

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**SOUTH COUNTY SECTOR PLAN AMENDMENT**



**File Number:** 11-C-22-SP                      **Related File Number:**  
**Application Filed:** 9/27/2022              **Date of Revision:**  
**Applicant:** KNOXVILLE-KNOX COUNTY PLANNING

## **PROPERTY INFORMATION**

**General Location:** Along Alcoa Highway spanning from roughly Maloney Road in the south to Mount Vernon Drive to the north

**Other Parcel Info.:**

**Tax ID Number:** 135 MULTIPLE                      **Jurisdiction:** County

**Size of Tract:**

**Accessibility:** 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:**

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

**Neighborhood Context:** The area is adjacent to the 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 properties (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)**



multitude of vacancies (see Exhibit Map).

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

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

1. The recently completed TDOT improvements included the addition of travel lanes in both travel directions, installation of concrete barriers separating Alcoa Highway from the frontage roads to the east and west, and roundabouts with overpasses to move traffic across Alcoa Highway.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The Alcoa Highway Small Area Plan within the South County Sector Plan incorporated the 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.
3. The intent was for the MU-SD to be more flexible with the zones it allowed, so the plan did not assign zones to this MU-SD. Instead, the MU-SD allowed commercial and office uses, so any commercial or office zone could be requested and be consistent with the South County Sector Plan. However, not all of the commercial zones are appropriate in the corridor.

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

1. There have been no significant changes in population - the population in the neighborhoods surrounding the commercial node comprising this MU-SD has remained steady. However, Knox County in general experienced a strong population increase, so this area is out of alignment with how the rest of the County is growing. In this case, the lack of trend in development is one of the reasons for the proposed changes.

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:** 11/10/2022

**Details of Action:**

**Summary of Action:** Approve the text amendment to the Knox County properties in the South County Sector Plan, and the map amendment extending 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, because the amendments meet multiple criteria required for a sector plan amendment.

**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:** Knox County Commission

**Date of Legislative Action:** 12/19/2022 **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:**