

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 10-F-21-SP      Related File Number: 10-G-21-RZ  
Application Filed: 8/20/2021      Date of Revision:  
Applicant: DOMINION GROUP

## PROPERTY INFORMATION

General Location: North side of Maloney Road, south of Jonathan Way  
Other Parcel Info.:  
Tax ID Number: 135 G A 005, 00501 & 006      Jurisdiction: County  
Size of Tract: 4.72 acres  
Accessibility: Access is via Maloney Road, a local road with a pavement width of 20-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential, Single family residential, Agriculture  
Surrounding Land Use:  
Proposed Use:      Density: up to 21 du/ac  
Sector Plan: South County      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: The area is adjacent to major improvements along Alcoa Highway and a recent City Council approval for MDR/O plan designation and RN-5 zoning. A mix of office and commercial uses are adjacent to the corridor, as well as a large church. The surrounding area to the east consists of single-family residential neighborhoods and some large rural residential lots.

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

Street: 3113 & 3117 Maloney Road & 0 Jonathan Way  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)  
Former Zoning:  
Requested Zoning: PR (Planned Residential)  
Previous Requests:  
Extension of Zone: Yes, MDR/O is adjacent.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR/O (Medium Density Residential/Office)

### ***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:** Liz Albertson

**Staff Recomm. (Abbr.):** Approve the South County Sector Plan amendment to MDR/O (Medium Density Residential/Office) land use classification because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods.

**Staff Recomm. (Full):**

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Improvements to Alcoa Highway have already been constructed and further improvements warrant reconsideration of the land use plan in the corridor, particularly at the intersections where flyovers and new consolidated access points have been provided, such as the one at Maloney Road.
2. In August 2021, City Council approved a plan amendment to MDR/O and RN-5 on the properties immediately adjacent to Maloney Road interchange.

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

1. Alcoa Highway improvements constructed within the last few years have provided for safer, limited access to Alcoa Highway and provided a frontage road on the southeastern side of the highway.
2. This property is adjacent to the interchange improvements at Alcoa Highway and Maloney Road and adjacent to the new frontage road along Alcoa Highway, Dresser Road.
3. A new access into the parcels adjacent to this property has also been provided as part of the interchange improvements at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no major errors or omissions in the plan.

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

1. Since 2000, population growth along the Alcoa Highway corridor has been low while the rest of Knox County has seen an approximate increase of 20 percent.
2. Vacancy rates for commercial and office uses have also increased within the corridor.
3. It is expected that as additional residential is built within the Alcoa Highway Corridor that commercial and office development will also increase because the new residents will also increase support and demand for businesses within the area.

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.

**Action:** Approved

**Meeting Date:** 10/14/2021

**Details of Action:****Summary of Action:**

Approve the South County Sector Plan amendment to MDR/O (Medium Density Residential/Office) land use classification because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods and based on improvements on Alcoa Highway and overall changing conditions.

**Date of Approval:** 10/14/2021**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:** ☐ **Action Appealed?:*****LEGISLATIVE ACTION AND DISPOSITION*****Legislative Body:** Knox County Commission**Date of Legislative Action:** 11/15/2021**Date of Legislative Action, Second Reading:****Ordinance Number:****Other Ordinance Number References:****Disposition of Case:** Approved**Disposition of Case, Second Reading:****If "Other":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**