



PLAN AMENDMENT REPORT

► **FILE #:** 8-B-25-SP

AGENDA ITEM #: 17

AGENDA DATE: 8/14/2025

► **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): Hiers Enterprises LLC

TAX ID NUMBER: 122 O J 003

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2814 Dresser Rd.

► **LOCATION:** East side of Dresser Rd, east side of Alcoa Highway, south of Mount Vernon Drive.

► **APPX. SIZE OF TRACT:** 5.5 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Dresser Road, a local street with a pavement width of 20 ft within a right-of-way which varies from 140 ft to 540 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

► **PRESENT PLAN AND ZONING DESIGNATION:** N/A (no land use classification) / N/A (no zone)

► **PROPOSED PLAN DESIGNATION:** MU-SD (Mixed Use Special District)

► **EXISTING LAND USE:** Commercial

EXTENSION OF PLAN DESIGNATION: No this would not be an extension, though this zone and plan designation are in close proximity to the subject site.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - RB (General Residential), RA (Low Density Residential)

South: Office - CA (General Business)

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

West: Right-of-way - ROW (Alcoa Hwy)

NEIGHBORHOOD CONTEXT This area is characterized by commercial and residential uses. Commercial uses are auto oriented commercial and service operations fronting Alcoa Highway. Several historically active structures have sat vacant in recent years. Residential uses are single family dwellings buffered from commercial uses by vegetation.

STAFF RECOMMENDATION:

- **APPROVE the MU-SD, SCO-3 (Mixed-Use Special District, Alcoa Highway Small Area) land use classification because it is consistent with the land use designation for properties along this segment of Alcoa Highway in the City.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS, SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may include any of these):

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

1. As anticipated by the Alcoa Highway Small Area Plan and the South County Sector Plan, TDOT improvements and expansions of the Alcoa Highway corridor have occurred in recent years. These include the construction of Dresser Road, a frontage road designed to provide safe access to the subject site and adjacent parcels. The proposed land use classification aligns with these infrastructure improvements.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. There are no apparent errors in the South County Sector Plan with regard to the subject parcel.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. This parcel is being annexed into the City of Knoxville and needs to be assigned a future land use designation. It is consistent with the MU-SD designation detailed in the Alcoa Highway Small Area Plan portion of the South County Sector Plan. The scenario map in the Alcoa Highway Small Area Plan within the South County Sector Plan identifies this parcel as being appropriate for a mixed-use special district.

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

1. No recent development trends are relevant to the amendment of the plan designation for this parcel.

ESTIMATED TRAFFIC IMPACT: Not required.

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

If approved, this item will be forwarded to Knoxville City Council for action on 9/2/2025 and 9/16/2025. 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 #:** 8-K-25-RZ **AGENDA ITEM #:** 17
8-B-25-PA **AGENDA DATE:** 8/14/2025

► **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): Hiers Enterprises LLC

TAX ID NUMBER: 122 O J 003 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2814 Dresser Rd.

► **LOCATION:** East side of Dresser Rd, east side of Alcoa Highway, south of Mount Vernon Drive.

► **TRACT INFORMATION:** 5.5 acres.

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Dresser Road, a local street with a pavement width of 20 ft within a right-of-way which varies from 140 ft to 540 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** N/A (no land use classification) / N/A (no zone)

► **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) / C-G (General Commercial)

► **EXISTING LAND USE:** Commercial

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No this would not be an extension, though this zone and plan designation are in close proximity to the subject site.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential - RB (General Residential), RA (Low Density Residential)

ZONING South: Office - CA (General Business)

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

West: Right-of-way - ROW (Alcoa Hwy)

NEIGHBORHOOD CONTEXT: This area is characterized by commercial and residential uses. Commercial uses are auto-oriented commercial and service operations fronting Alcoa

Highway. Several historically active commercial and office structures have sat vacant in recent years. Residential uses are single family dwellings buffered from commercial uses by vegetation.

STAFF RECOMMENDATION:

- ▶ **APPROVE the MU-SD, SCO-3 (Mixed-Use Special District, Alcoa Highway Small Area) land use classification because it is consistent with the land use designation for properties along this segment of Alcoa Highway in the City.**

- ▶ **APPROVE the C-G-1 (General Commercial) district because it is comparable to the SC (Shopping Center) zoning in Knox County.**

COMMENTS:

This is a rezoning and plan amendment request following annexation of the subject parcel into the City. Consideration of a plan of service for this property was approved by the Planning Commission as part of the process for annexation into the City of Knoxville in July 2025 (7-F-25-OB). It was approved on first reading by City Council on 8/5/2025 and the second reading is scheduled to be heard on 8/19/2025.

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN.

1. There are no apparent errors in the One Year Plan with regard to the subject parcel. A plan amendment is necessary as part of a City annexation.

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 THE AREA.

1. While TDOT expansion and improvements of Alcoa Highway have been completed in recent years immediately adjacent to the property and continue in the vicinity, these changes were anticipated by the South County Sector Plan and reflected in the One Year Plan map.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in government policy pertaining to this area, aside from the subject property being annexed by the City.

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

1. This parcel is being annexed into the City and needs to be assigned a future land use designation. It is consistent with the MU-SD, SCO-3 designation detailed in the Alcoa Highway Small Area Plan portion of the South County Sector Plan.
2. The scenario map within the Alcoa Highway Small Area Plan identifies this parcel as being appropriate for a mixed-use special district.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 parcel is being annexed into the City of Knoxville and needs to be assigned a City zoning district.

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

1. The C-G-1 (General Commercial) zone 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. This

description is comparable to that of the former SC (Shopping Center) zone in Knox County, which allows for a variety of commercial and service-oriented uses that are appropriate on this corridor. It is consistent with other zoning in the area, which includes C-G-1 and C-G-2 in the City.

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

1. Alcoa Highway has historically been a commercial corridor; there is existing C-G-1 zoning in close proximity to the parcel and C-G-2 zoning in the near vicinity. Dresser Road is a frontage road implemented parallel to Alcoa Highway in order to allow for safe access to parcels which previously fronted the highway.

2. The C-G-1 district has additional standards related to the form and design of development intended to mitigate any potential negative impacts of permitted uses on abutting residential properties to the east.

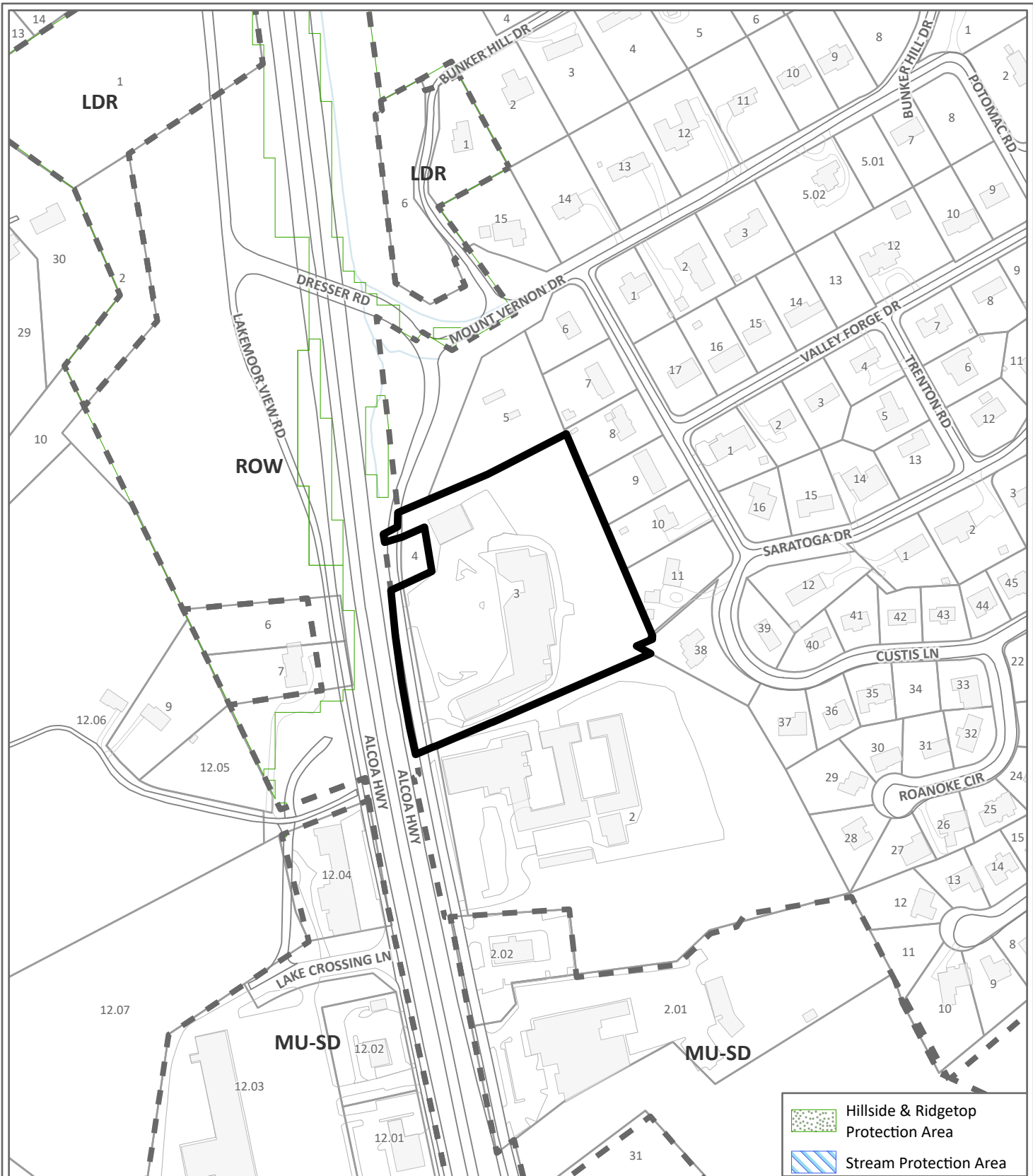
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the recommended MU-SD, SCO-3 future land use designation, which allows consideration of the C-G-1 district.

ESTIMATED TRAFFIC IMPACT: Not required.

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

If approved, this item will be forwarded to Knoxville City Council for action on 9/2/2025 and 9/16/2025. 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.



**8-B-25-SP
SECTOR PLAN MAP**

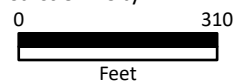


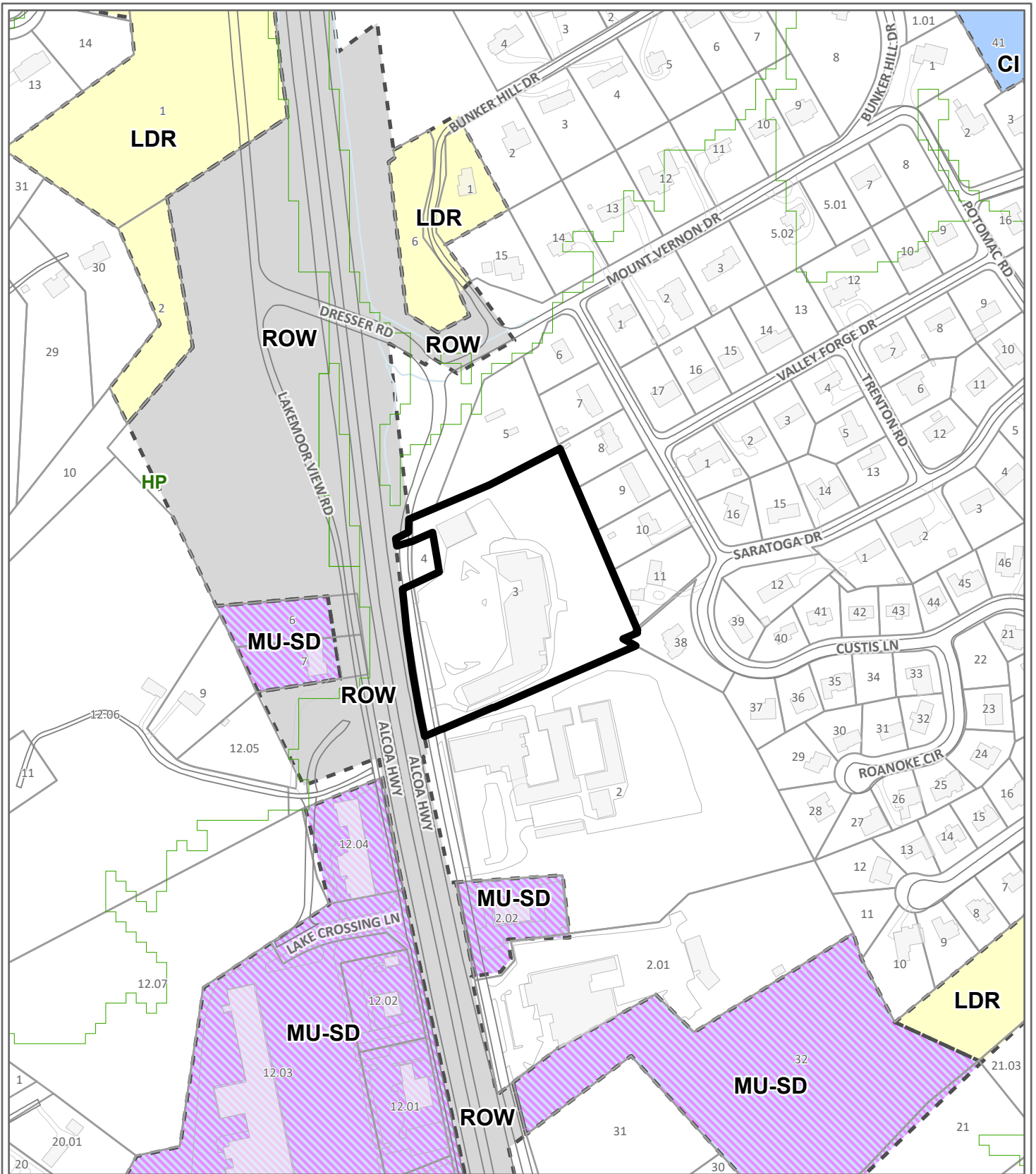
From: N/A (no land use classification)
To: MU-SD (Mixed Use Special District)

Original Print Date: 7/24/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 122
Jurisdiction: City





ONE YEAR PLAN MAP

8-B-25-PA

Petitioner: City of Knoxville



From: N/A (no land use classification)

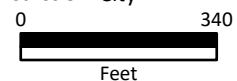
To: MU-SD (Mixed Use Special District)

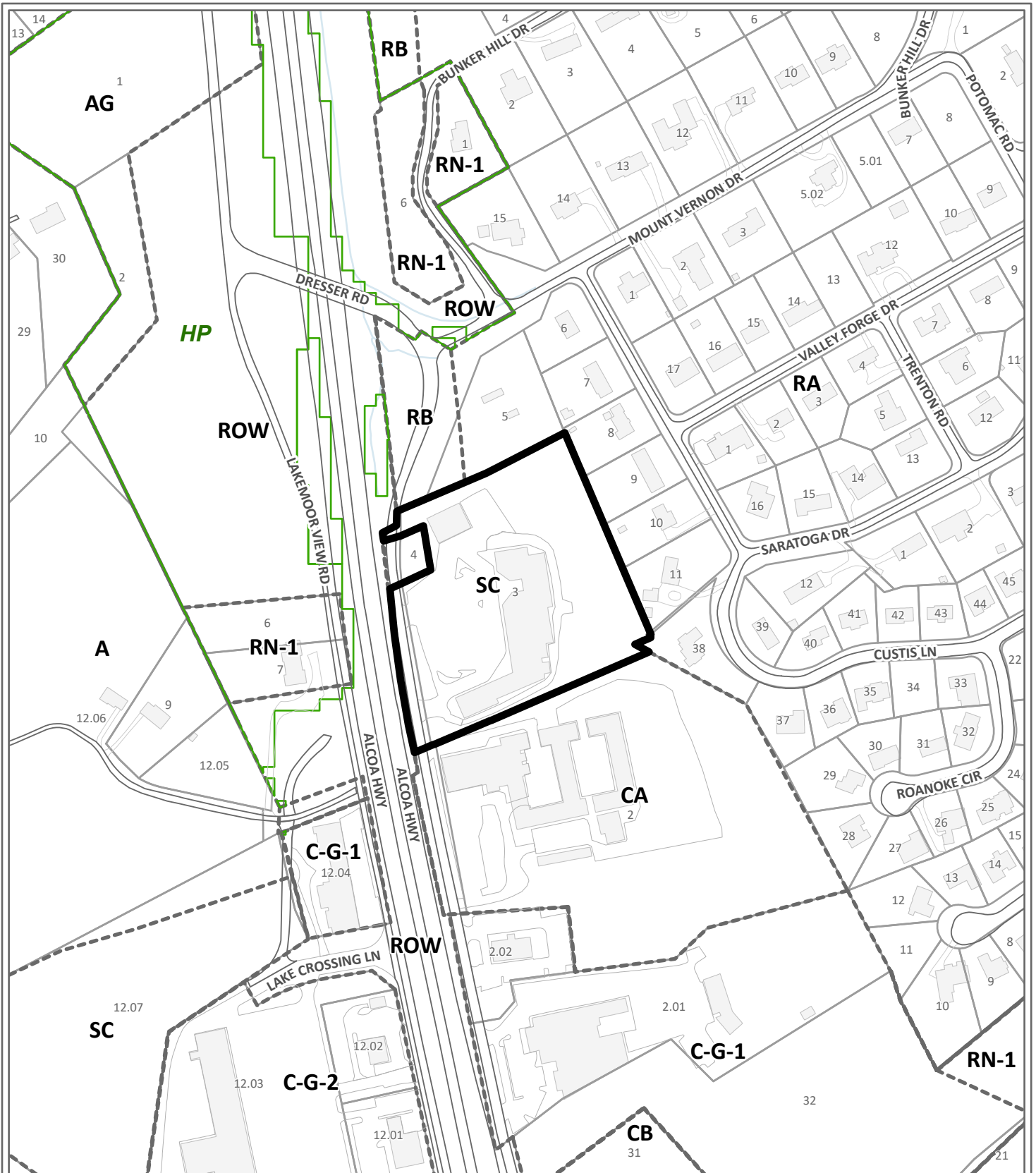
Original Print Date: 7/24/2025

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

Map No: 122

Jurisdiction: City





REZONING

8-K-25-RZ

Petitioner: City of Knoxville



From: SC (Shopping Center)

