

Alcoa Highway Corridor Study

PUBLIC OUTREACH MEETING

09.30.2021

Agenda

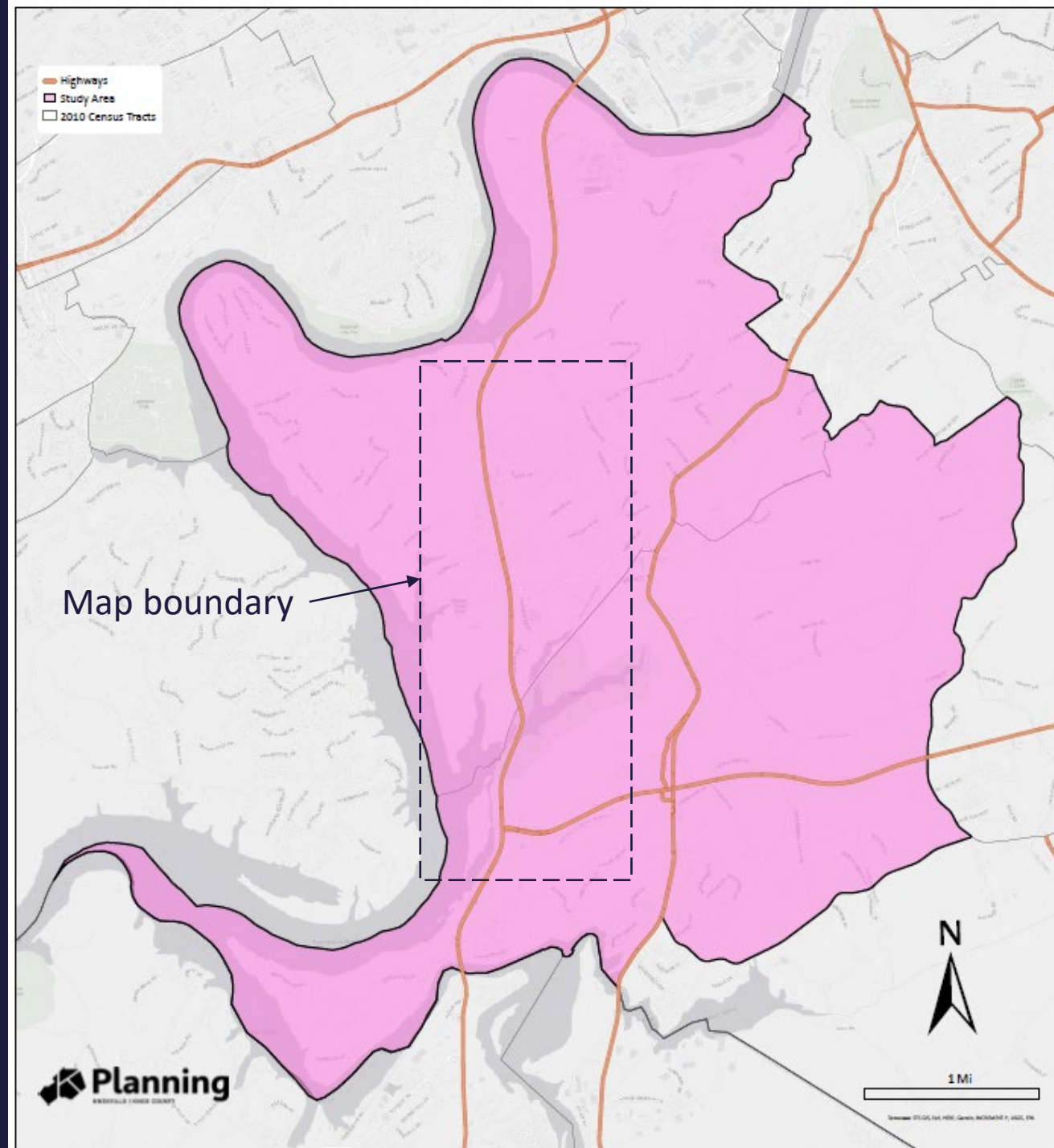
- Main Presentation, 5:30 – 6:15 p.m.
- Open House 6:15-7:00 p.m.
 - Individual Stations:
 - Area Demographics
 - Study Area Maps
 - TDOT Maps Showing Improvements
 - Charrette Results, Detailed



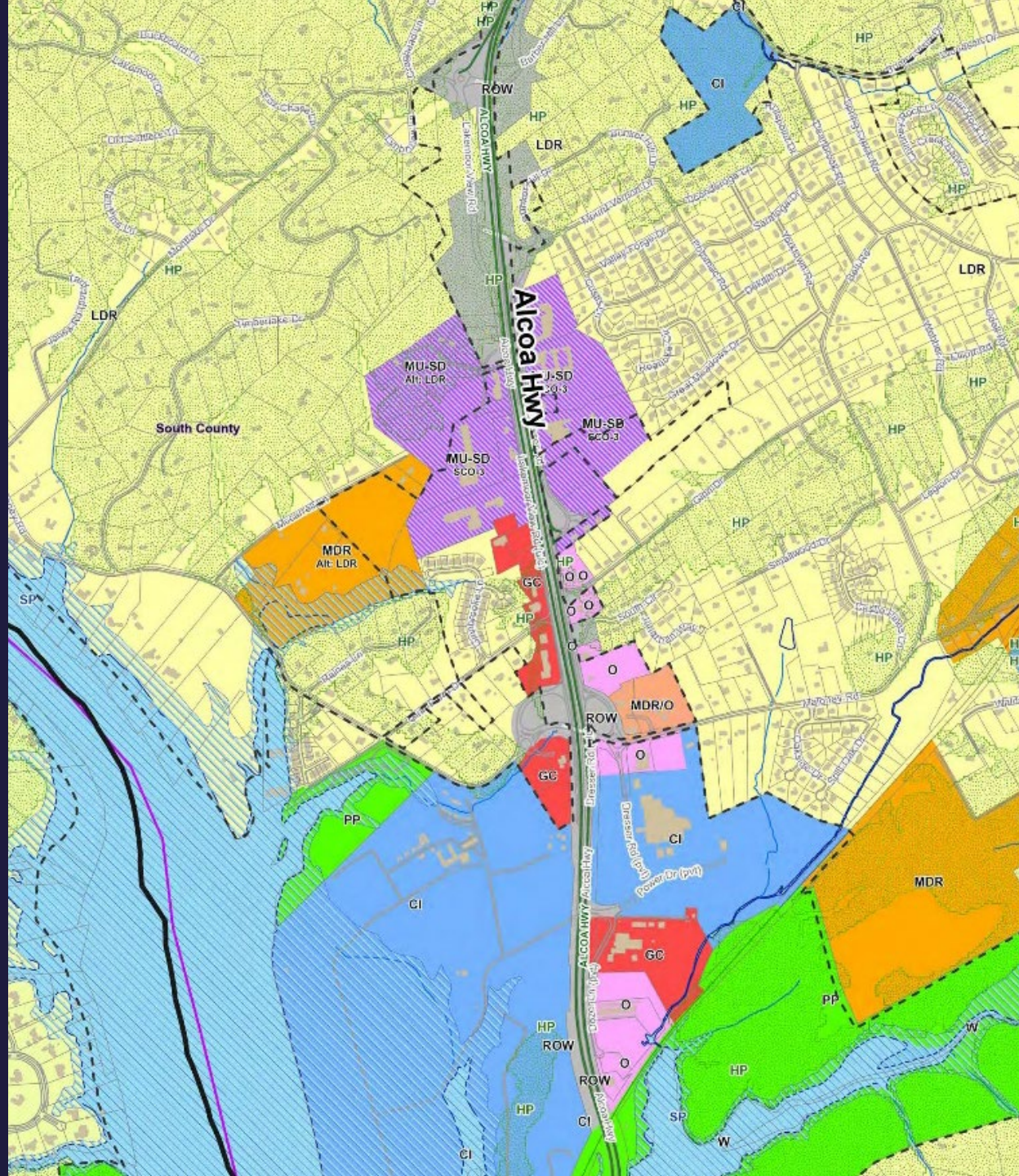
Area Maps

PLANNING CONSIDERATIONS








Study Area



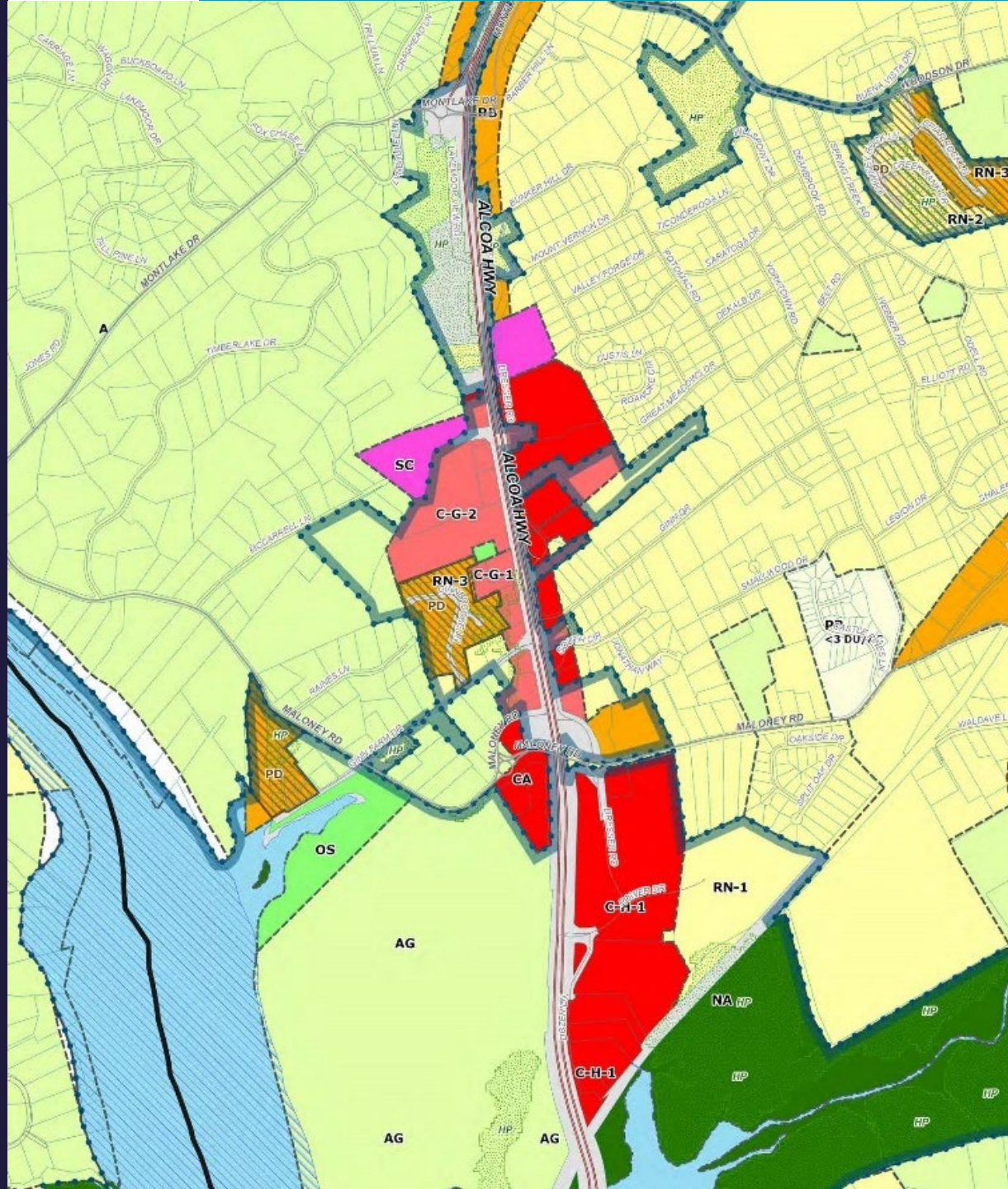
Sector Plan Map









Land Use Class

-  Mixed Use
-  Commercial
-  Residential/Office
-  Office
-  Residential
-  Residential
-  Hillside Protection
-  Public Parks
-  Civic/Institutional

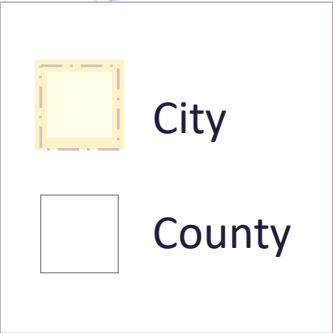
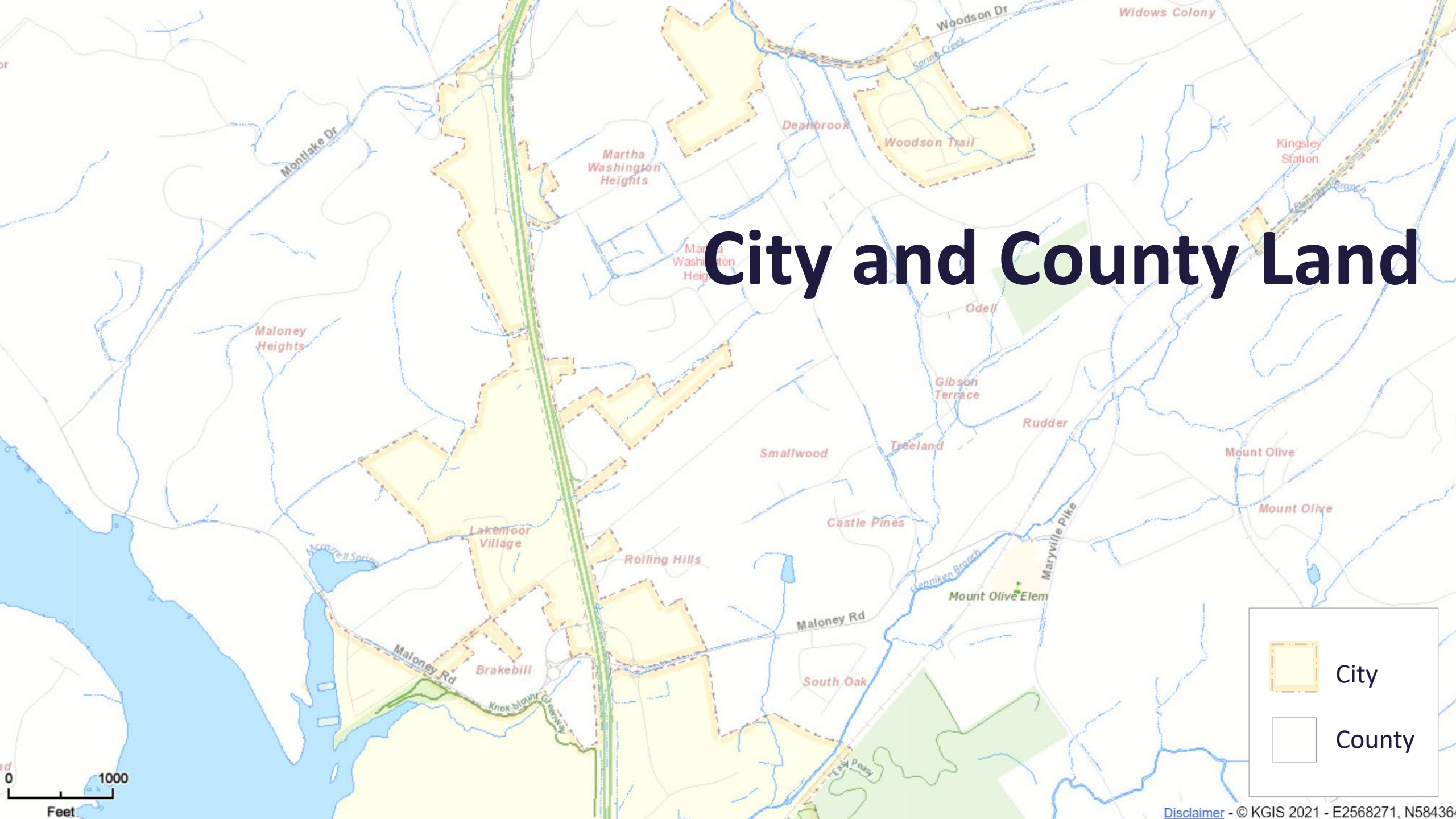
Zoning Map



