

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-B-23-RZ                      **Related File Number:**  
**Application Filed:** 5/16/2023              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE

## PROPERTY INFORMATION

**General Location:** East side of Alcoa Highway and Dresser Road, north of Ginn Drive and south of Mount Vernon Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 122 O J 002.01                      **Jurisdiction:** City  
**Size of Tract:** 5.29 acres  
**Accessibility:** Access is via 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, which varies in width from 140 ft to 190 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Private recreation  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** MU-SD (Mixed Use Special District)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area is part of a commercial node along Alcoa Highway where major TDOT improvements have recently been completed. It has a mix of commercial uses, offices, and vacant properties along the frontage roads of the highway, abutting low-density single family residential dwellings, forests, and undeveloped lands.

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

**Street:** 2920 DRESSER RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone, formerly CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** C-G-1 (General Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)

Requested Plan Category:

**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: Samiul Haque

Staff Recomm. (Abbr.): Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full): The property is in the process of being annexed by the City of Knoxville and has an anticipated effective date of 7/27/2023. It will need a zoning district comparable to the former CA zone of the County.

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The City of Knoxville is annexing this property, so it will require a City of Knoxville zoning district.
2. The area underwent a sector plan amendment from the GC (General Commercial) & O (Office) land use classifications to the MU-SD, SCO3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification in 2022 (11-C-22-SP). This was based on recommendations presented in the recently completed Alcoa Highway Corridor Study, adopted by both the City Council and County Commission in July 2022. This classification includes C-G-1 zoning among its recommended zoning districts.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to C-G-1 zoning is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors.
2. This area is part of the Alcoa Highway commercial corridor, and the location is consistent with the C-G-1 district intent.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. C-G-1 zoning is the City's most comparable zoning district to the former CA (General Business) zone of the County.
2. C-G-1 zoning is consistent with surrounding commercial zoning. The zoning is not anticipated to cause any adverse impacts for the single-family neighborhood to the east. Per Article 12.8 of the City zoning ordinance, a 20-ft Class B landscape buffer yard would be required for any development on the property.
3. The sector plan's land use designation would remain MU-SD, SCO-3, which is the designation for all surrounding parcels on the north, south, and west sides.
4. The Alcoa Highway Corridor Study recommendation supports commercial uses on this corridor.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed zoning is consistent with the General Plan's Development Policy 8.12, which provides guidelines for commercial growth abutting residential property. The City of Knoxville zoning ordinance requires a Class B buffer yard along the rear of the property, as described above.
2. The proposed zoning is consistent with the South County Sector Plan's MU-SD, SCO-3 land use

classification.

3. Permitted uses for this zoning are consistent with Alcoa Highway Corridor Study's land use recommendation.

4. The One Year Plan will be amended per its regular annual update, at which time this property would be classified as MU-SD, SCO-3.

5. This annexation will result in a map amendment to the Growth Policy Plan, removing the parcel from the Urban Growth Area and incorporating it into the Existing City Limits.

**Action:** Approved

**Meeting Date:** 7/13/2023

**Details of Action:**

**Summary of Action:** Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 7/13/2023

**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:** 8/8/2023

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

**Ordinance Number:** O-117-2023

**Other Ordinance Number References:**

**Disposition of Case:** Approved (Emergency)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**