To: C-G-1 (General Commercial)

Original Print Date: 7/2/2025

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

Map No: 122

Jurisdiction: County

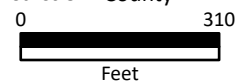
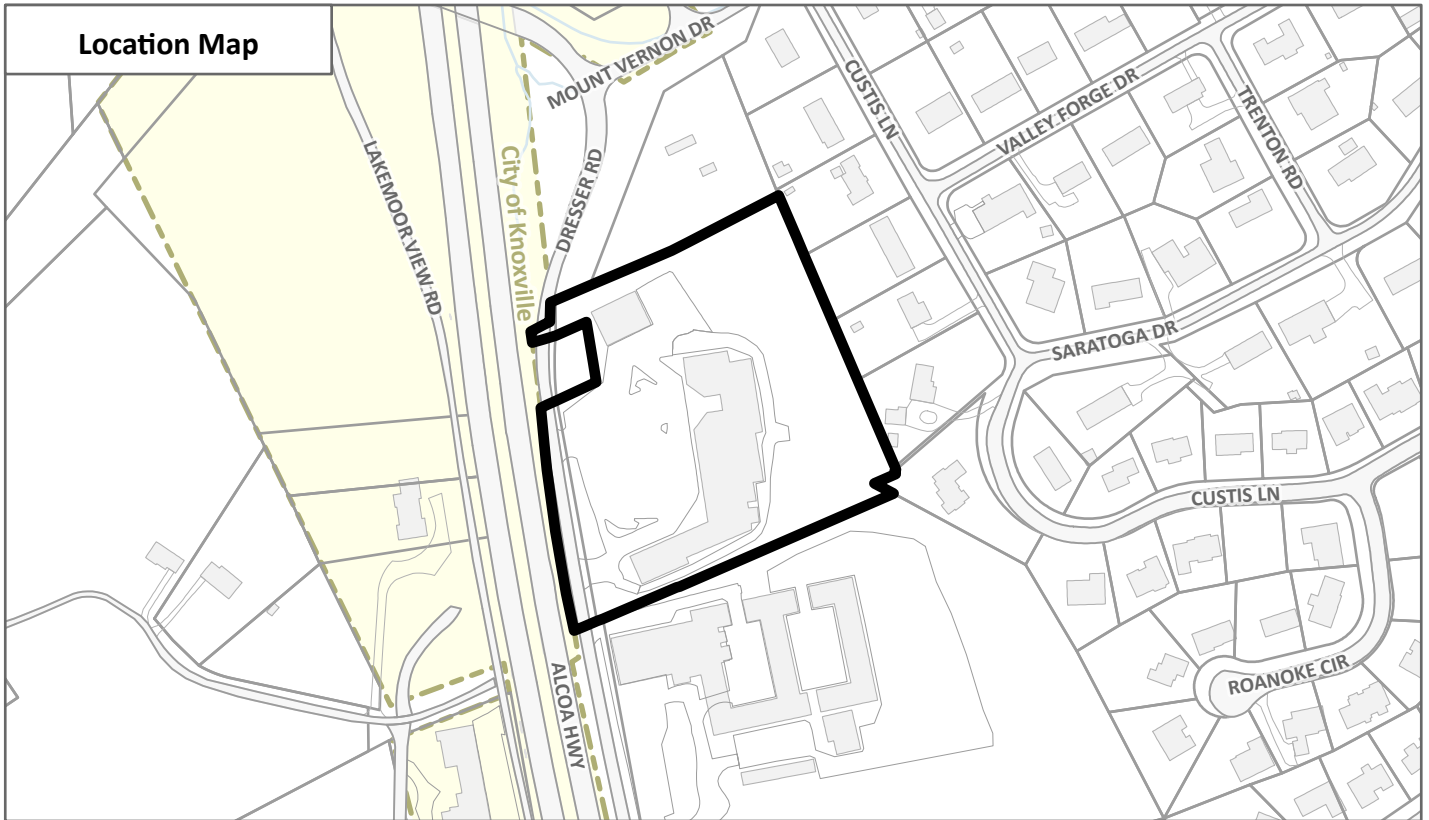


