

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT



File Number: 8-B-25-PA **Related File Number:** 8-K-25-RZ_____

Application Filed: 7/21/2025 **Date of Revision:**

Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: East side of Dresser Rd, east side of Alcoa Highway, south of Mount Vernon Drive.

Other Parcel Info.:

Tax ID Number: 122 O J 003 **Jurisdiction:** City

Size of Tract: 5.5 acres

Accessibility: Access is via Dresser Road, a local street with a pavement width of 20 ft within a right-of-way which varies from 140 ft to 540 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: South County **Plan Designation:** N/A (no land use classification)

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

Neighborhood Context: This area is characterized by commercial and residential uses. Commercial uses are auto oriented commercial and service operations fronting Alcoa Highway. Several historically active structures have sat vacant in recent years. Residential uses are single family dwellings buffered from commercial uses by vegetation.

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

Street: 2814 Dresser Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: N/A (no zone)

Former Zoning:

Requested Zoning: C-G (General Commercial)

Previous Requests:

Extension of Zone: No this would not be an extension, though this zone and plan designation are in close proximity to the subject site.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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

Subdivision Name:

Variances Requested:

S/D Name Change:

Other Bus./Ord. Amend.:

Planner In Charge: Jake Beaumier

Staff Recomm. (Full):

Action: Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: APPROVE the MU-SD, SCO-3 (Mixed-Use Special District, Alcoa Highway Small Area) land use classification because it is consistent with the land use designation for properties along this segment of Alcoa Highway in the City.

Date of Approval: 8/14/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/2/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/16/2025

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: