



# PLAN AMENDMENT REPORT

► **FILE #:** 11-C-22-SP

**AGENDA ITEM #:** 23

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

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

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

**JURISDICTION:** Commission District 9

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

► **LOCATION:** **Along Alcoa Highway spanning from roughly Maloney Road in the south to Mount Vernon Drive to the north**

► **APPX. SIZE OF TRACT:**

**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) /**

► **PROPOSED PLAN DESIGNATION:** **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 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.

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#### **STAFF RECOMMENDATION:**

- ▶ **Approve the text amendment to the Knox County properties in the South County Sector Plan, and the map amendment extending 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, because the amendments meet multiple criteria required for a sector plan amendment.**

#### **COMMENTS:**

The purpose of this request is to propose text and map amendments to the South County Sector Plan's MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification. 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 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. The Exhibit maps show the parcels included in this request. Since the MU-SD description contains a mix of land uses, it provides more flexibility for property owners in how the land could be utilized, so extending its borders provides that flexibility to a greater area along Alcoa Highway.

#### **ASSIGNMENT OF ZONES TO THE MU-SD, SCO-3 LAND USE CLASSIFICATION**

Currently, the MU-SD, SCO-3 land use class does not list any specific zones it allows. Instead, it lists a mix of commercial and office uses that can be allowed to be more flexible. Under the current description for this land use class, any commercial or office zone would be considered consistent with the South County Sector Plan even though not all of the commercial zones are compatible with the corridor. This proposal recommends allowing C-G-1 and C-G-2 (both are General Commercial Districts) for properties in the City, and CA (General Business), CB (Business and Manufacturing), or CN (Neighborhood Commercial) for properties in the County.

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

##### **CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

1. Construction of extensive TDOT improvements in this area have just been completed.
2. Many businesses left the Alcoa Highway corridor during the highway construction, resulting in a multitude of vacancies (see Exhibit Map).
3. The Alcoa Highway Corridor Study was recently adopted and included the proposed plan amendments.

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

1. The recently completed TDOT improvements included the addition of travel lanes in both travel directions, installation of concrete barriers separating Alcoa Highway from the frontage roads to the east and west, and roundabouts with overpasses to move traffic across Alcoa Highway.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The Alcoa Highway Small Area Plan within the South County Sector Plan incorporated the 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.
3. The intent was for the MU-SD to be more flexible with the zones it allowed, so the plan did not assign zones to this MU-SD. Instead, the MU-SD allowed commercial and office uses, so any commercial or office zone could be requested and be consistent with the South County Sector Plan. However, not all of the commercial zones are appropriate in the corridor.

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

1. There have been no significant changes in population - the population in the neighborhoods surrounding the commercial node comprising this MU-SD has remained steady. However, Knox County in general experienced a strong population increase, so this area is out of alignment with how the rest of the County is growing. In this case, the lack of trend in development is one of the reasons for the proposed changes.

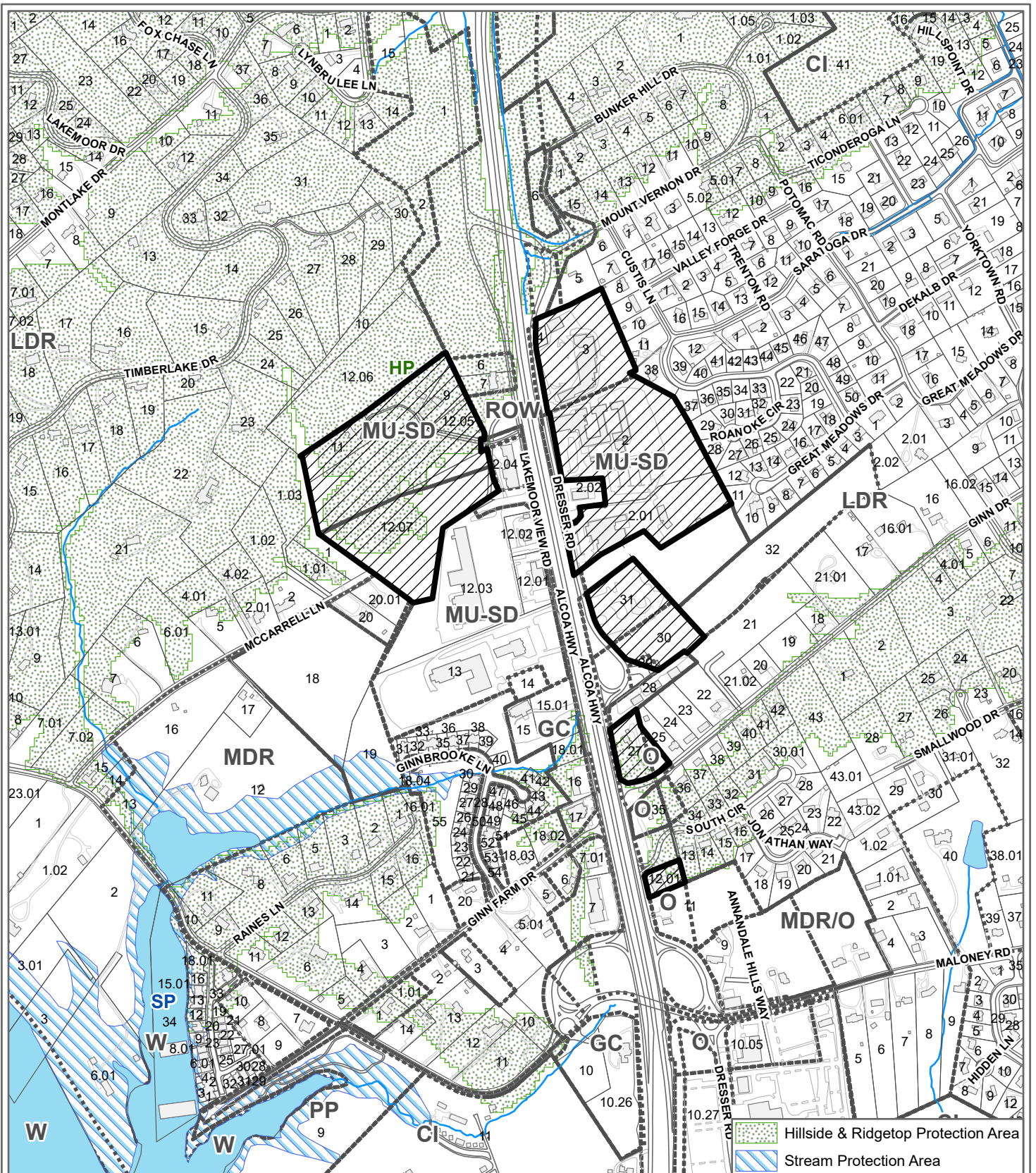
State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- 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: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

