



# PLAN AMENDMENT REPORT

▶ **FILE #:** 11-A-22-PA **AGENDA ITEM #:** 11

**AGENDA DATE:** 11/10/2022

▶ **APPLICANT:** KNOXVILLE-KNOX COUNTY PLANNING  
**OWNER(S):**

**TAX ID NUMBER:** 135 122 MULTIPLE PROPERTIES [View map on KGIS](#)

**JURISDICTION:** Council District 1

**STREET ADDRESS:** Multiple (see list)

▶ **LOCATION:** **Along Alcoa Highway, roughly between Maloney Road to the south and Mount Vernon Drive to the north**

▶ **APPX. SIZE OF TRACT:** acres

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access to these properties is via frontage roads on each side of Alcoa Highway and from Maloney Road to the south and Mount Vernon Road to the north and east, both of which are local roads.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **GC (General Commercial), O (Office), MDR/O (Medium Density Residential/Office) & ROW (Right-of-Way) /**

▶ **PROPOSED PLAN DESIGNATION:** **MU-SD, SCO-3 (MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan)**

▶ **EXISTING LAND USE:** **Commercial, office, and single family residential**

**EXTENSION OF PLAN DESIGNATION:** Yes, MU-SD, SCO-3 is adjacent on both sides of Alcoa Highway to the north

**HISTORY OF REQUESTS:** Many individual requests have been made over the years, the vast majority of which were to commercial zones

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Commercial - MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan), LDR (Low Density Residential), & HP (Hillside Protection)

South: Public, quasi-public land - CI (Civic Institutional)

East: Single family residential - LDR (Low Density Residential) & HP (Hillside Protection)

West: Multifamily residential and single family residential - LDR (Low Density Residential), MDR (Medium Density Residential) & HP (Hillside Protection)

**NEIGHBORHOOD CONTEXT:** The area is adjacent to the recently completed 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 and are single-family residential neighborhoods and some large rural residential lots.

---

**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to extend the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification to include the parcels shown on Exhibit A to make it consistent with the South County Sector Plan map.**

**COMMENTS:**

The purpose of this request is to propose a map amendment to the One Year Plan's MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification to keep it consistent with the South County Sector Plan Map. The MU-SD, SCO-3 land use classification encompasses property along the east and west sides of Alcoa Highway roughly bounded by Mount Vernon Drive to the north to Maloney Road to the south.

The proposed amendments to the South County Sector Plan (Cases 11-B-22-SP and 11-C-22-SP) on the November 10, 2022 Planning Commission agenda were recommendations presented in the recently completed Alcoa Highway Corridor Study, adopted by City Council on July 26, 2022 (City Ordinance O-98-2022) and County Commission on July 25, 2022 (County Resolution RZ-22-7-101). The study was completed with public input received in a design charette and several meetings. Business owners and property owners were a part of the process, and all property owners included in this request have been notified of this request.

The overall study objective was to develop an approach for managing and envisioning development and redevelopment along the Alcoa Highway Corridor. Several goals were identified, the first of which was to allow a broader array of land use along Alcoa Highway. The proposed map and text amendments are part of the strategy to accomplish that goal.

**EXTENSION OF MU-SD, SCO-3 LAND USE CLASSIFICATION**

On the east side of Alcoa Highway, the MU-SD SCO-3 land use class will extend south and cross over Maloney Drive so that the MU-SD area is on both sides of the street. On the west side of Alcoa Highway, it will extend south to terminate at the interchange with Governor John Sevier Highway, and on the northern end of MU-SD on the west side of Alcoa Highway, the designation extends towards Alcoa Highway to encompass two parcels mistakenly designated ROW (Right-of-Way). Both are under private ownership and are zoned RN-1. The Exhibit maps show the parcels included in this request. Since the MU-SD contains a mix of land uses, it provides more flexibility in how properties are used, so extending its borders provides that flexibility to a greater area along Alcoa Highway.

**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. The Alcoa Highway Small Area Plan within the South County Sector Plan incorporated the TN Department of Transportation (TDOT) project for Alcoa Highway and remains a viable plan for the area.
2. However, the plan should have included more properties in the commercial node that already existed between Mount Vernon Road and Maloney Drive to create more flexibility in how those properties could be used.

**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. Many businesses left the Alcoa Highway corridor during the highway construction, resulting in a multitude of vacancies (see Exhibit Map).
2. Construction of extensive TDOT improvements in this area have just been completed.