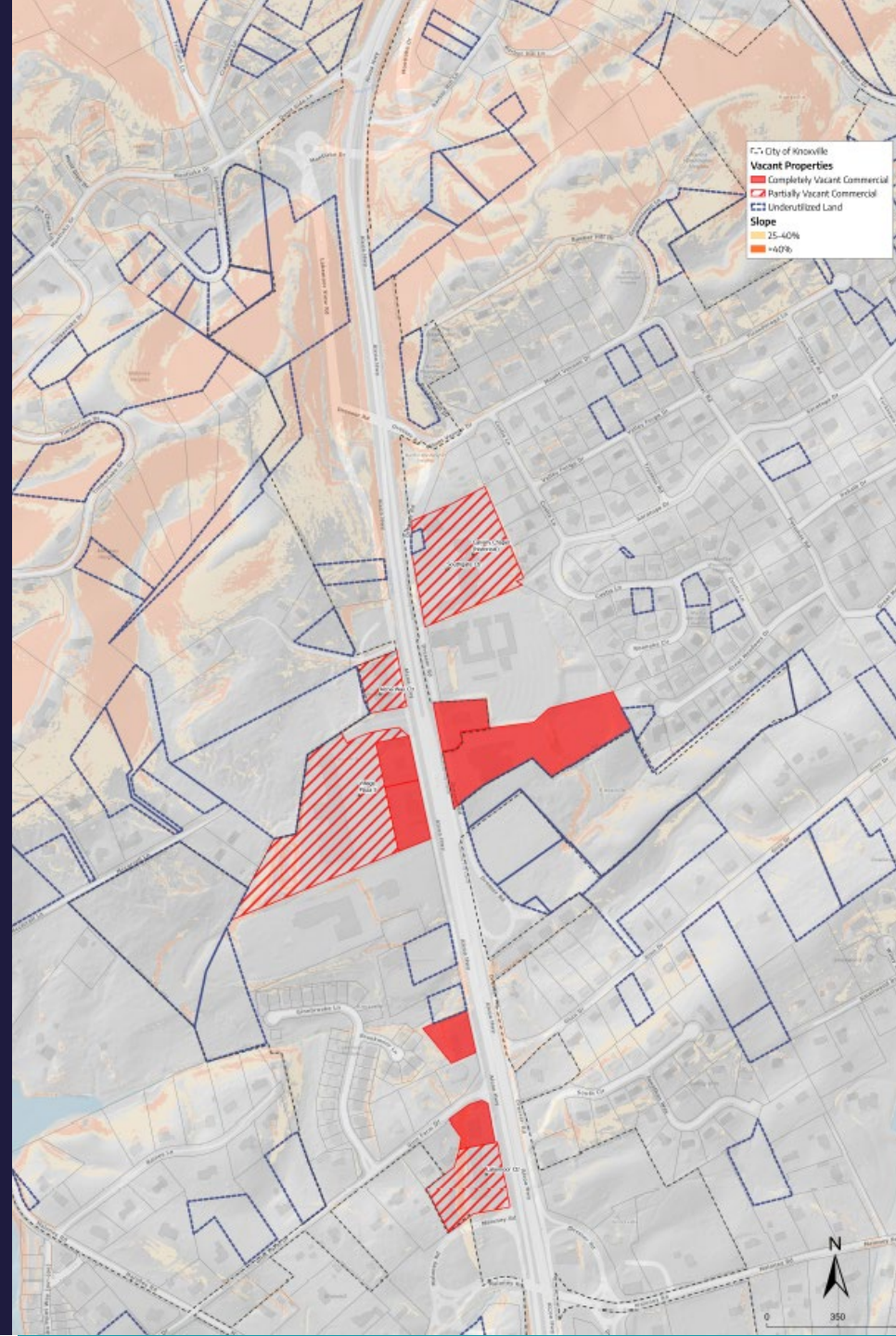
Zoning

-  Commercial
-  Commercial
-  Commercial
-  Residential
-  Residential
-  Agricultural
-  Open Space
-  Natural Area







