

REZONING REPORT

▶ **FILE #:** 7-B-23-RZ

AGENDA ITEM #: 7

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Court South Centres, LLC

TAX ID NUMBER: 122 O J 002.01

[View map on KGIS](#)

JURISDICTION: City Council District 1 (from County Commission District 9)

STREET ADDRESS: 2920 DRESSER RD

▶ **LOCATION:** East side of Alcoa Highway and Dresser Road, north of Ginn Drive and south of Mount Vernon Drive

▶ **APPX. SIZE OF TRACT:** 5.29 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Dresser Road, a frontage road along Alcoa Highway that is classified as a local road. It has a 21-ft pavement width within the Alcoa Highway right-of-way, which varies in width from 140 ft to 190 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** No Zone, formerly CA (General Business)

▶ **ZONING REQUESTED:** C-G-1 (General Commercial)

▶ **EXISTING LAND USE:** Private recreation

▶
EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office and commercial - CA (General Business) in the County, C-G-1 (General Commercial) in the City

South: Agriculture/forestry/vacant land - C-G-1 (General Commercial) in the City

East: Single family residential - RA (Low Density Residential) in the County

West: Commercial - C-G-2 (General Commercial) in the City

NEIGHBORHOOD CONTEXT: This area is part of a commercial node along Alcoa Highway where major TDOT improvements have recently been completed. It has a mix of commercial uses, offices, and vacant properties along the frontage roads of the highway, abutting low-density single family residential dwellings, forests, and undeveloped lands.

STAFF RECOMMENDATION:

▶ **Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and**

surrounding development.

The property is in the process of being annexed by the City of Knoxville and has an anticipated effective date of 7/27/2023. It will need a zoning district comparable to the former CA zone of the County.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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.The City of Knoxville is annexing this property, so it will require a City of Knoxville zoning district.
- 2.The area underwent a sector plan amendment from the GC (General Commercial) & O (Office) land use classifications to the MU-SD, SCO3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification in 2022 (11-C-22-SP). This was based on recommendations presented in the recently completed Alcoa Highway Corridor Study, adopted by both the City Council and County Commision in July 2022. This classification includes C-G-1 zoning among its recommended zoning districts.

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

- 1. The proposed amendment to C-G-1 zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors.
- 2. This area is part of the Alcoa Highway commercial corridor, and the location is consistent with the C-G-1 district intent.

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. C-G-1 zoning is the City's most comparable zoning district to the former CA (General Business) zone of the County.
- 2. C-G-1 zoning is consistent with surrounding commercial zoning. The zoning is not anticipated to cause any adverse impacts for the single-family neighborhood to the east. Per Article 12.8 of the City zoning ordinance, a 20-ft Class B landscape buffer yard would be required for any development on the property.
- 3. The sector plan's land use designation would remain MU-SD, SCO-3, which is the designation for all surrounding parcels on the north, south, and west sides.
- 4. The Alcoa Highway Corridor Study recommendation supports commercial uses on this corridor.

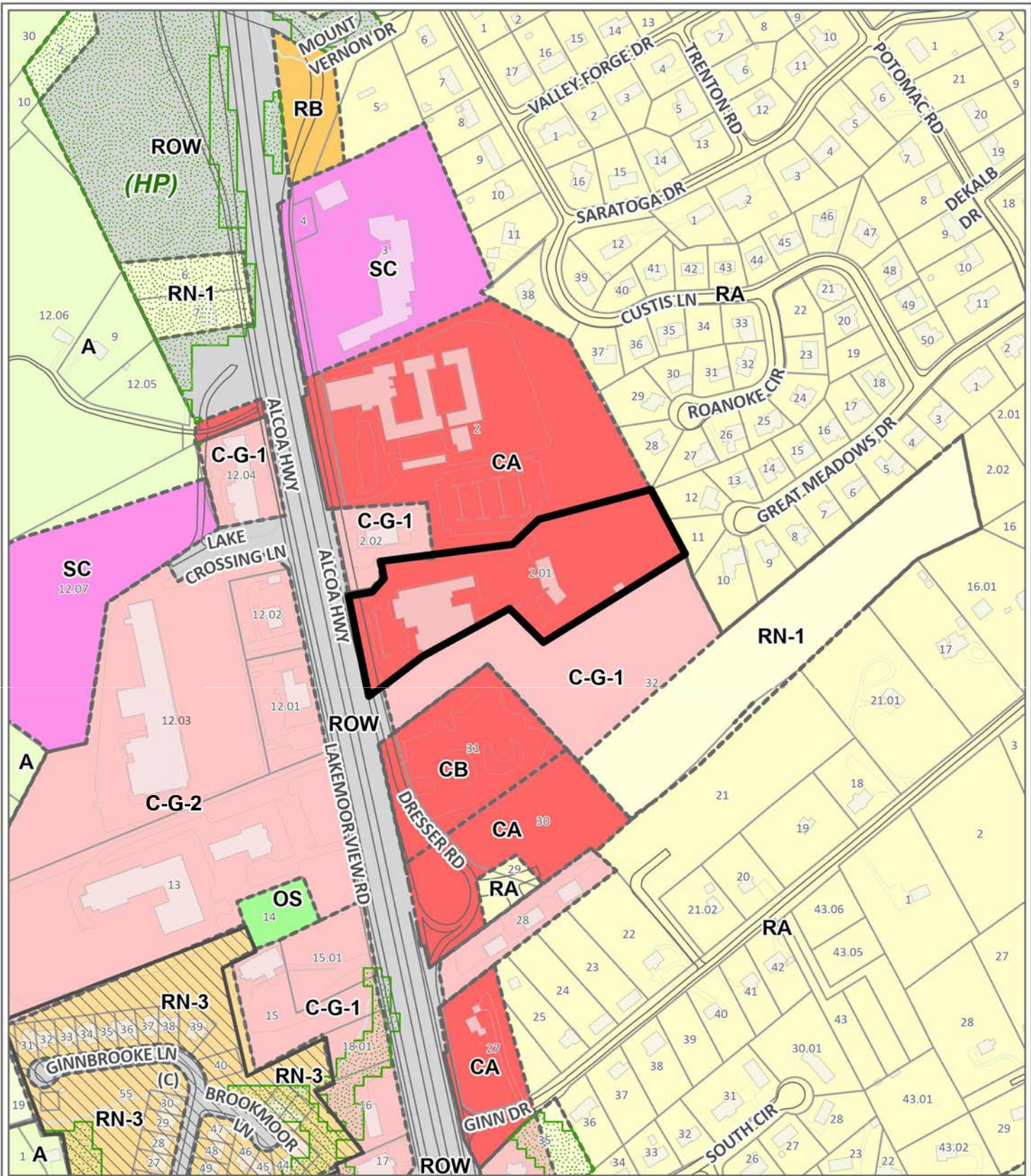
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed zoning is consistent with the General Plan's Development Policy 8.12, which provides guidelines for commercial growth abutting residential property. The City of Knoxville zoning ordinance requires a Class B buffer yard along the rear of the property, as described above.
- 2. The proposed zoning is consistent with the South County Sector Plan's MU-SD, SCO-3 land use classification.
- 3. Permitted uses for this zoning are consistent with Alcoa Highway Corridor Study's land use recommendation.
- 4. The One Year Plan will be amended per its regular annual update, at which time this property would be classified as MU-SD, SCO-3.
- 5. This annexation will result in a map amendment to the Growth Policy Plan, removing the parcel from the Urban Growth Area and incorporating it into the Existing City Limits.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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.



REZONING

7-B-23-RZ

Petitioner: City of Knoxville



From: No zone (Formerly CA - General Business)

To: C-G-1 (General Commercial)

