CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



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)

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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 sector 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 classification.

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. Construction of extensive TDOT improvements in this area have been completed and more are underway.
- 2. Many businesses left the Alcoa Highway corridor during the highway construction, resulting in a multitude of vacancies.
- 3. The Alcoa Highway Corridor Study was adopted in July 2022 by both the Knox County Commission and the Knoxville City Council.
- 4. 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 (Mixed Use-Special District, 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).

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 granted safer, more limited access to Alcoa Highway via frontage roads along both sides of the highway.

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 remained steady while the rest of Knox County has seen an approximate increase of 20 percent.
- 2. Vacancy rates for commercial and office uses have increased within the corridor.
- 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.

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.

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Action: Approved Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the sector 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 classification.

Date of Approval: 4/13/2023 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: 5/16/2023 Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number: Other Ordinance Number References: O-82-2023

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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