



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-D-21-SP

AGENDA ITEM #: 19

AGENDA DATE: 7/8/2021

▶ **APPLICANT:** **DOMINION GROUP**
OWNER(S): Amex Leasing, Inc.

TAX ID NUMBER: 135 G A 009 & 007

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 3305 , 3125 & 3155 Maloney Rd.

▶ **LOCATION:** **East side of Dresser Road, north side of Maloney Road**

▶ **APPX. SIZE OF TRACT:** **6.75 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Within the City of Knoxville

ACCESSIBILITY: Access is via Maloney Road, a local road with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **O (Office) / O (Office) & RN-1 (Single-Family Residential Neighborhood)**

▶ **PROPOSED PLAN DESIGNATION:** **MDR/O (Medium Density Residential/Office)**

▶ **EXISTING LAND USE:** **Office, rural residential**

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential, office / O (Office), LDR (Low Density Residential)

South: Commercial, public/quasi-public / O (Office), CI (Civic Institutional)

East: Rural residential / LDR (Low Density Residential)

West: Right-of-way / ROW (Right-of-Way)

NEIGHBORHOOD CONTEXT The area is adjacent to the major improvements along Alcoa Highway. A mix of office and commercial uses are adjacent to the corridor, as well as a large church. The surrounding area to the east are single-family residential neighborhoods and some large rural residential lots.

STAFF RECOMMENDATION:

▶ **Approve MDR/O (Medium Density Residential/Office) because it provides a transitional land use**

between the highway corridor and the adjacent single family residential neighborhoods.

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. Improvements in the Alcoa Highway facilities that have already been constructed and forthcoming improvements warrant reconsideration of the land use plan in the corridor, particularly at the intersections where flyovers and new consolidated access points have been provided, such as the one at Maloney Road.

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

1. The Alcoa Highway improvements have been constructed within the last few years and provided for safer, limited access to Alcoa Highway and provided a frontage road on the southeastern side of the highway, which this property is adjacent to as well.
2. This property is adjacent to the interchange improvements at Alcoa Highway and Maloney Road and adjacent to the new frontage road along Alcoa Highway, Dresser Road.
3. A new access into the site has also been provided as part of the interchange improvements at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no major errors or omissions in the plan.

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

1. Since 2000 the population along the Alcoa Highway corridor has decreased by approximately 17 percent, while the rest of Knox County has seen an approximate increase of 20 percent.
2. Vacancy rates for commercial and office uses have also decreased within the corridor.

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.

ESTIMATED TRAFFIC IMPACT: 1739 (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: 18 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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 Knoxville City Council for action on 8/10/2021 and 8/24/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-H-21-RZ **AGENDA ITEM #:** 19
7-C-21-PA **AGENDA DATE:** 7/8/2021

▶ **APPLICANT:** **DOMINION GROUP**
OWNER(S): Amex Leasing, Inc.

TAX ID NUMBER: 135 G A 009 & 007 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 3305 , 3125 & 3155 Maloney Rd.

▶ **LOCATION:** **East side of Dresser Road, north side of Maloney Road**

▶ **TRACT INFORMATION:** **6.75 acres.**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Within the City of Knoxville

ACCESSIBILITY: Access is via Maloney Road, a local road with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** **O (Office) / O (Office) / RN-1 (Single-Family Residential Neighborhood)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)**

▶ **EXISTING LAND USE:** **Office, rural residential**

▶
EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION,
ZONING North: Single family residential, office / O (Office), LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood Zoning District), C-G-1 (General Commercial Zoning District)

South: Commercial, public/quasi-public / O (Office), CI (Civic Institutional) / C-H-1 (Highway Commercial Zoning District) / RA (Low Density Residential)

East: Rural residential / LDR (Low Density Residential) / RA (Low Density Residential)

West: Right-of-way / ROW (Right-of-Way) / No Zone (ROW)

NEIGHBORHOOD CONTEXT: The area is adjacent to the major improvements along Alcoa Highway. A mix

of office and commercial uses are adjacent to the corridor, as well as a large church. The surrounding area to the east are single-family residential neighborhoods and some large rural residential lots.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods.**

- ▶ **Approve RN-5 (General Residential Neighborhood) zoning because it provides a transition down from the Alcoa Highway corridor to the adjacent single-family residential neighborhoods.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant amending the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The Alcoa Highway improvements have been constructed within the last few years and provided for safer, limited access to Alcoa Highway and provided a frontage road on the southeastern side of the highway, which this property is adjacent to as well.
2. This property is adjacent to the interchange improvements at Alcoa Highway and Maloney Road and adjacent to the new frontage road along Alcoa Highway, Dresser Road.
3. A new access into the site has also been provided as part of the interchange improvements at this location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. Since 2000 the population along the Alcoa Highway corridor has decreased by approximately 17 percent, while the rest of Knox County has seen an approximate increase of 20 percent.
2. Vacancy rates for commercial and office uses have also decreased within the corridor.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: 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 GENERALLY:

1. The Alcoa Highway improvements have been constructed within the last few years and provided for safer, limited access to Alcoa Highway and provided a frontage road on the southeastern side of the highway, which this property is adjacent to as well.
2. This property is adjacent to the interchange improvements at Alcoa Highway and Maloney Road and adjacent to the new frontage road along Alcoa Highway, Dresser Road.
3. A new access into the site has also been provided as part of the interchange improvements at this location.
4. Since 2000 the population along the Alcoa Highway corridor has decreased by approximately 17 percent, while the rest of Knox County has seen an approximate increase of 20 percent.
5. Vacancy rates for commercial and office uses have also decreased within the corridor.

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

1. The RN-5 (General Residential Neighborhood) Districts intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-

family dwellings.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There appear to be no steep slopes, blue line streams, or floodplains located on the property.
2. The development will be required to comply with all aspects of the stormwater ordinance.
3. Sidewalks will be required along street frontages.
4. The RN-5 zone also permits a range of housing types from single and two-family dwellings to townhomes and multi-family dwellings, while the RN-1 zone permits single family dwellings, and as a "special use" two-family (duplexes) as a special use.
5. Building height is limited to 35 ft in both RN-1 and RN-5 zone districts and in the majority of the adjacent surrounding single family residential zoned areas to the east that are subject to Knox County Zoning Ordinance and are zoned RA (Low Density Residential).
6. The RN-5 will provide a transitional land use opportunity between the high speed traffic and adjacent commercial uses along the Alcoa Highway corridor and the neighboring low density residential neighborhood.

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 proposed amendment to the South County Sector Plan amending this parcel to the MDR/O (Medium Density Residential/Office) designation would support RN-5 zoning.
2. This would provide a transitional land use opportunity between the single family residential neighborhoods adjacent to the east and the Alcoa Highway, as well as providing for additional residential housing in the corridor.

ESTIMATED TRAFFIC IMPACT: 1739 (average daily vehicle trips)

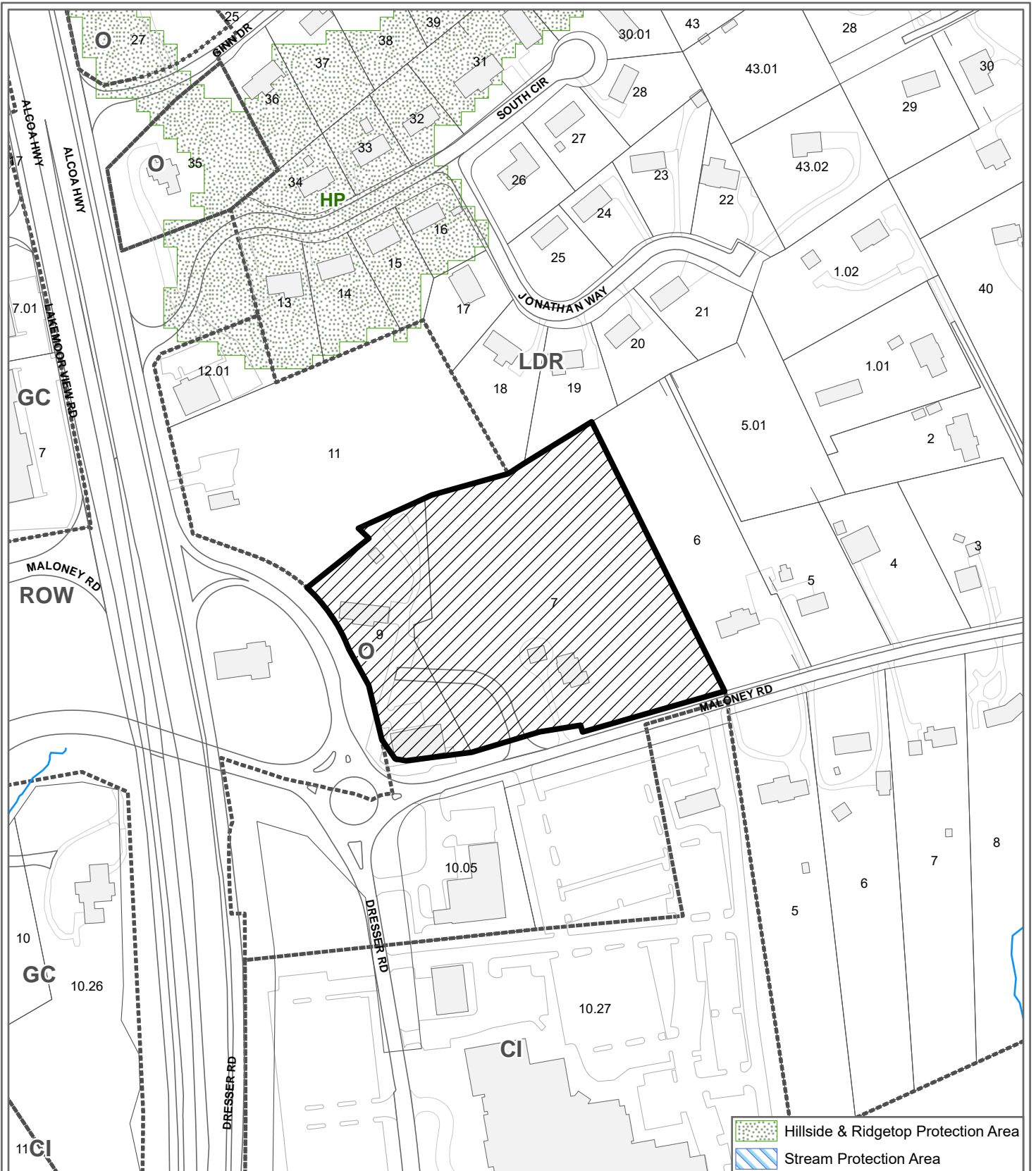
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**7-D-21-SP
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: O (Office)

