

Requested Plan Category: MDR/O (Medium Density Residential/Office)

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: Liz Albertson

Staff Recomm. (Abbr.): Approve MDR/O (Medium Density Residential/Office) because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods.

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. Improvements in the Alcoa Highway facilities that have already been constructed and forthcoming improvements warrant reconsideration of the land use plan in the corridor, particularly at the intersections where flyovers and new consolidated access points have been provided, such as the one at Maloney Road.

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

1. The Alcoa Highway improvements have been constructed within the last few years and provided for safer, limited access to Alcoa Highway and provided a frontage road on the southeastern side of the highway, which this property is adjacent to as well.
2. This property is adjacent to the interchange improvements at Alcoa Highway and Maloney Road and adjacent to the new frontage road along Alcoa Highway, Dresser Road.
3. A new access into the site has also been provided as part of the interchange improvements at this location.

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 the population along the Alcoa Highway corridor has decreased by approximately 17 percent, while the rest of Knox County has seen an approximate increase of 20 percent.
2. Vacancy rates for commercial and office uses have also decreased within the corridor.

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: 7/8/2021

Details of Action:

Summary of Action: Approve MDR/O (Medium Density Residential/Office) because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods.

Date of Approval: 7/8/2021

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: 8/10/2021

Date of Legislative Action, Second Reading: 8/24/2021

Ordinance Number:

Other Ordinance Number References: O-112-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: