# **CASE SUMMARY**

#### APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT



Application Filed: 9/28/2022 Date of Revision:

Applicant: KNOXVILLE-KNOX COUNTY PLANNING



## PROPERTY INFORMATION

General Location: Along Alcoa Highway, roughly between Maloney Road to the south and Mount Vernon Drive to the

north

Other Parcel Info.:

Tax ID Number: 135 122 MULTIPLE PROPERTIES Jurisdiction: City

Size of Tract: acres

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.

#### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Commercial, office, and single family residential

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: South County Sector Plan Designation: GC (General Commercial), O (Office) & MDR/O (M

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The area is adjacent to the recently completed 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.

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

Street: Multiple (see list)

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

**Current Zoning:** 

Former Zoning:

Requested Zoning: N/A

**Previous Requests:** 

**Extension of Zone:** Yes, MU-SD, SCO-3 is adjacent on both sides of Alcoa Highway to the north

History of Zoning: Many individual requests have been made over the years, the vast majority of which were to

commercial zones

### PLAN INFORMATION (where applicable)

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Current Plan Category: GC (General Commercial), O (Office), MDR/O (Medium Density Residential/Office) & ROW (Right-of-

Way)

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

# 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: Michelle Portier

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to extend 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 to

make it consistent with the South County Sector Plan map.

Staff Recomm. (Full):

Comments:

The purpose of this request is to propose a map amendment to the One Year Plan's MU-SD, SCO-3
(Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification to keep it
consistent with the South County Sector Plan Map. 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 (Cases 11-B-22-SP and 11-C-22-SP) on the November 10, 2022 Planning Commission agenda 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, and on the northern end of MU-SD on the west side of Alcoa Highway, the designation extends towards Alcoa Highway to encompass two parcels mistakenly designated ROW (Right-of-Way). Both are under private ownership and are zoned RN-1. The Exhibit maps show the parcels included in this request. Since the MU-SD contains a mix of land uses, it provides more flexibility in how properties are used, so extending its borders provides that flexibility to a greater area along Alcoa Highway.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

#### AN ERROR IN THE PLAN:

- 1. The Alcoa Highway Small Area Plan within the South County Sector Plan incorporated the TN Department of Transportation (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.

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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 AN AREA:

- 1. Many businesses left the Alcoa Highway corridor during the highway construction, resulting in a multitude of vacancies (see Exhibit Map).
- 2. Construction of extensive TDOT improvements in this area have just been completed.

#### A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment.

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

1. The Alcoa Highway Corridor Study was recently adopted and included the proposed plan amendments.

Action: Approved Meeting Date: 11/10/2022

**Details of Action:** 

Summary of Action: Approve the One Year Plan amendment to extend 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 to

make it consistent with the South County Sector Plan map.

Date of Approval: 11/10/2022 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: 12/13/2022 Date of Legislative Action, Second Reading: 1/10/2023

Ordinance Number: Other Ordinance Number References: O-17-2023

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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