To: MDR/O (Medium Density Residential/Office)

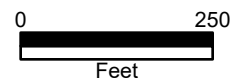


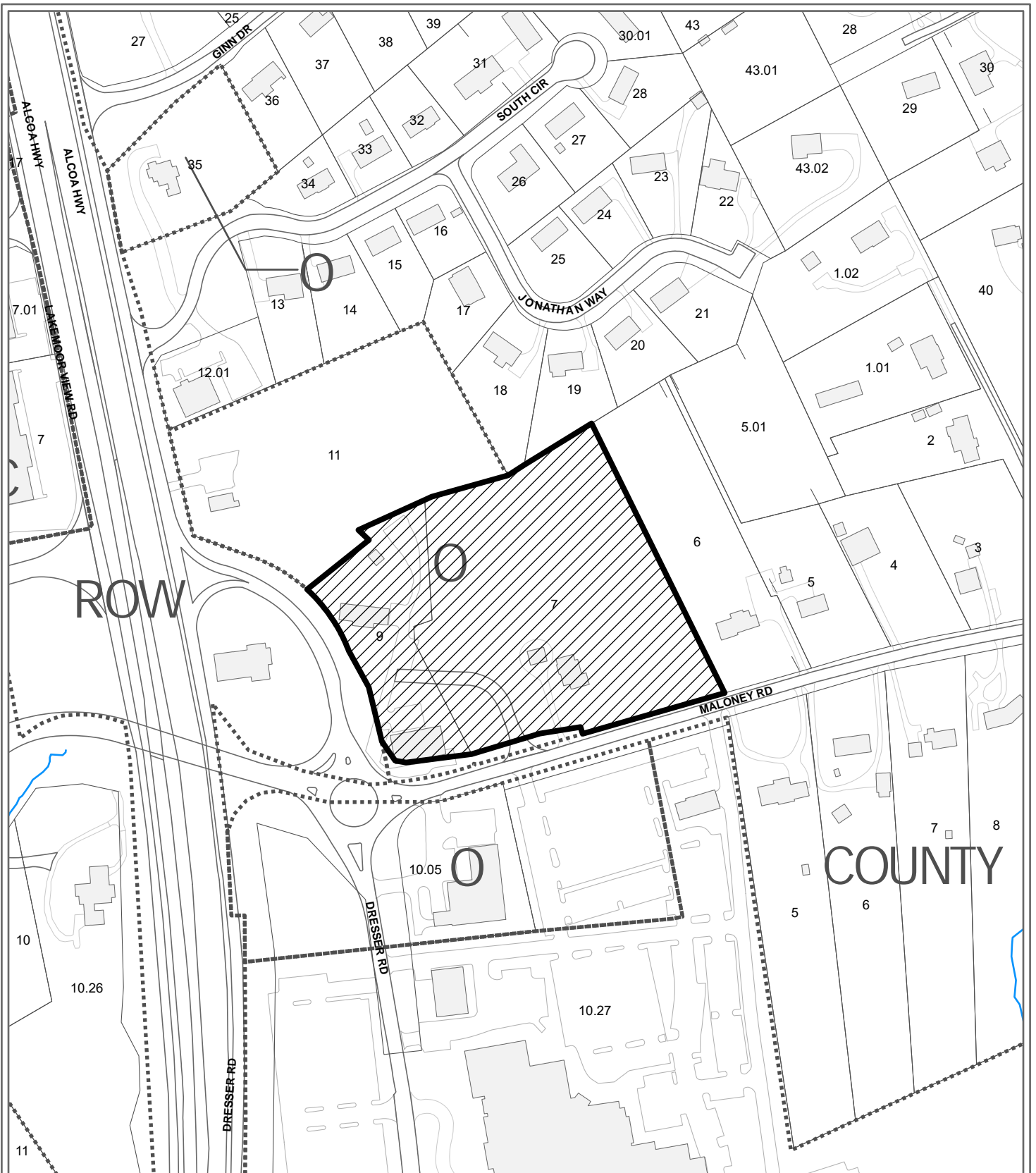
Petitioner: Dominion Group

Map No: 135

Jurisdiction: City

Original Print Date: 6/8/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

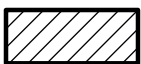