Map No: 122

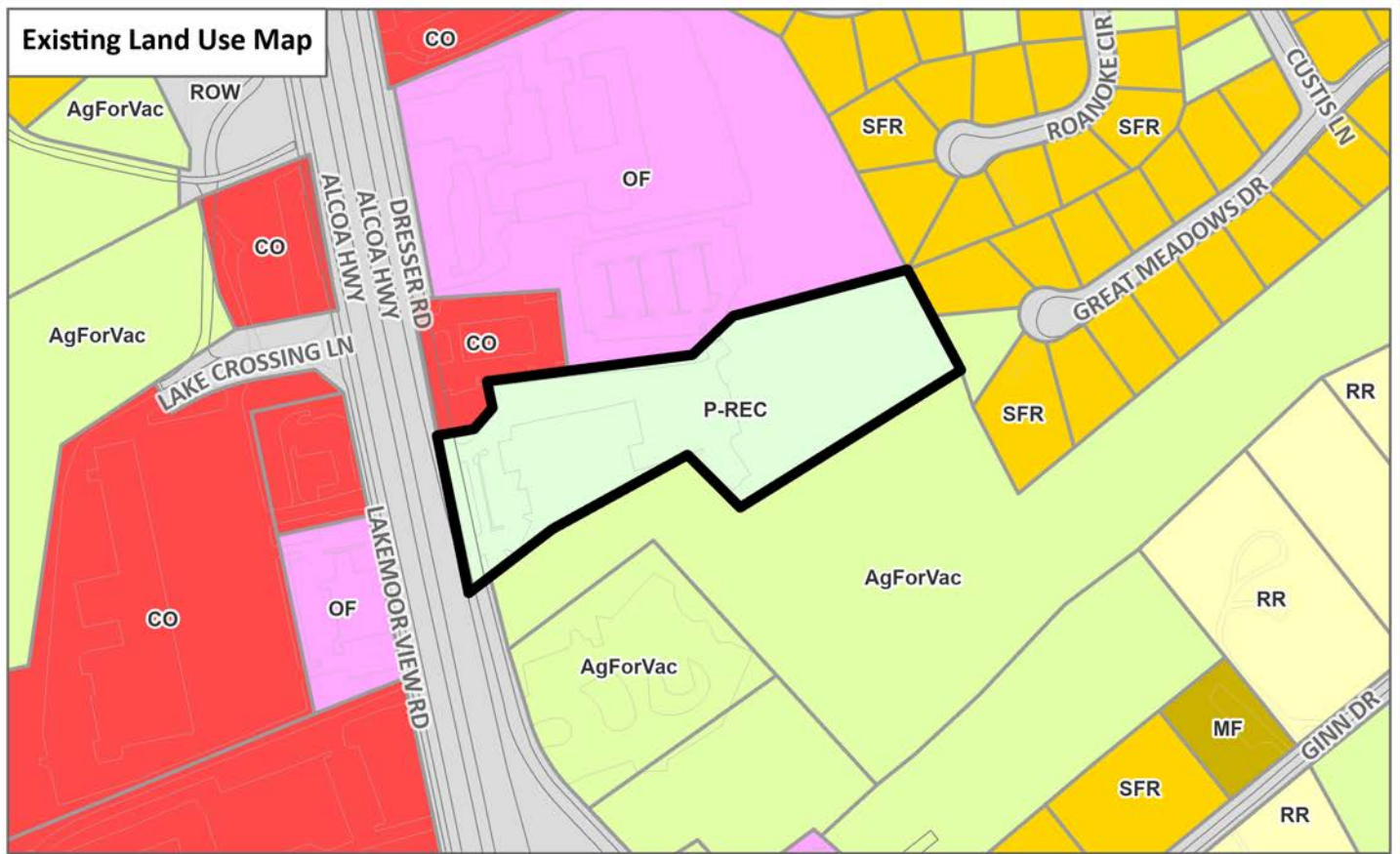
Jurisdiction: County

Original Print Date: 6/12/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Existing Land Use Map



Aerial Map

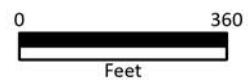


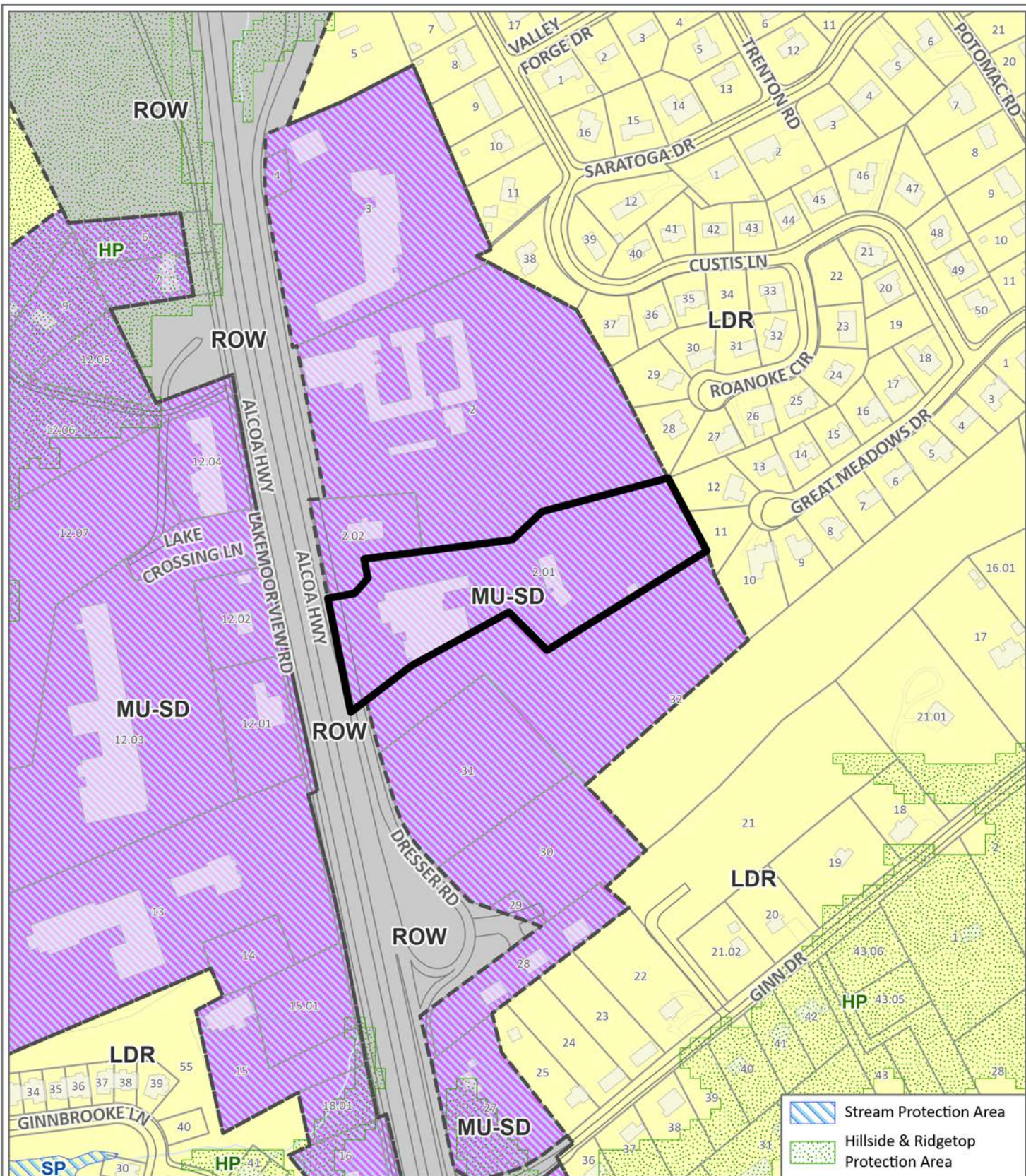
CONTEXTUAL MAPS

7-B-23-RZ



Case boundary





SOUTH COUNTY SECTOR PLAN MAP

7-B-23-RZ

Petitioner: City of Knoxville

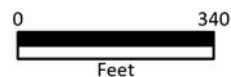


Case boundary

Original Print Date: 6/16/2023

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 122
Jurisdiction: County





June 13, 2023

Court South Centres, LLC
3030 Tazewell Pike
Knoxville, TN 37918

Subject: 2920 Dresser Road, Parcel I.D. 122OJ00201

Planning Commission File No. 7-B-23-RZ

Dear Sir or Madam:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for July 13, 2023. The meeting will be held in the Main Assembly Room of the City County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be C-G-1 (General Commercial). The previous county zoning district was CA (General Business). If you have any questions about this process please call Michelle Portier, Planning Services Manager, at 865-215-3821. As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink that reads "Amy Brooks".

Amy Brooks, AICP Executive Director



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

City of Knoxville

Applicant Name _____ Affiliation _____

5/16/2023

7/13/2023

7-B-23-RZ

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.

Chris Howley City of Knoxville

Name / Company _____

400 Main St Rm 475 Knoxville TN 37902

Address _____

865-215-3252 / chowley@knoxvilletn.gov

Phone / Email _____

CURRENT PROPERTY INFO

Court South Centres, LLC

3030 Tazewell Pike Knoxville TN 37918

865-602-2601

Owner Name (if different) _____ Owner Address _____ Owner Phone / Email _____

2920 DRESSER RD

Property Address _____

122 O J 002.01

5.29 acres

Parcel ID _____ Part of Parcel (Y/N)? _____ Tract Size _____

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider _____ Water Provider _____ Septic (Y/N) _____

STAFF USE ONLY

East side of Alcoa Highway and Dresser Road, north of Ginn Drive and south of Mount Vernon Drive

General Location _____

City **Council District 1** **No zone - (Formerly CA - General Business)** **Private recreation**

County District _____ Zoning District _____ Existing Land Use _____

South County

MU-SD (Mixed Use Special District)

Urban Growth Area (Outside City Limit)

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	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change C-G-1 (General Commercial)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	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
\$0.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	City of Knoxville	5/16/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Court South Centres, LLC	5/16/2023
	Please Print	Date



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

City of Knoxville

Applicant Name

Affiliation

May 2, 2023

July 13, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

7-B-23-RZ

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Chris Howley

City of Knoxville

Name

Company

400 Main Street, Rm 475

Knoxville

Tn.

37902

Address

City

State

ZIP

865 215-3252

chowley@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

Court South Centres, LLC

3030 Tazewell Pike Knoxville, Tn 37918

865 602-2601

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2920 Dresser Road Knoxville, Tn. 37920

122OJ00201

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change **No Zone - Comparable Zone**
 Proposed Zoning _____

- Plan Amendment Change _____
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

- Other (specify) **Annexation from County to City. Comparable zone as to County.**

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

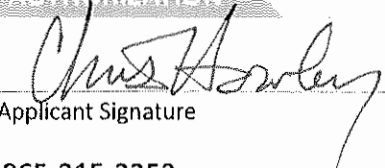
- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION


 Applicant Signature

City of Knoxville

Please Print

May 2, 2023

Date

865-215-3252

Phone Number

chowley@knoxvilletn.gov

Email

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.