City and County Land



Underutilized Properties & Vacancy

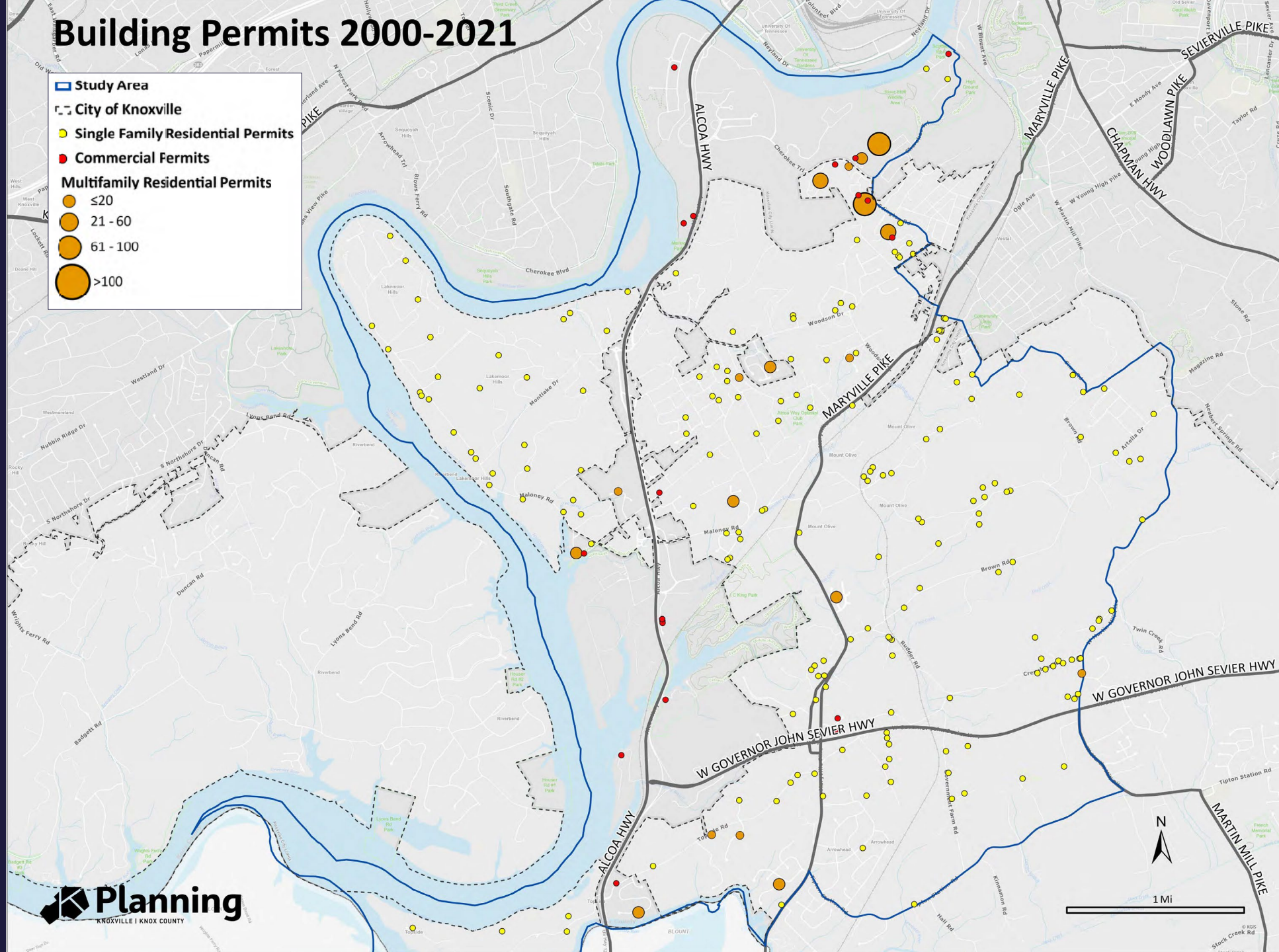


Legend

-  City of Knoxville
-  Underutilized Land
-  Vacant Commercial
-  Partially Vacant Commercial
-  Slope 25%-40%
-  Slope Over 40%

Building Permits 2000-2021

- Study Area
- City of Knoxville
- Single Family Residential Permits
- Commercial Permits
- Multifamily Residential Permits
 - ≤20
 - 21 - 60
 - 61 - 100
 - >100



Building Permits



1 Mi



Sector Plan



2012 SOUTH COUNTY SECTOR PLAN



ALCOA HIGHWAY
SMALL AREA PLAN
(2012)



KNOXVILLE • KNOX COUNTY METROPOLITAN PLANNING COMMISSION



Trends Identified:

- Stable to decreasing population
- Increasing average daily traffic
- Increasing accidents and fatalities
- Increasing vacancy in strip commercial centers

SMALL AREA PLAN RECOMMENDATIONS:

ACCESS

- Consolidate access points onto highway or frontage roads
- Create inter-parcel access between properties

