

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 8-B-25-SP  
Application Filed: 7/21/2025  
Applicant: CITY OF KNOXVILLE

Related File Number:  
Date of Revision:

## 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 commercial and office 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)

Current Plan Category: N/A (no land use classification)  
Requested Plan Category: MU-SD (Mixed Use Special District)

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: Jake Beaumier

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

Comments: This is a rezoning and plan amendment request following annexation of the subject parcel into the City. Consideration of a plan of service for this property was approved by the Planning Commission as part of the process for annexation into the City of Knoxville in July 2025 (7-F-25-OB). It was approved on first reading by City Council on 8/5/2025 and the second reading is scheduled to be heard on 8/19/2025.

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN.  
1. There are no apparent errors in the One Year Plan with regard to the subject parcel. A plan amendment is necessary as part of a City annexation.

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 THE AREA.  
1. While TDOT expansion and improvements of Alcoa Highway have been completed in recent years immediately adjacent to the property and continue in the vicinity, these changes were anticipated by the South County Sector Plan and reflected in the One Year Plan map.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.  
1. There are no known changes in government policy pertaining to this area, aside from the subject property being annexed by the City.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT.  
1. This parcel is being annexed into the City and needs to be assigned a future land use designation. It is consistent with the MU-SD, SCO-3 designation detailed in the Alcoa Highway Small Area Plan portion of the South County Sector Plan.  
2. The scenario map within the Alcoa Highway Small Are Plan identifies this parcel as being appropriate for a mixed-use special district.

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 ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 9/2/2025

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**