**7-C-21-PA / 7-H-21-RZ
PLAN AMENDMENT**

From: O (Office)

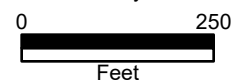
To: MDR/O (Medium Density Residential/Office)



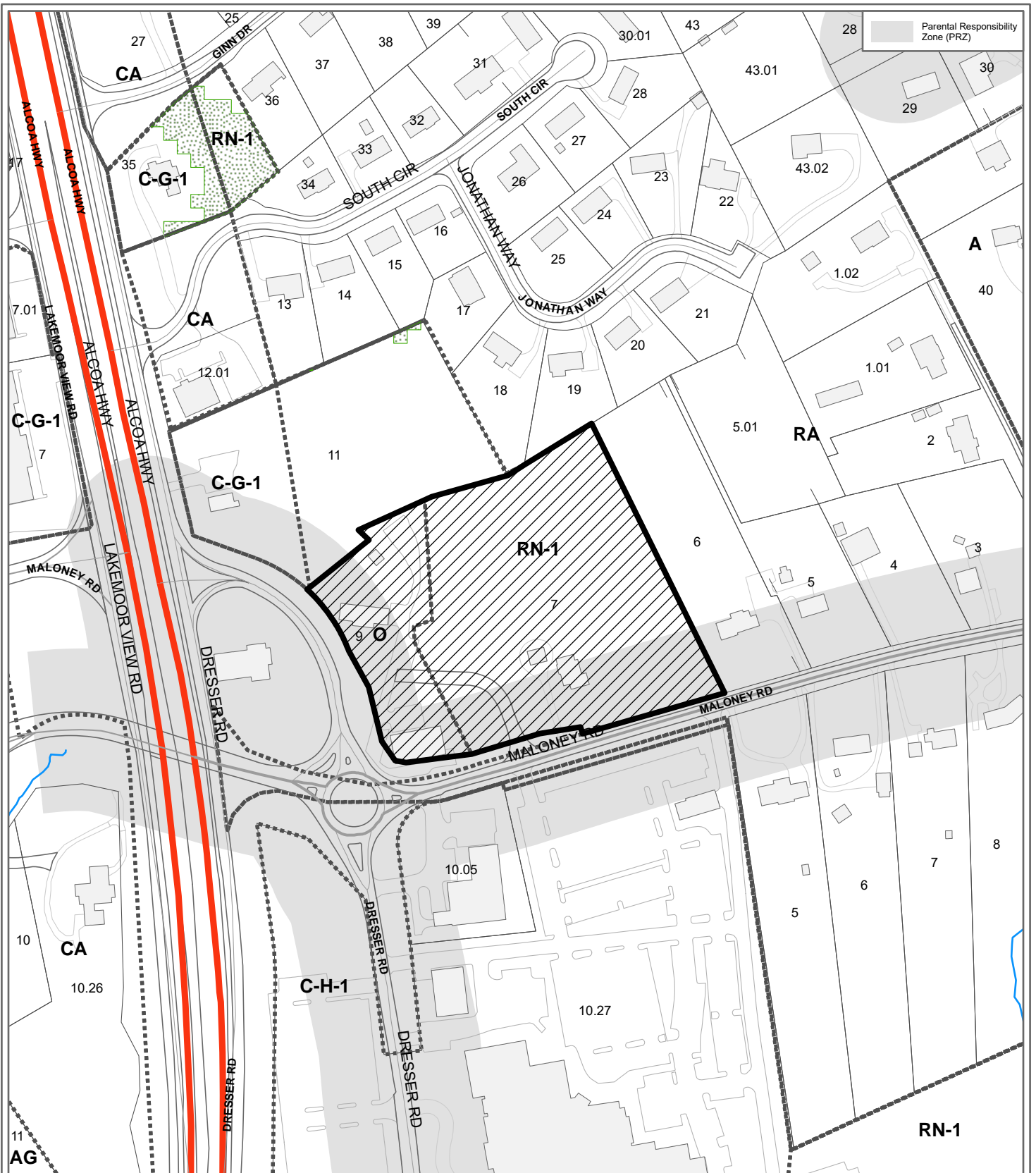
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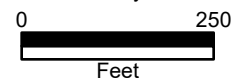
**7-H-21-RZ
REZONING**

From: O (Office) / RN-1 (Single-Family Residential Neighborhood)
To: RN-5 (General Residential Neighborhood)



Petitioner: Dominion Group

Map No: 135
Jurisdiction: City



Original Print Date: 6/8/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



***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, Sean Chalmers / Dominion Group 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 Office to Medium Density Residential/Office 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 July 8, 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 #7-D-21-SP.

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

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

Date

Chairman

Secretary

Exhibit B. 7-H-21-RZ / 7-C-21-PA / 7-D-21-SP Contextual Images

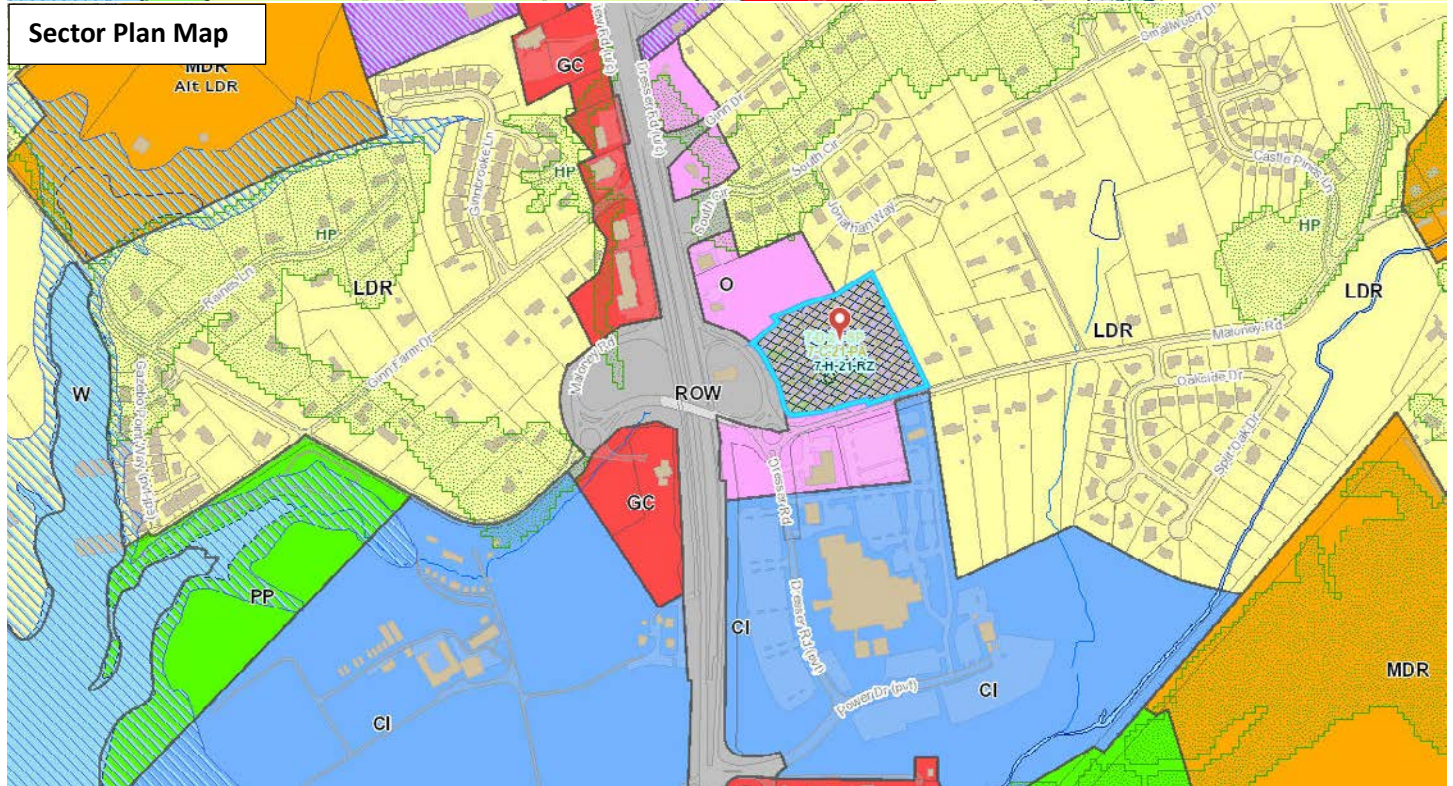
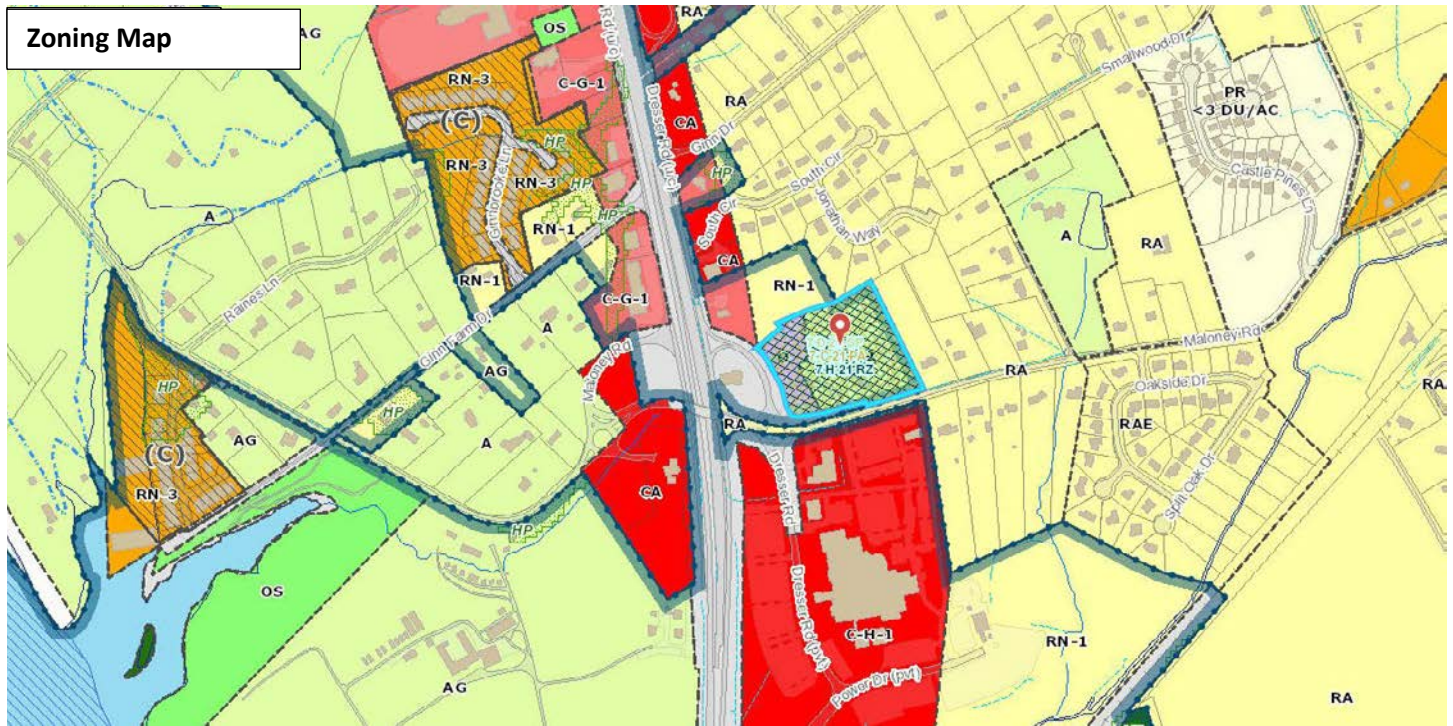