If approved, this item will be forwarded to Knox County Commission for action on 12/19/2022. 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.



**11-C-22-SP**  
**SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: GC (General Commercial) & O (Office)

To: MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan)

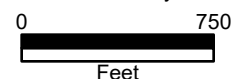


Original Print Date: 10/17/2022      Revised:  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Knoxville-Knox County Planning

Map No: 135

Jurisdiction: County







**Case 11-C-22-SP****Exhibit A. Extension of MU-SD Designation on parcels in Knox County on the South County Sector Plan Map****Map and Text Amendments Needed on the Following Properties**

Parcel ID	Address	Current SP Designation
135BA027	3309 Ginn Dr	O (Office)
135GA01201	3336 South Cir	O (Office)

**Text Amendments Only: Existing MU-SD, SCO-3 Designation, Affects the Following Properties**

Parcel ID	Address	Current SP Designation
122PD01206 (part of)	2841 Lakemoor View Rd (part of)	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122PD009	2837 Lakemoor View Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122PD011	2849 Lakemoor View Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122PD01205	0 Lakemoor View Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122PD01207	0 Lake Crossing Ln	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122OJ00201	2920 -2928 Dresser Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122OJ002	2872 - 2884 Dresser Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122OJ003	2808 - 2866 Dresser Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
122OJ004	2806 Dresser Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
135BA029	0 Dresser Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
135BA030	0 Dresser Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)
135BA031	0 Dresser Rd	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Hwy Small Area Plan)

***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***, Knoxville-Knox County Planning, 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 to allow consideration of the CA (General Business), CB (Business and Manufacturing), and CN (Neighborhood Commercial) zones in the Alcoa Highway Small Area Plan Mixed Use Special District (MU-SD SCO-3) consistent with General Plan; and

***WHEREAS***, the Planning Commission, at its regularly scheduled public hearing on November 10, 2022, 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 #11-C-22-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.

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*Date*

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*Chairman*

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*Secretary*



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Plan Amendment  
☒ Sector Plan  
☐ One Year Plan  
☐ Rezoning

### Knoxville-Knox County Planning

Applicant Name

Affiliation

9/27/2022

11/10/2022

11-C-22-SP

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

### Knoxville-Knox County Planning

Name / Company

400 Main St., Suite 403 Knoxville, TN 37902

Address

865-215-3193

Phone / Email

## CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone / Email

### Multiple properties (see list)

Property Address

### 135 Multiple Properties, 122 (Text amendment only)

Parcel ID

Part of Parcel (Y/N)?

Tract Size

### Knoxville Utilities Board

Sewer Provider

### Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

### Along Alcoa Highway spanning from roughly Maloney Road in the south to Mount Vernon Drive to the north

General Location

☐ City Commission District 9

Commercial, office, and single family  
residential

☒ County District

Zoning District

Existing Land Use

South County

O (Office)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



## 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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	N/A	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan)	
	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	
Fee 3	

## AUTHORIZATION

Knoxville-Knox County Planning		9/27/2022
Applicant Signature	Please Print	Date
Phone / Email		
		9/27/2022
Property Owner Signature	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.