

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-D-23-PA Related File Number: 4-I-23-RZ

Application Filed: 2/21/2023 Date of Revision:

Applicant: TAYLOR D FORRESTER

## PROPERTY INFORMATION

General Location: East side of Dresser Rd, north of Ginn Dr, south of Mount Vernon Dr

Other Parcel Info.:

Tax ID Number: 135 B A 032 (PART OF) Jurisdiction: City

Size of Tract: 3.176 acres

Accessibility: Access is off of Dresser Road, a frontage road along Alcoa Highway that is classified as a local road. It has a 21-ft pavement width within the Alcoa Highway right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is part of a small group of undeveloped lots to the east of Alcoa Highway where major improvements have recently been completed. Surrounding properties to the west run along the frontage road (Dresser Road) and comprise a commercial node between I.C. King Park to the south and Mount Vernon Drive to the north.

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

Street: 0 DRESSER RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: C-G-1 (General Commercial)

Previous Requests:

Extension of Zone: Yes, the MU-SD, SCO-3 land use classification is adjacent to the north and west, and C-G-1 zoning is adjacent to the north (CA, the County's C-G-1 counterpart, is also adjacent to the west)

History of Zoning: This property was zoned C-6 (General Commercial) upon its annexation into the City of Knoxville in 2002 (Case 11-V-02-R)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** 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 the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification for the portion of the lot requested because it is a minor extension of that land use class.

**Staff Recomm. (Full):**

**Comments:** This request is to rezone and amend the land use classification of a portion of the subject property. The part of the parcel with frontage along Alcoa Highway is already zoned C-G-1. The parcel is oddly shaped and has a long narrow section extending into an area with residential zoning. This request is to rezone the front half of that narrow strip where it is adjacent to the C-G zone, leaving the back half zoned RN-1 to provide a buffer between future development on this property and the nearby single-family neighborhoods.

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. There are no apparent errors in the plan that would warrant amending the plan.

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. The Alcoa Highway improvements constructed within the last few years have granted safer, more limited access to Alcoa Highway via frontage roads along both sides of the highway.  
2. Ongoing construction has led to high vacancy rates in commercial and office developments.  
3. Since 2000, population growth along the Alcoa Highway corridor has remained steady while the rest of Knox County has seen an approximate increase of 20 percent.

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 adopted in July 2022 by both the Knox County Commission and the Knoxville City Council.  
2. One of the plan's goals included providing a broader array of land uses along Alcoa Highway. This led to an expansion of the MU-SD, SCO-3 (Alcoa Highway Small Area Plan) land use classification to the south on city and county properties along Alcoa Highway (approved in December 2022 by the Knox County Commission and in January 2023 by the Knoxville City Council).  
3. It is expected that as additional residential dwellings are built within the Alcoa Highway Corridor, commercial and office development would increase correspondingly as new residents would provide a new customer base to support and increase demand for businesses within the area.

**Action:** Approved **Meeting Date:** 4/13/2023

**Details of Action:**

**Summary of Action:**

Approve the One Year Plan amendment to the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification for the portion of the lot requested because it is a minor extension of that land use class.

**Date of Approval:**

4/13/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**

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**Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

Knoxville City Council

**Date of Legislative Action:**

5/16/2023

**Date of Legislative Action, Second Reading:**

5/30/2023

**Ordinance Number:**

**Other Ordinance Number References:**

O-83-2023

**Disposition of Case:**

Approved

**Disposition of Case, Second Reading:**

Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**