BUFFERS

- Create more robust buffers for adjacent established neighborhoods

DEVELOPMENT

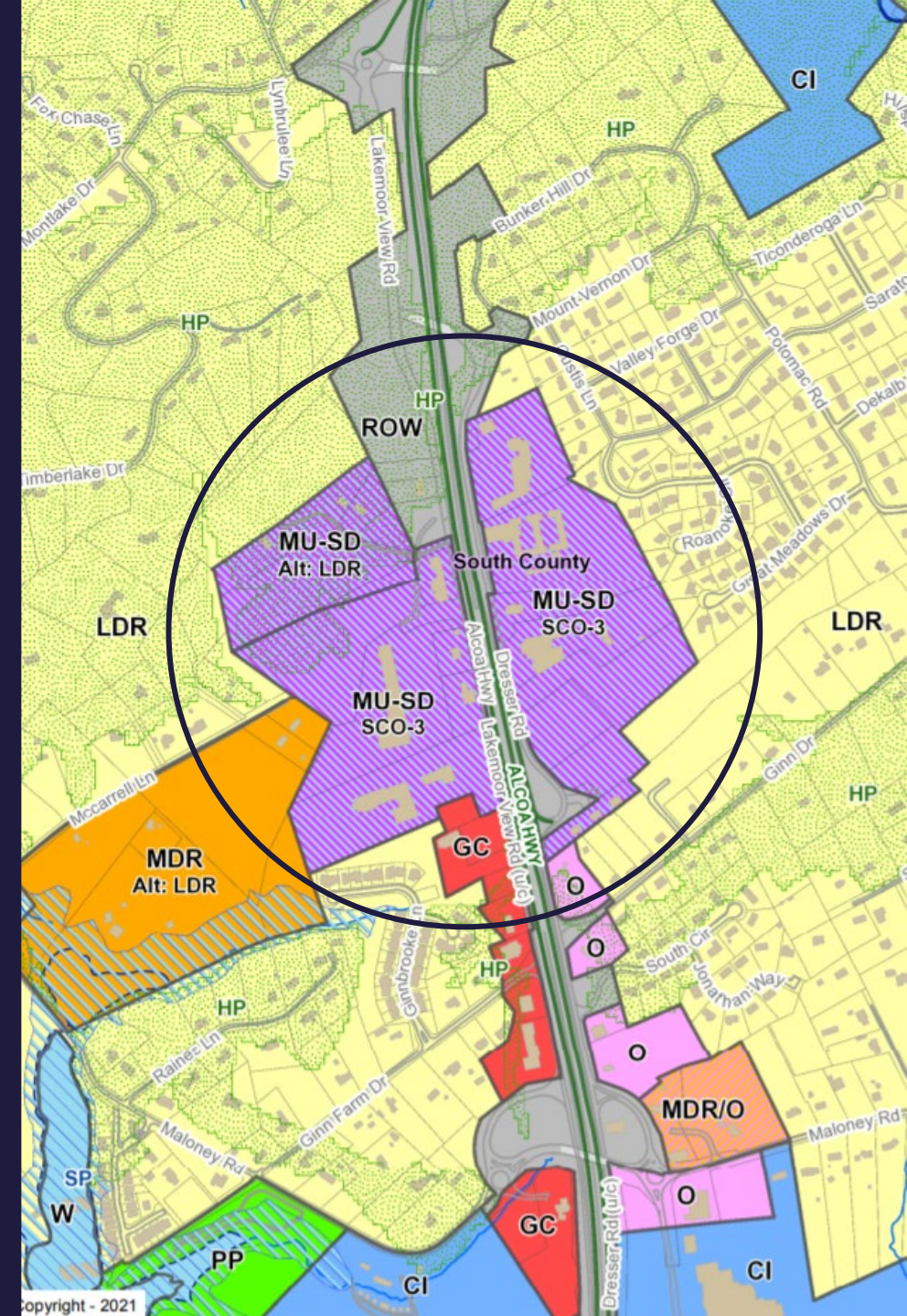
- Diversify development to include a variety of land uses

PARKING

- Reduce parking requirements to increase infill development potential
- Create landscape buffer requirements at parking and frontage areas to increase aesthetic appeal and reduce stormwater runoff

BIKE-PED

- Create walking and biking connections for established neighborhoods
- Provide connections within the existing greenway paths
- Connect the greenways of Knox and Blount County