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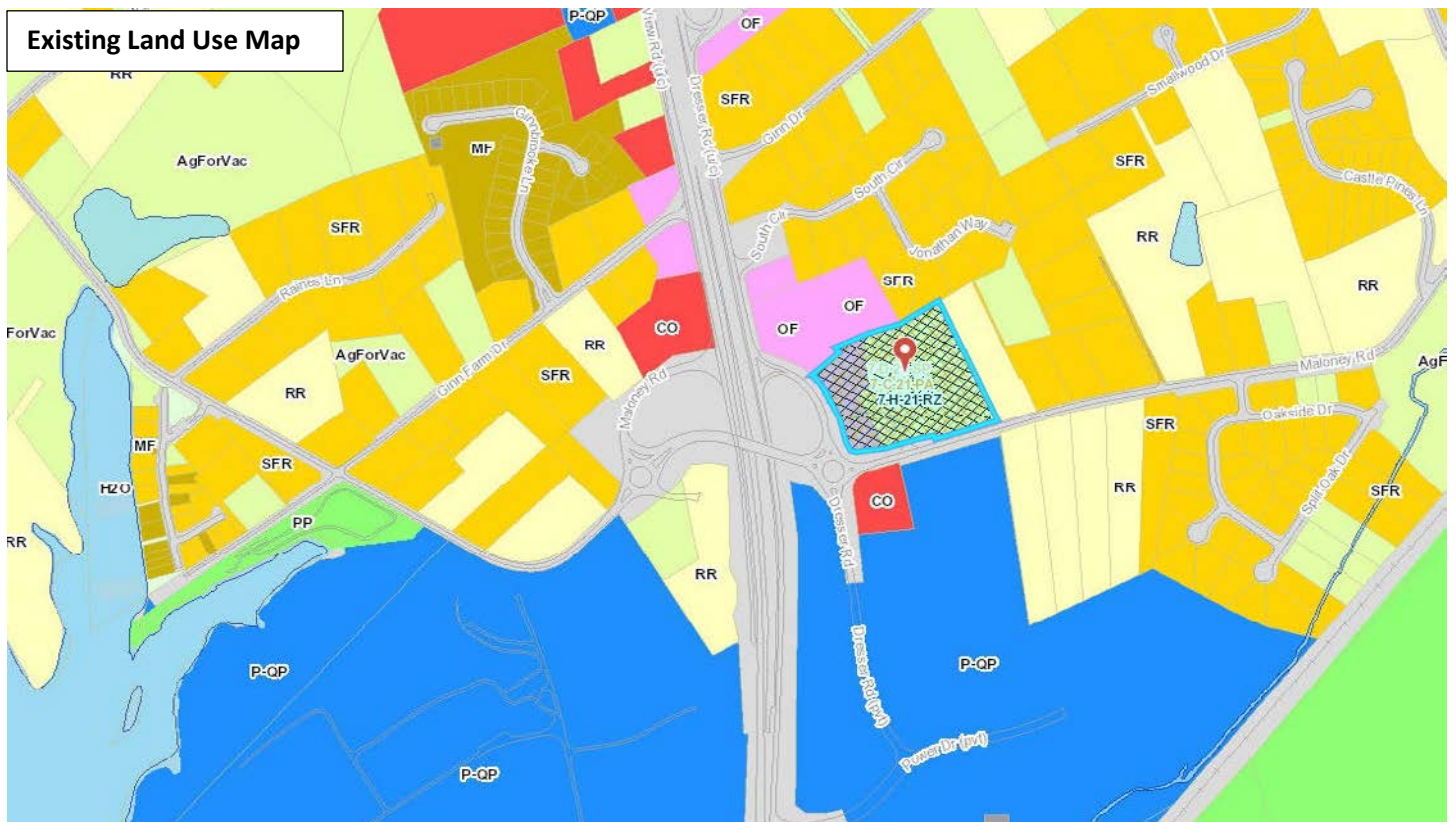
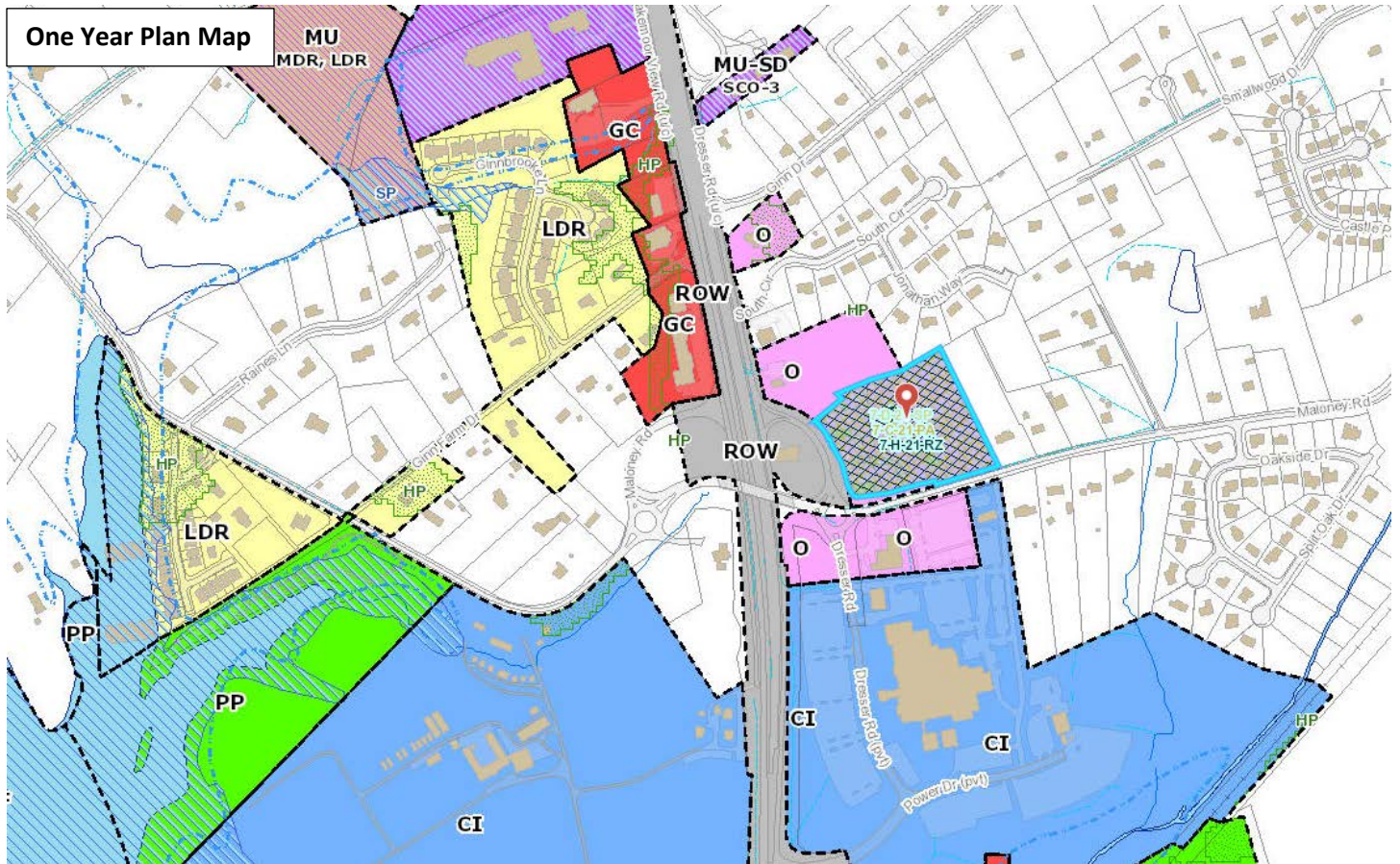