**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.

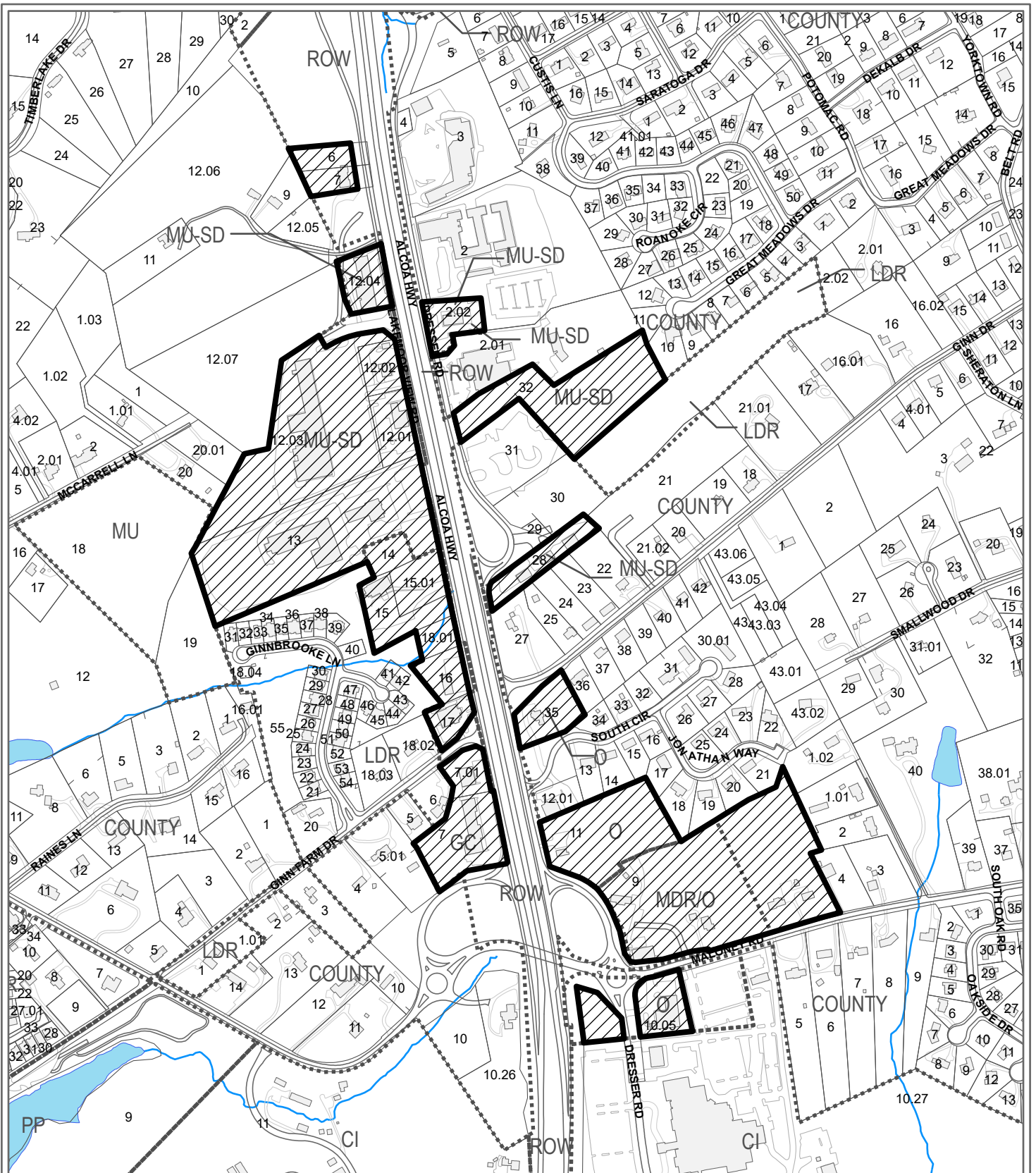
NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. The Alcoa Highway Corridor Study was recently adopted and included the proposed plan amendments.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022 and 1/10/2023. 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.



**11-A-22-PA  
PLAN AMENDMENT**

From: GC (General Commercial), O (Office), MDR/O (Medium Density Residential/Office) & ROW (Right-of-Way)  
 To: MU-SD, SCO-3 (MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan))