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-K-25-RZ / 8-B-25-PA

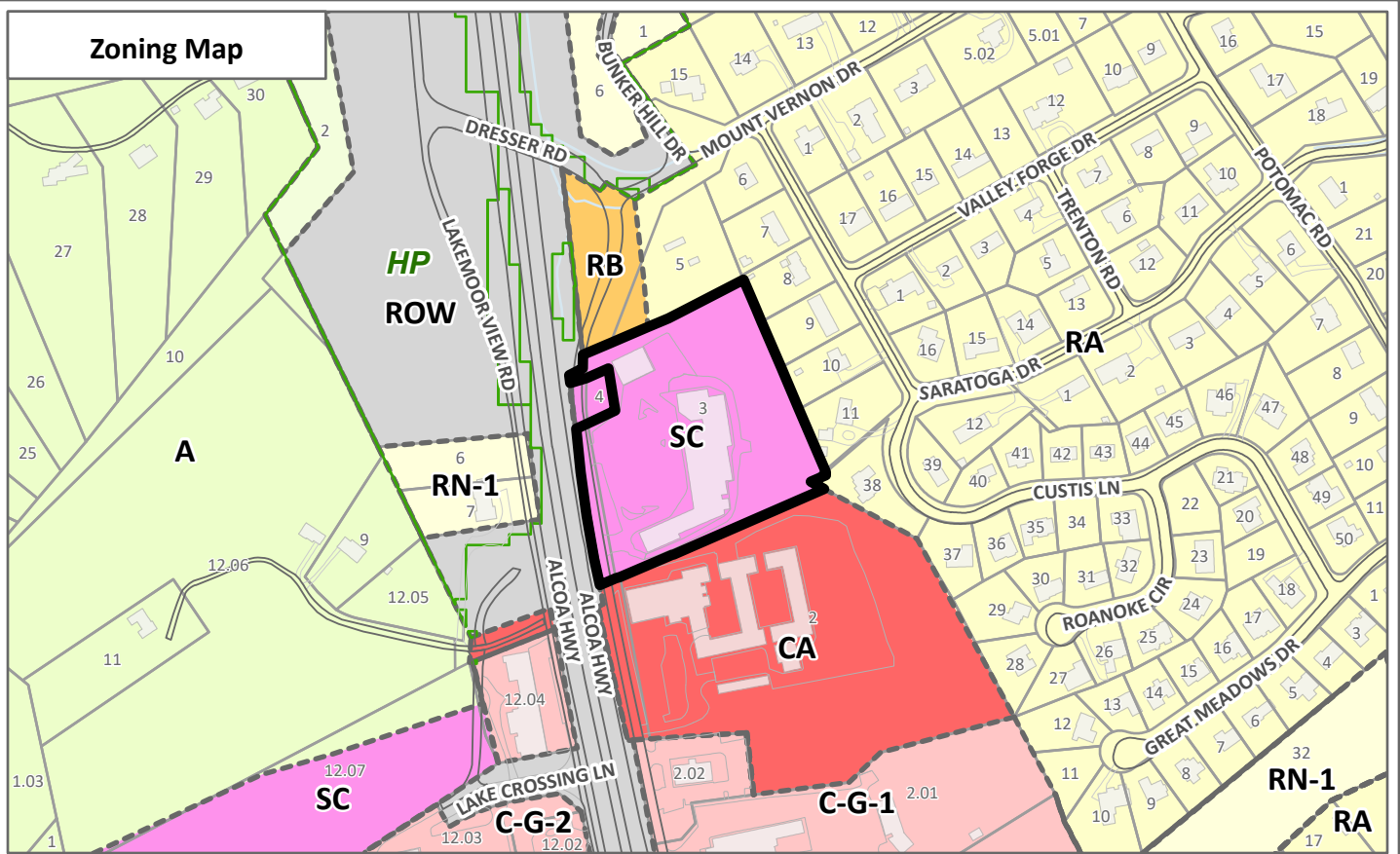


Case boundary

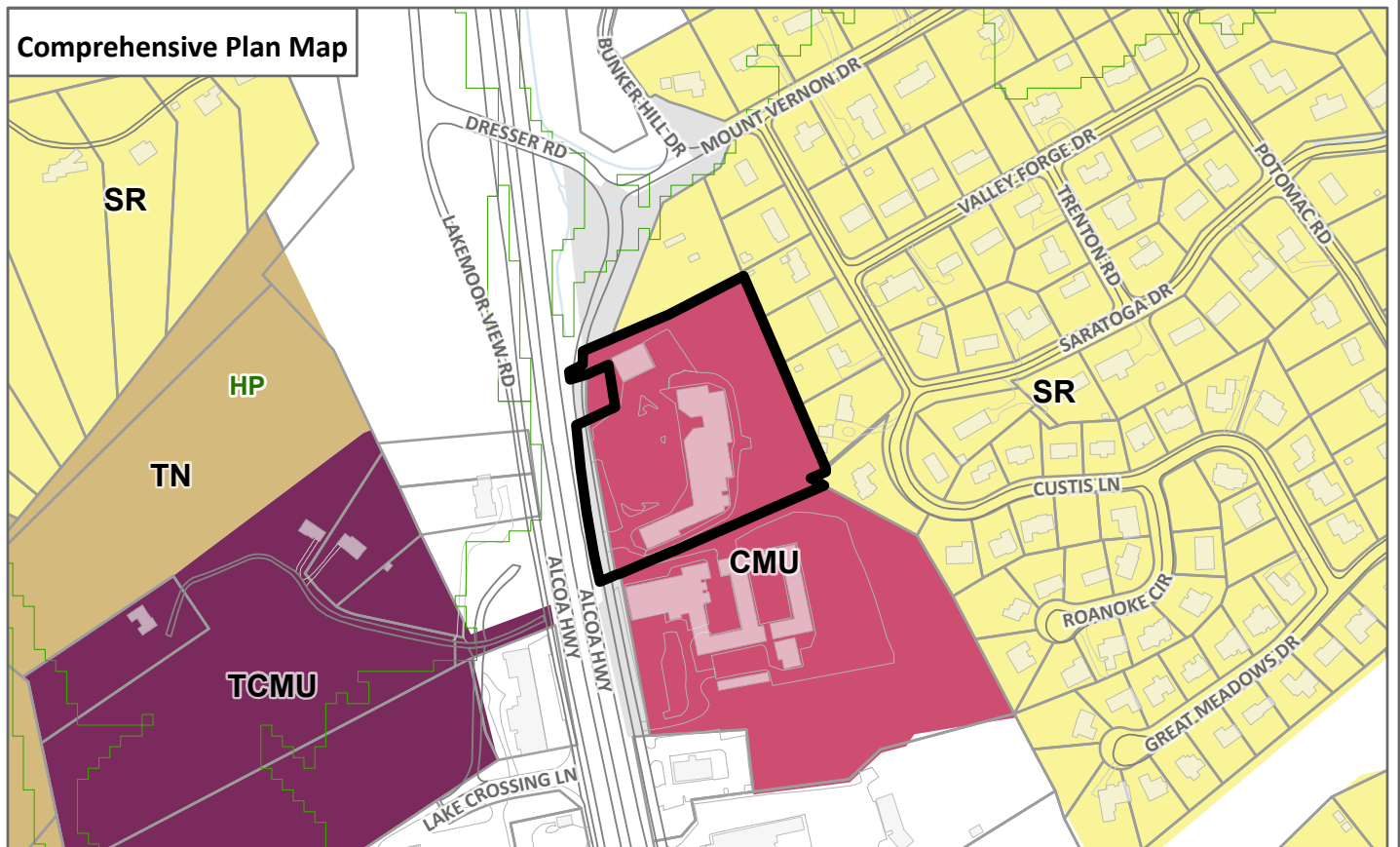
0 340
Feet



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

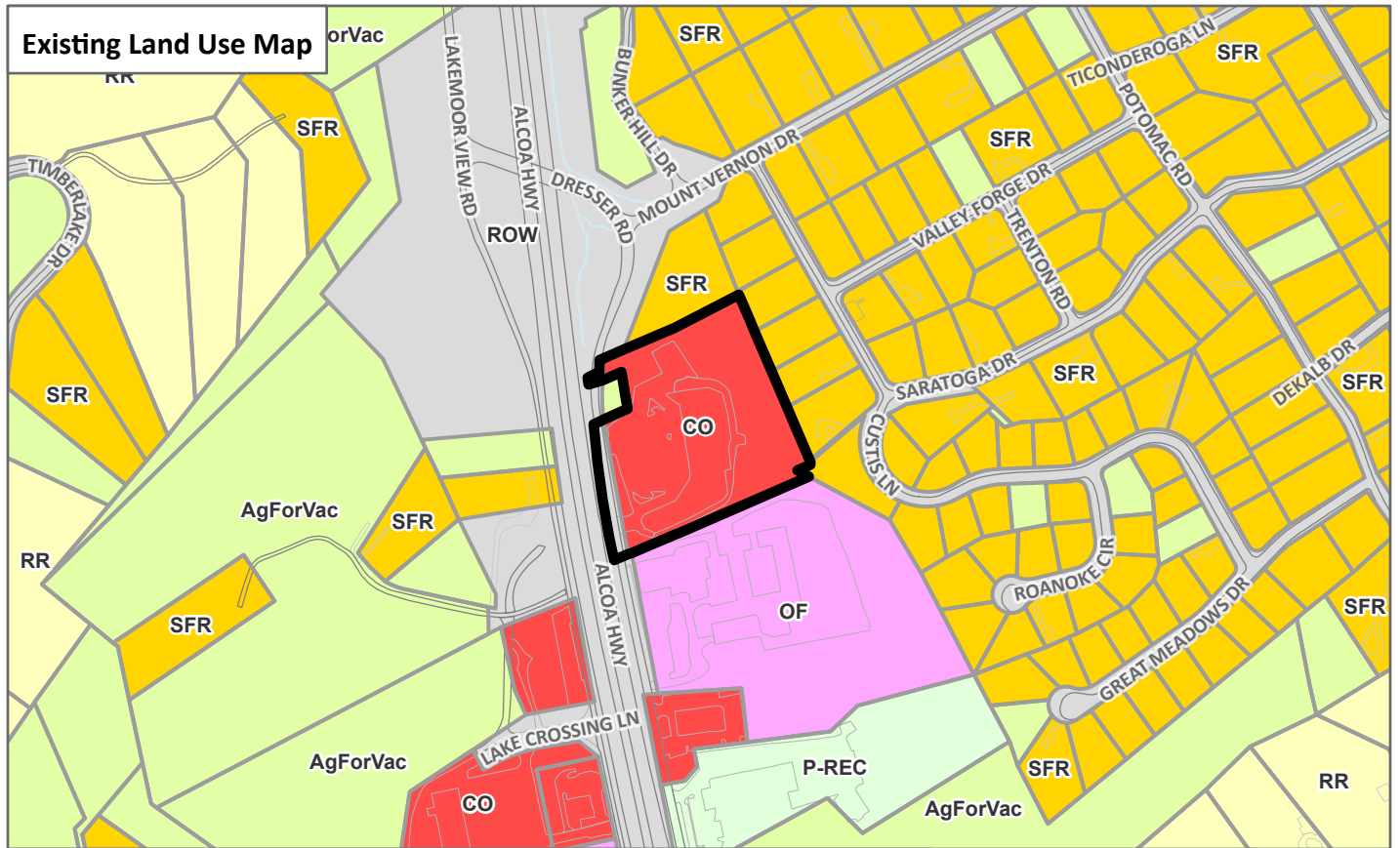
8-K-25-RZ / 8-B-25-PA



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

8-K-25-RZ / 8-B-25-PA



Case boundary





GOVERNMENTAL REZONING

Jurisdiction: ☐ City _____ Council District ☒ County 3 Commission District

Date Filed: _____ Fee Paid: _____ File Number: _____

Map Number: 122OJ003 Zoning District: SC ☐ City ☒ County Sector: _____

Name of Applicant: City of Knoxville

PROPERTY INFORMATION:

Address: (Street Number) 2814 (Street Name) Dresser Road

General Location: East of Alcoa Highway approximately 550 feet +/- south of the Dresser Road overpass

Description: Parcel(s) 122OJ003 City Block(s) n/a

Other Lying west of tax parcels 122OJ008, 122OJ009, 122OJ010 & 122OJ011; northwest of tax parcel 122OK038; north of tax parcel 122OJ022, & south of tax parcel 122OJ005; being the property of Heirs Enterprises, LLC per Deed Instrument Number 200512080050374.

Size of Tract: 5.21 Acres 226,880 Square Feet

CHANGE REQUESTED:

I (we) request that Planning, after appropriate study, recommend an amendment to the official zoning map to change the zoning of the property described above.

FROM: SC TO: Comparable Zoning to County

Previous Zoning Requests:
8-K-25-RZ (Active)

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Chris Howley 400 Main St., Ste. 475, Knoxville, TN 37902 (865) 215-3252 (865) 215-2631
Name: (Print) Address • City • State • Zip • Phone • Fax

AUTHORIZATION OF APPLICATION:

☒ City of Knoxville ☐ Knox County

Chris Howley
Signature
Chris Howley
Name (Print)

Engineering Department

Department
Deputy Director

Title
Knoxville TN 37902 (865) 215-3252 (865) 215-2631
City • State • Zip • Phone • Fax

APPLICATION ACCEPTED BY:

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name

Address • City • State • Zip

Owner

Option

Heirs Enterprises, LLC

326 Norton Rd, Knoxville, TN 37920

X

Option