

# Alcoa Highway Corridor Study

STUDY OBJECTIVE & RECOMMENDATIONS FOR  
IMPROVEMENT



DEVELOP AN APPROACH FOR MANAGING AND ENVISIONING DEVELOPMENT AND REDEVELOPMENT ALONG THE ALCOA HIGHWAY CORRIDOR.

# Study Objective

# Goals to achieve the Objective

1. Allow a broader array of land use along Alcoa highway.
2. Protect vehicular safety improvements made by TDOT and improve pedestrian safety.
3. Create consistency in the physical environment of development and provide a unique sense of place.



ALLOW A BROADER ARRAY  
OF LAND USE ALONG  
ALCOA HIGHWAY.

# Goal 1. Variety

# Goal 1. Allow a broader array of land use along Alcoa Highway.

## Recommendations:

### County:

1. Add some of the commercial land uses suggested in Charrette activities to be permissible as a use on review in the CA and CB.
2. Add a variety of residential land uses as permissible as a use on review in the CA and CB zones.

### City:

3. Add Research and Development (R&D) to be permissible as a special use in the C-G zones.



# Goal 1. Allow a broader array of land use along Alcoa Highway.

## Recommendations:

### County & City:

1. **Extend the MU-SD land use classification** to encapsulate the bulk of commercially viable properties along Alcoa Highway. This land use class allows commercial, office, and medium- to high-density residential uses.
2. **Amend the MU-SD land use class to include a list of allowed zones.**
3. **Review the feasibility of utilizing financial incentivizes** as a stimulus to attract new businesses to this area.



# County: Land Use in CA and CB zones\*.

\*CA: General Business zone

\*CB: Business & Manufacturing zone

## County:

- Add these **commercial land uses** - permissible as a use on review in CA and CB zones:
  - Drive-through facilities (already allowed in practice, this would codify it)
  - Arts and fitness studios
- Short-term solution until a new zoning code is adopted.
- Would align the allowed uses within the County with those in the City more closely.
- Would apply County-wide, not just in the Alcoa Hwy corridor.

# County: Land Use in CA and CB zones\*.

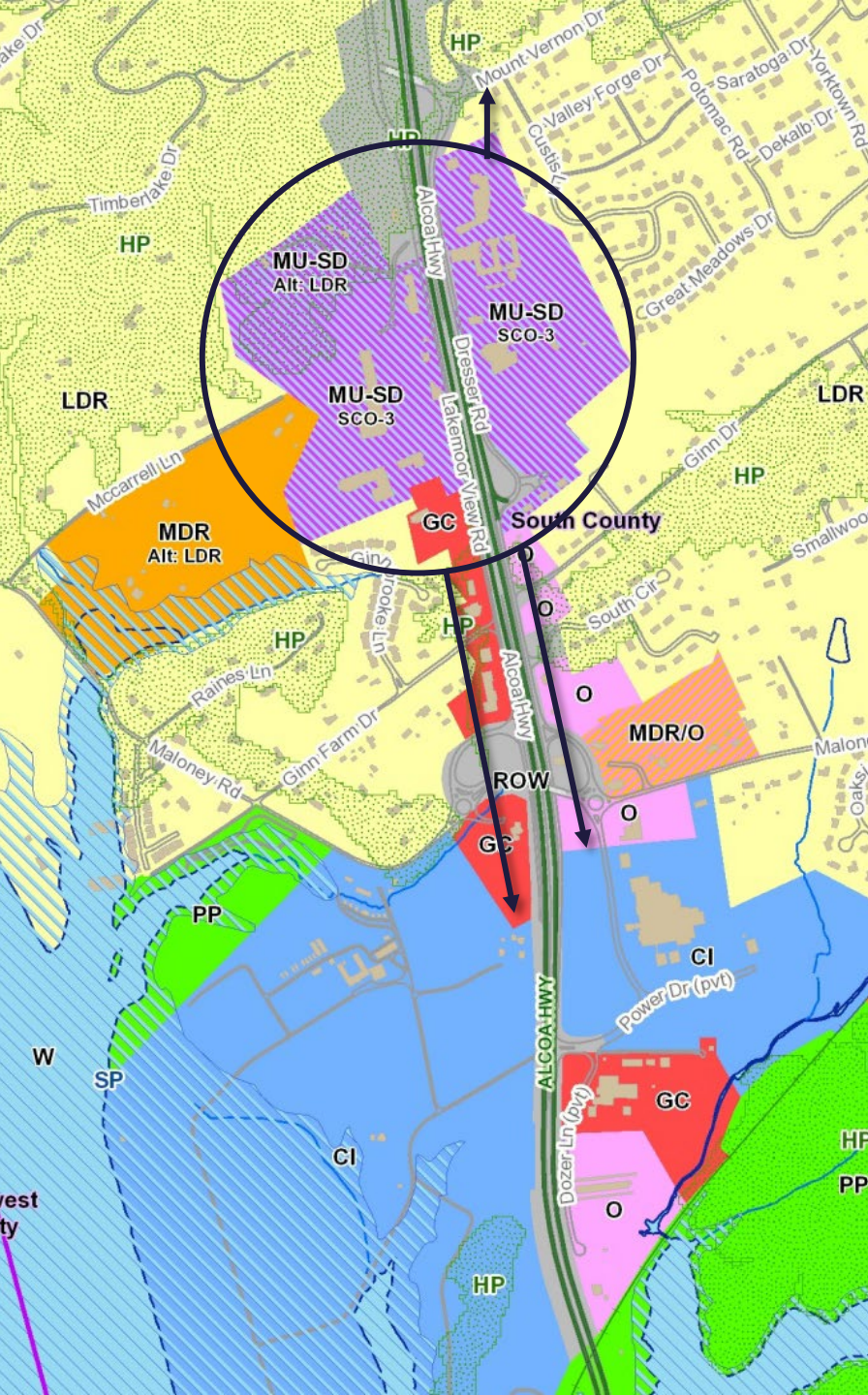
\*CA: General Business zone

\*CB: Business & Manufacturing zone

## County:

- Add these **residential land uses** - permissible as a use on review in CA and CB zones:
  - Multifamily
  - Townhouses
  - Dwellings above ground-level (mixed-use development)
- Would apply County-wide, not just in the Alcoa Hwy corridor.



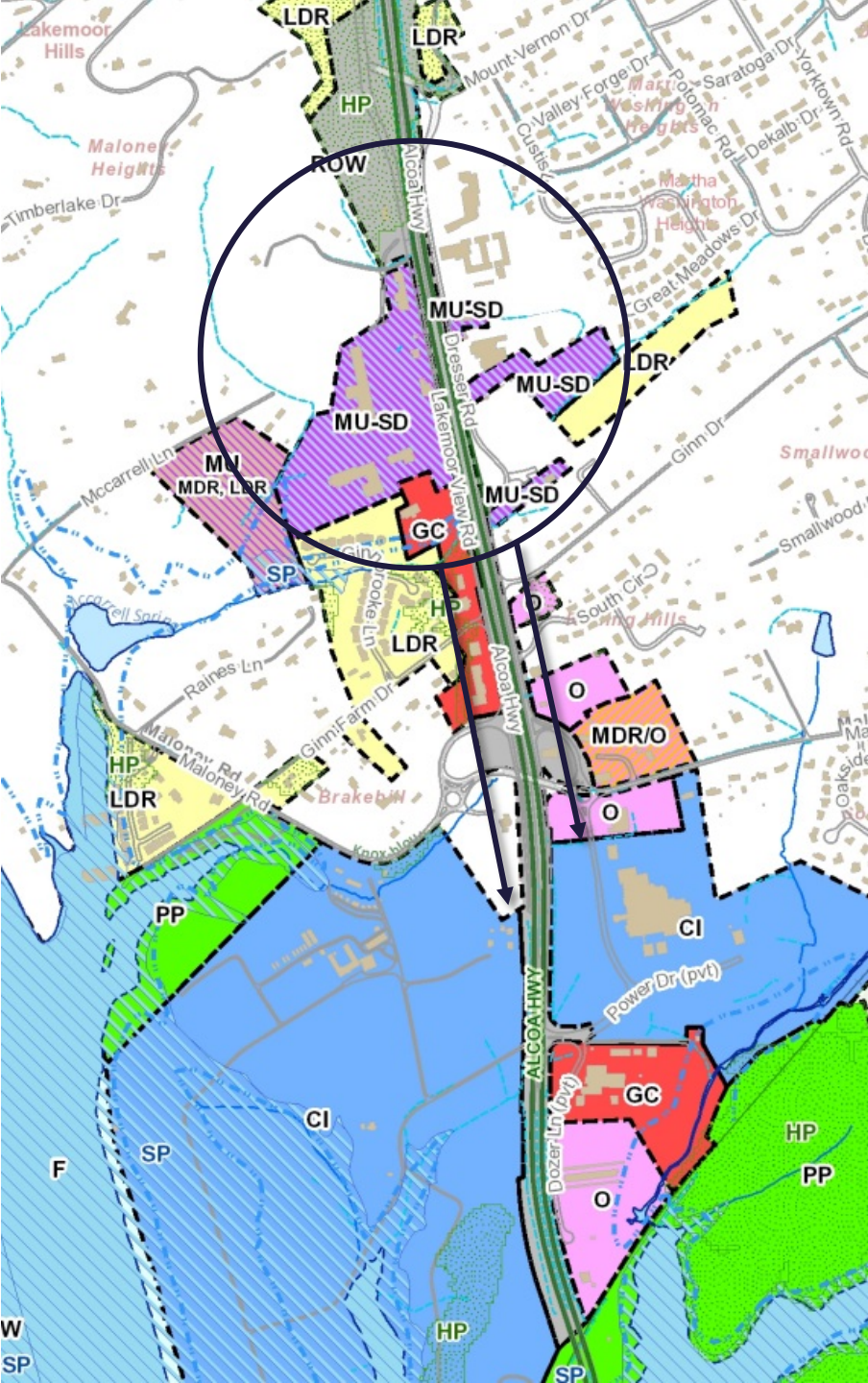


# MU-SD, SCO-3 (City and County)

## Mixed Use-Special District, Alcoa Highway Corridor

- East side of Alcoa Hwy:
  - Extend north to Mount Vernon Drive
  - Extend south to the railway just north of I.C. King Park
- West side of Alcoa Hwy:
  - Extend south to just past the Maloney Rd roundabout





# MU-SD, SCO-3

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## Current Sector Plan recommendations on uses and zoning:

### Alternative 1:

This alternative is based on Alcoa Highway improvements that would include six travel lanes, an interchange at Maloney and Montlake Roads, and two frontage roads (as proposed by TDOT in 2000).

Under this proposal, a mix of commercial, office and medium to high density residential uses would be allowed where larger tracts exist. The additional opportunity for residential density would increase support for retail, which is currently in decline. Both office and higher intensity residential uses are warranted in light of a safer highway and proximity to downtown, UT Medical Center and the airport. These uses can be located separately or as vertical mixed uses (for example, shops at ground level with office or residential above).

Medium density residential uses are also proposed west of the current Village Plaza Shopping Center, contingent upon access from an Alcoa Highway frontage road.

**Recommended Uses:** Commercial, office, and medium to high density residential

**Recommended Zoning:** Commercial, office or residential zoning that requires site plan review.

# MU-SD, SCO-3

## Existing zones in the Alcoa Highway Corridor:

### • City:

- C-G-1 (General Commercial)
- C-G-2 (General Commercial with design standards)

### • County:

- CA (General Business)
- CB (Business & Manufacturing)
- ~~SC (Shopping Center)~~
- *Add CN?*



# Explore Financial Incentives

## City and County:

- Grants
- Loans
- Other financial incentives





PROTECT VEHICULAR  
SAFETY IMPROVEMENTS  
MADE BY TDOT AND  
IMPROVE PEDESTRIAN  
SAFETY.

## Goal 2. Safety



## Goal 2. Protect vehicular safety improvements made by TDOT and improve pedestrian safety.

### Recommendations:

1. Create standards for vehicular access along frontage roads, and connections within commercial centers, to create consistent, safe, and easy navigation between businesses.
2. Work with KAT, City and County to plan for multi-modal facilities along frontage roads and within developments to increase safety for pedestrians.
3. Add greenways to connect residential areas with commercial areas and parks.
4. Build missing link of greenway of Knox-Blount greenway that is not being built as part of the current construction.

# Examples that could be utilized.

- Mirror the City's ordinance for drive-thru lane and window locations.
- Regulate loading dock door locations.
- Limit access points on frontage roads to keep traffic moving along those roads.
- Require internal vehicular and pedestrian connections from development to development.



PROVIDE A UNIQUE SENSE  
OF PLACE FOR THIS  
SECTION OF THE  
CORRIDOR.

## Goal 3. Sense of Place



# Goal 3. Provide a sense of place.

## Recommendations:

### County:

1. Explore standards for commercial and multifamily development to create a consistent feel along the corridor.

### City and County:

2. Explore design standards specific to the corridor.
3. Encourage amenities within the corridor.
4. In cooperation with TDOT, install signage along the corridor and frontage roads.

# Consistency in appearance

Standards for development to address (some of these could align City and County zoning ordinances):

- Landscape screening/buffering between dissimilar uses
- Landscaping within developments
- Lighting
- Parking lot locations (side or rear)
- Building Orientation
- Fenestration
- Signage within developments
- Other similar considerations

# Planned Zones in County

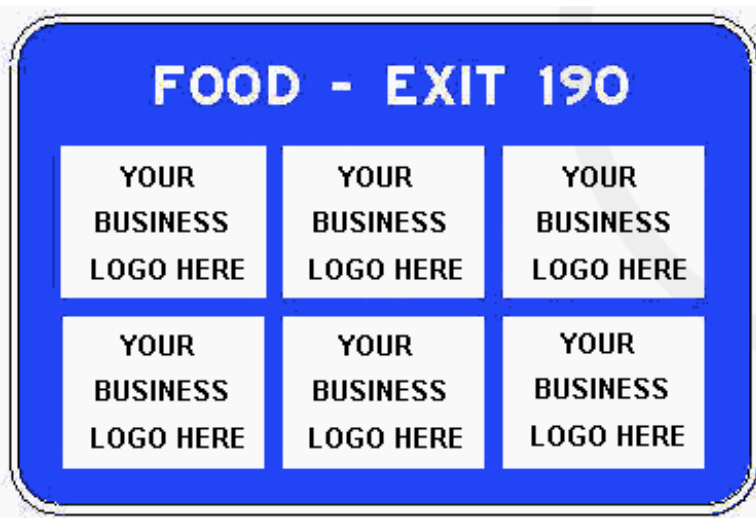
- Planned Residential
- Planned Commercial
- Shopping Center

	Planned Residential	Planned Commercial	Shopping Center
Setbacks			
Minimum development size	n/a	20 acres	n/a
Peripheral Boundary	35 ft, around development (specific to the individual PC zone)*	50 ft, around each project	n/a
Front Setback	20 ft.*		60 ft, or 20 ft if no parking is between building and street
Side Setback	5 ft.*		If abutting residential zone: 50 ft If abutting nonresidential zone: less than 50 ft
Rear Setback	15 ft.*		
	* with some caveats		
Other Requirements			
Building Height	Will be determined by the Scenic Hwy requirement of 35 ft. for all zones		
Lot Coverage		50%	n/a
Lot Size	3,000 / 4,000 sq ft if no common open space is provided; otherwise no min. lot size		n/a
Design Standards	None	None, though the zone does require a landscaping plan with planting specified for building entrances and appropriate visual screening of parking areas	n/a
Restrictions within allowed uses			
Restrictions within allowed uses	n/a	Protective Covenant restricting uses (requires PC approval)	n/a
		Outdoor Storage shall be screened	



# Encourage Amenities.

- Dog park
- Greenway
- Walking trails
- Open green space
- Public art installments (murals, fountains, etc.)
- Boulevards
- Plazas



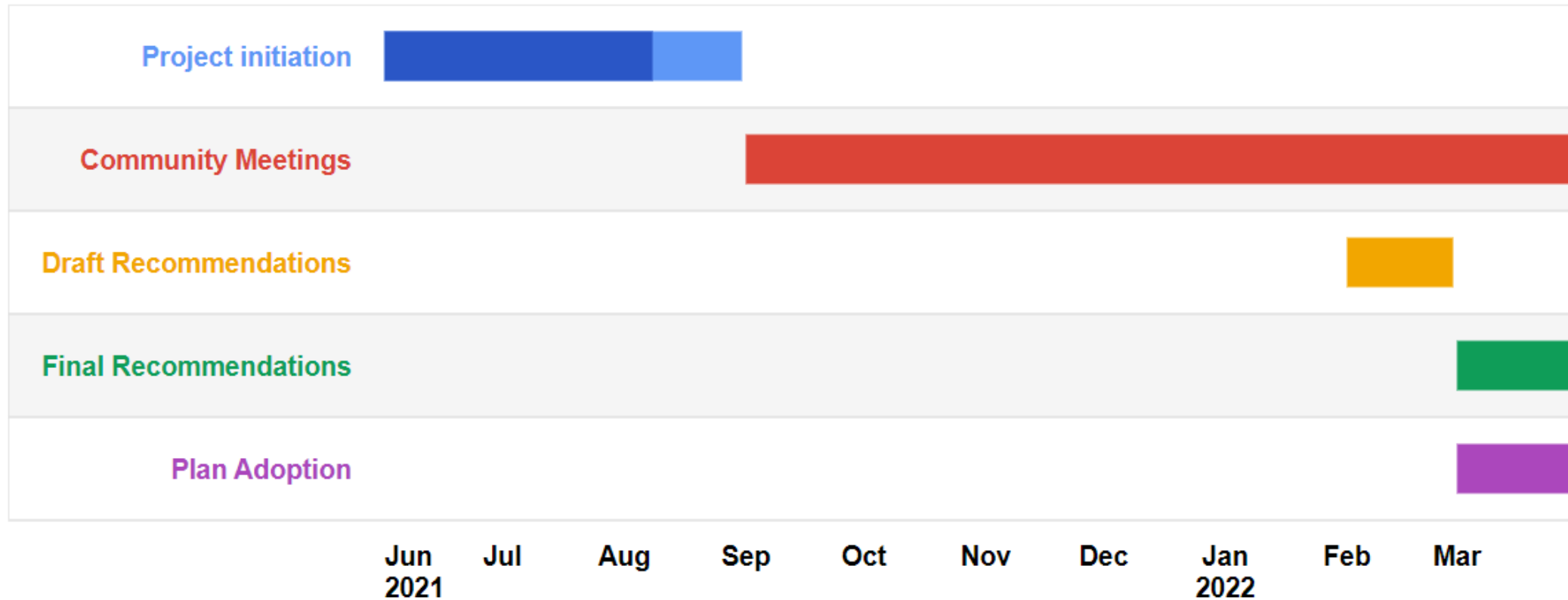
# Signage within Right-of-Way

- Development directory signs
- Signs typically used on interstates
- Develop a cohesive sign standards

# Next Steps

- Discuss outcomes and next steps with City and County administration.
- Share findings and proposed outcomes with the community.
- Present recommendations to the Knoxville-Knox County Planning Commission.
- Present recommendations to Knox County Commission and Knoxville City Council.

# Timeline



# Resources:

- **Alcoa Highway Project website:**  
<https://knoxplanning.org/alcoa>
- **Social Demographics Dashboard:**  
<https://knoxgis.maps.arcgis.com/apps/dashboards/1b0748afc53f4f25bc1a9d2f19873ed0>
- **Economic Demographics Dashboard:**  
<https://knoxgis.maps.arcgis.com/apps/dashboards/344a6c0a383d4713963558d4df5f5ba6>



# Tonight's activity

- Results of poster queries
  - Top amenities
  - Top land uses