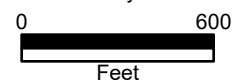


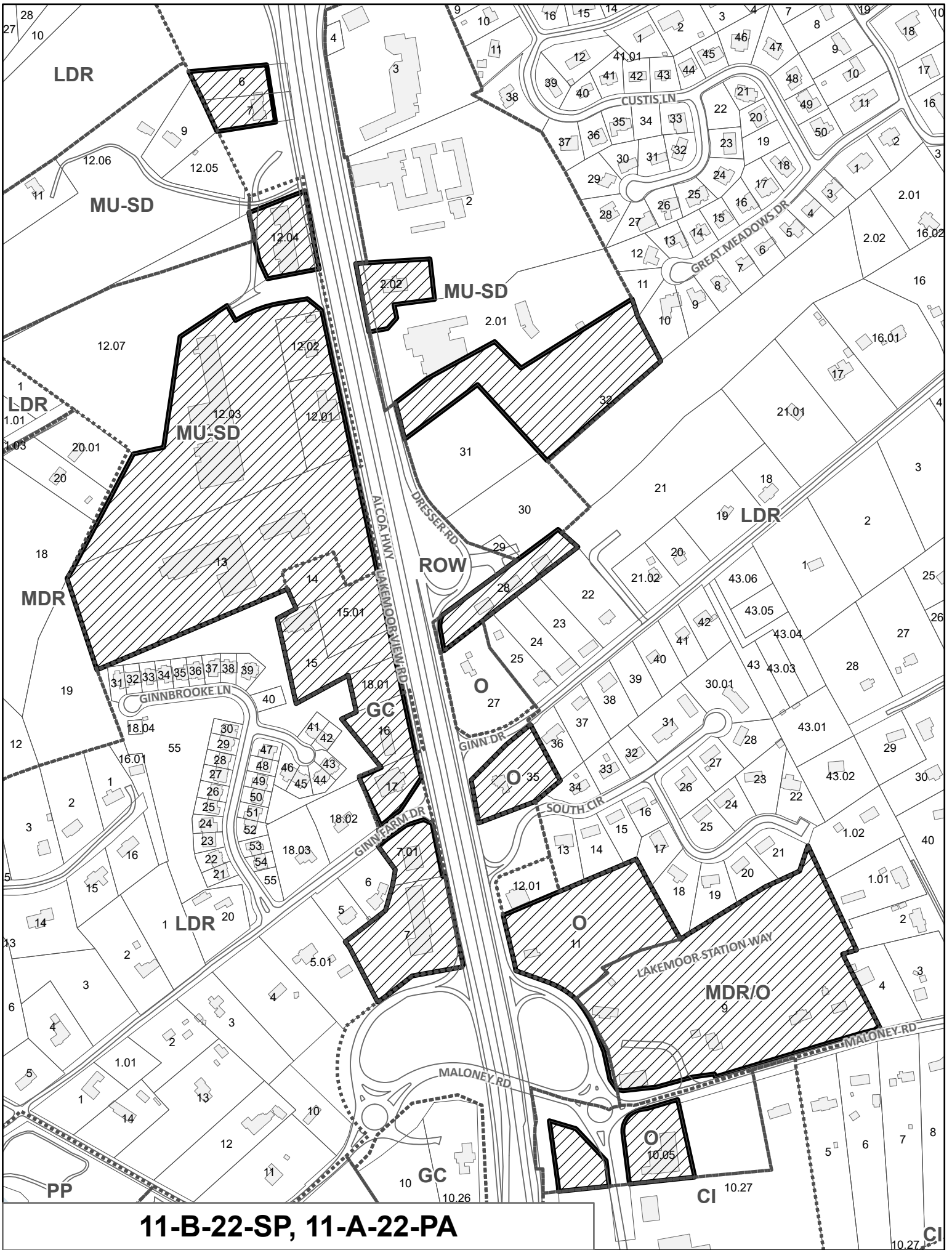
Original Print Date: 11/8/2022      Revised:  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Knoxville-Knox County Planning

Map No: 135

Jurisdiction: City





**11-B-22-SP, 11-A-22-PA**

CI

**Case 11-A-22-PA****Exhibit A. Extension of MU-SD Designation on the One Year Plan Map****One Year Plan Map Amendments Needed on the Following Properties**

<b>Parcel ID</b>	<b>Address</b>	<b>Current OYP Designation</b>
122PD006	0 Lakemoor View Rd (part of)	ROW (but is not owned by TDOT)
122PD007	2825 Lakemoor View Rd (part of)	ROW (but is not owned by TDOT)
122PD014	2987 Lakemoor View Rd	GC (General Commercial)
122PD015	3011 Lakemoor View Rd	GC (General Commercial)
122PD01501	0 Lakemoor View Rd	GC (General Commercial)
122PD01801	3033 Alcoa Hwy #BB	GC (General Commercial)
122PD016	3047 Lakemoor View Rd	GC (General Commercial)
122PD017	3411 Ginn Farm Dr	GC (General Commercial)
135HB00701	3113 Lakemoor View Rd	GC (General Commercial)
135HB007	3125-3169 Lakemoor View Rd	GC (General Commercial)
135GA035	3337 South Cir	O (Office)
135GA011	3124 Dresser Rd	O (Office)
135GA009	3101-3176 Lakemoor Station Way, 5408 Annandale Hills Way, and 5409 & 5410 McCarrell Springs Way	MDR/O (Medium Density Residential/Office)
135 01005	3200 Dresser Rd	O (Office)
135 01027 (part of)	3140 Maloney Rd (part of)	O (Office) - the section of the parcel closest to Alcoa Hwy



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change <b>N/A</b>	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>\$0.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

## AUTHORIZATION

<b>Knoxville-Knox County Planning</b>		<b>9/28/2022</b>
Applicant Signature	Please Print	Date
Phone / Email		
Property Owner Signature		<b>9/28/2022</b>
Please Print		Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.