Exhibit B. 7-H-21-RZ / 7-C-21-PA / 7-D-21-SP Contextual Images

Population Trends Along Alcoa Highway Corridor (2000 to 2019)



Date: June 4, 2021

Proposed Area:

This area is located in Knox County, in the state of Tennessee

It is located within or touches the following 2010 census tract(s): 47093005604, 47093003500.

Similarly, it is located within or touches the following zip code(s): 37920, 37777, 37919, 37916.

Data presented in this report summarize the geographies specified in the citation information in each section.

Population Trends:

As of the period 2015-2019, this area was home to an estimated 7,853 people.

Population	2000	2010	2015-2019	Change 2000 to 2015-2019 (%)
Area	9,486	7,505	7,853	-17.21%
Counties (Knox)	382,032	432,226	461,104	20.7%
State (Tennessee)	5,689,283	6,346,105	6,709,356	17.93%

Source: [Census](#).

Data aggregated by:

2000 Data Contains: 2 Census Tracts

2010 - 2015-2019 Data Contains: 5 Census Block Groups



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

Dominion Group

Applicant Name

Affiliation

5/24/2021

7/8/21

Date Filed

Meeting Date (if applicable)

File Number(s)

7-H-21-RZ
7-D-21-SP
7-C-21-PA

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

Sean Chalmers

Dominion Group

Name

Company

3834 Sutherland Ave

Knoxville

TN

37919

Address

City

State

ZIP

865-809-9059

SeanC@dominiondg.com

Phone

Email

CURRENT PROPERTY INFO

Amex Leasing Inc.

3305 Maloney Road

Owner Name (if different)

Owner Address

Owner Phone

3305 Maloney Road & 3125 Maloney Road

135GA009 & 135GA007

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Dresser Rd, North side of Maloney Rd

~~6.51~~ ac +/- **6.57**

General Location

Tract Size

City County

1st

O, RN-1

OF, RR

District

Zoning District

Existing Land Use

South County

O

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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

RN-5

Proposed Zoning

Plan Amendment Change

MDR/O

Proposed Plan Designation(s)

6.75 AC / 29.6 UNIT/AC = 200 UNITS

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

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		Total
0325	928.00	
Fee 2		
0517	800.00	
Fee 3		
0527	800.00	2,528.00

AUTHORIZATION

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


 Applicant Signature

Digitally signed by Sean Chalmers
 DN: cn=US, e=sean@dominiondg.com, o=Dominion Development Group, cn=Sean
 Chalmers
 Reason: I am approving this document
 Control Info: 865-809-9059
 Date: 2021.05.24 15:51:32-0400

Dominion Group

5/24/2021

865-809-9059

Please Print

Date

Phone Number

seanc@dominiondg.com

Email


 Staff Signature

Marc Payne

5/25/2021

Please Print

Date