

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

AMENDMENT TO THE ONE YEAR PLAN



File Number: 8-B-25-PA **Related File Number:** 8-K-25-RZ
Application Filed: 7/21/2025 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: East side of Dresser Rd, east side of Alcoa Highway, south of Mount Vernon Drive.
Other Parcel Info.:
Tax ID Number: 122 O J 003 **Jurisdiction:** City
Size of Tract: 5.5 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** N/A (no land use classification)
Growth Policy Plan: N/A (Within City Limits)
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2814 Dresser Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: N/A (no zone)
Former Zoning:
Requested Zoning: C-G (General Commercial)
Previous Requests:
Extension of Zone: No this would not be an extension, though this zone and plan designation are in close proximity to the subject site.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (no land use classification)
Requested Plan Category: MU-SD (Mixed Use Special District)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
No. of Lots Proposed: **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jake Beaumier

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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.

Action: Approved **Meeting Date:** 8/14/2025

Details of Action:

Summary of Action: 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.

Date of Approval: 8/14/2025 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/2/2025

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/16/2025

Other Ordinance Number References: O-125-2025

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: