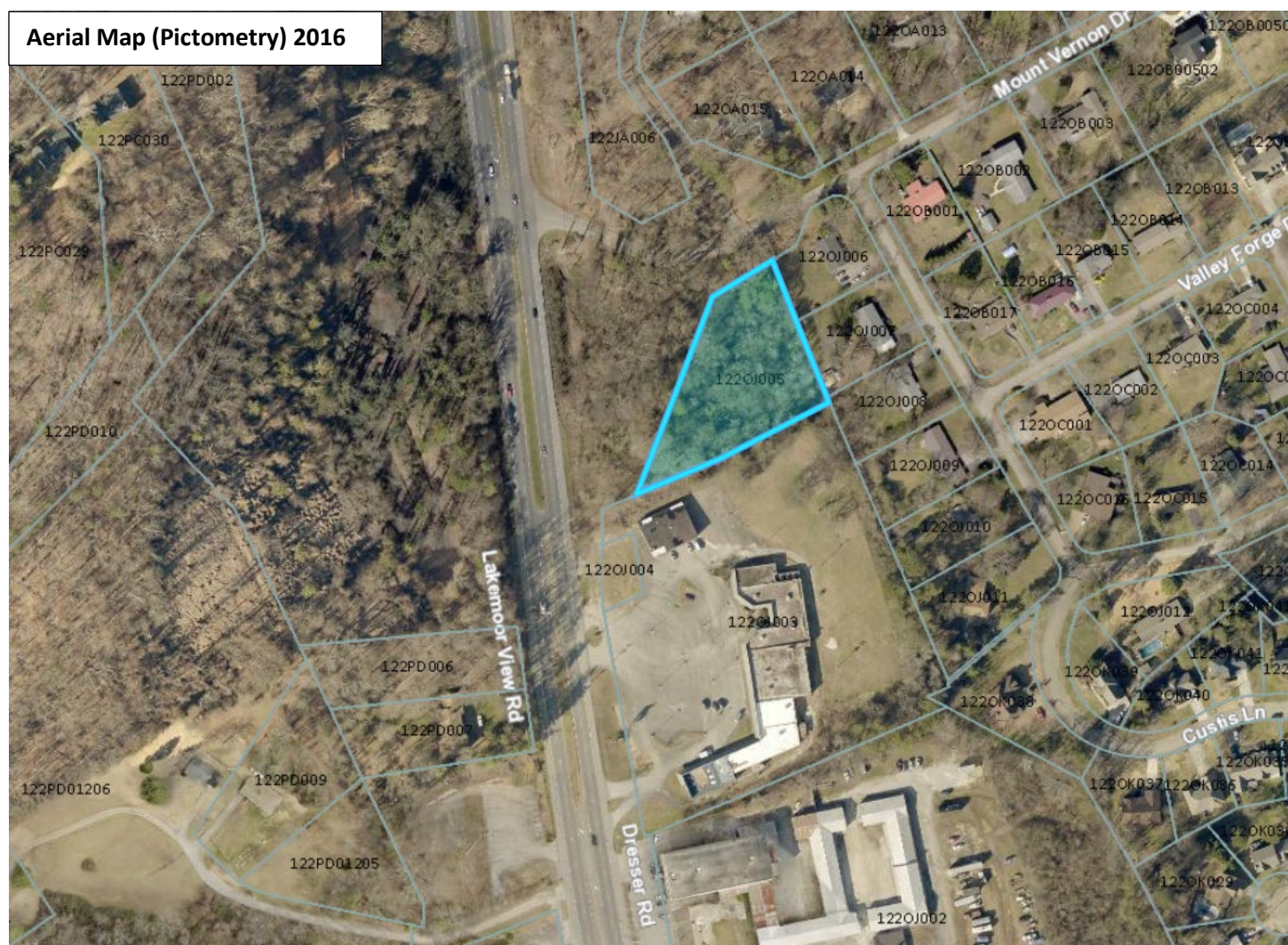


Exhibit B. 12-G-21-RZ / 12-A-21-SP Contextual Images



Exhibit B. 12-G-21-RZ / 12-A-21-SP Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☐ OYP
☒ Rezoning

Robert W. Monday
Applicant Name

Owner
Affiliation

10/25/21
Date Filed

12/19/21
Meeting Date (if applicable)

12-G-21-RZ
12-A-21-SP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

David Harbin
Name

Babson & Hines
Company

4334 Papermill Drive
Address

Knoxville TN
City State

37907
ZIP

588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Robert W. Monday
Owner Name (if different)

902 Kermit Drive
Owner Address
Knoxville TN 37912

219-9000
Owner Phone

2816 Alcoa Highway 2
Property Address

1220J-005
Parcel ID

KUB
Sewer Provider

0 Mount Vernon Drive &
KUB
Water Provider

N/
Septic (Y/N)

STAFF USE ONLY

East of Dresser Road, south of Mount Vernon Dr

1.21
1.12 ac

General Location

Tract Size

☐ City ☒ County
District

9th

RB & RA

Zoning District

Single family residential

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

December 2020

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

Proposed Zoning SC

☒ Plan Amendment Change

Proposed Plan Designation(s) MV-SD

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0326

\$1,000.00

Fee 2

0526

\$600.00

Fee 3

Total

\$1,600.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

David Harbom

Please Print

David Harbom

Date

10/25/21

Phone Number

588-6472

Email

harbom@bhm-p.com

Liz Albertson
Staff Signature

liz.albertson@knoxplanning.org
Please Print

10/25/2021 swm
Date