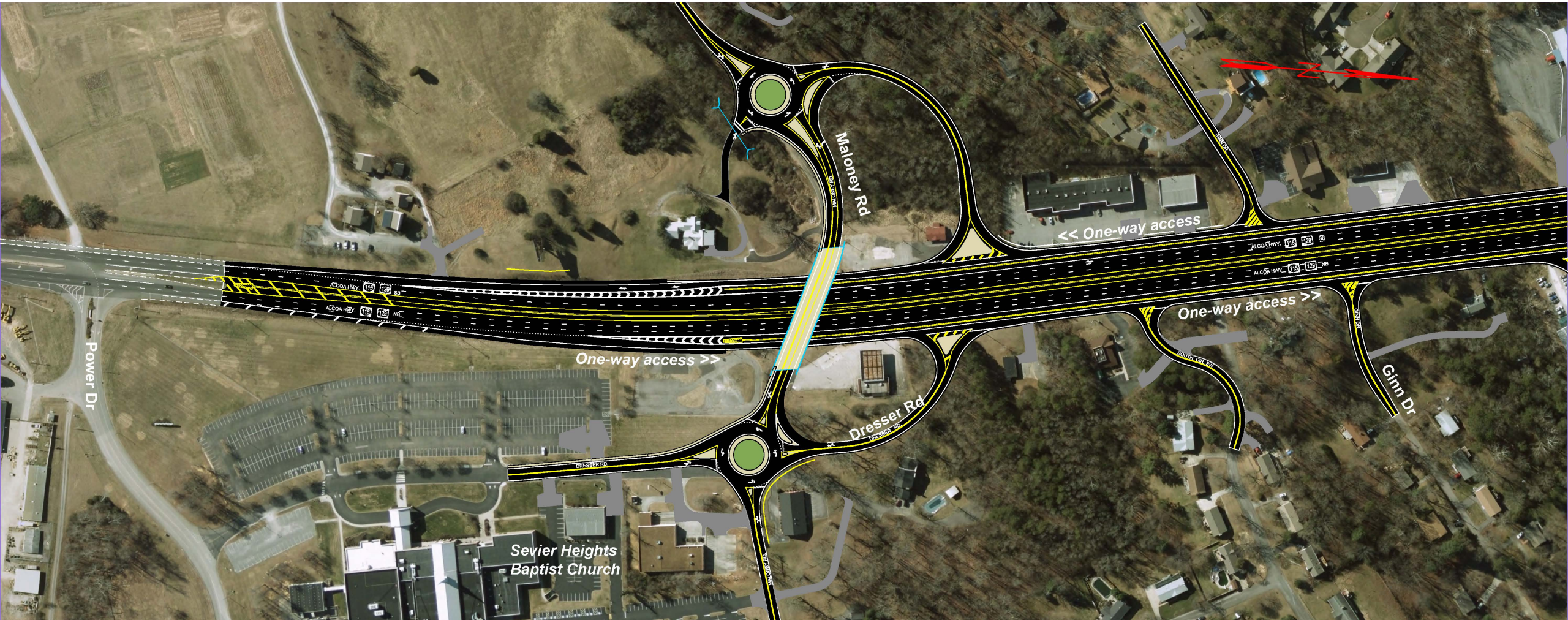


TDOT

ROAD IMPROVEMENTS



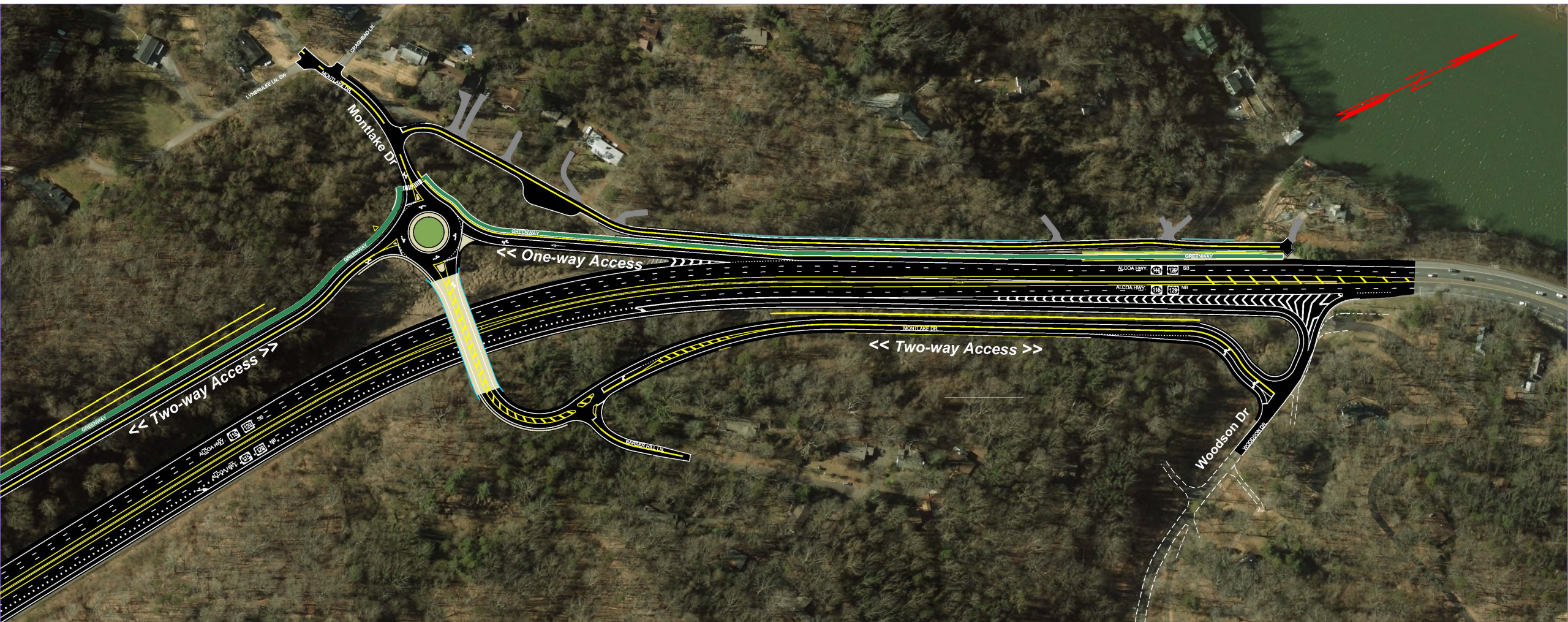
Ginn Dr. to past Maloney Rd.



Dresser Rd.



Woodson Dr. to Montlake Dr.





EAST TN DESIGN CENTER HELD
A CHARRETTE IN THE SUMMER
OF 2019. RESULTS ARE AS
FOLLOWS.

Charrette

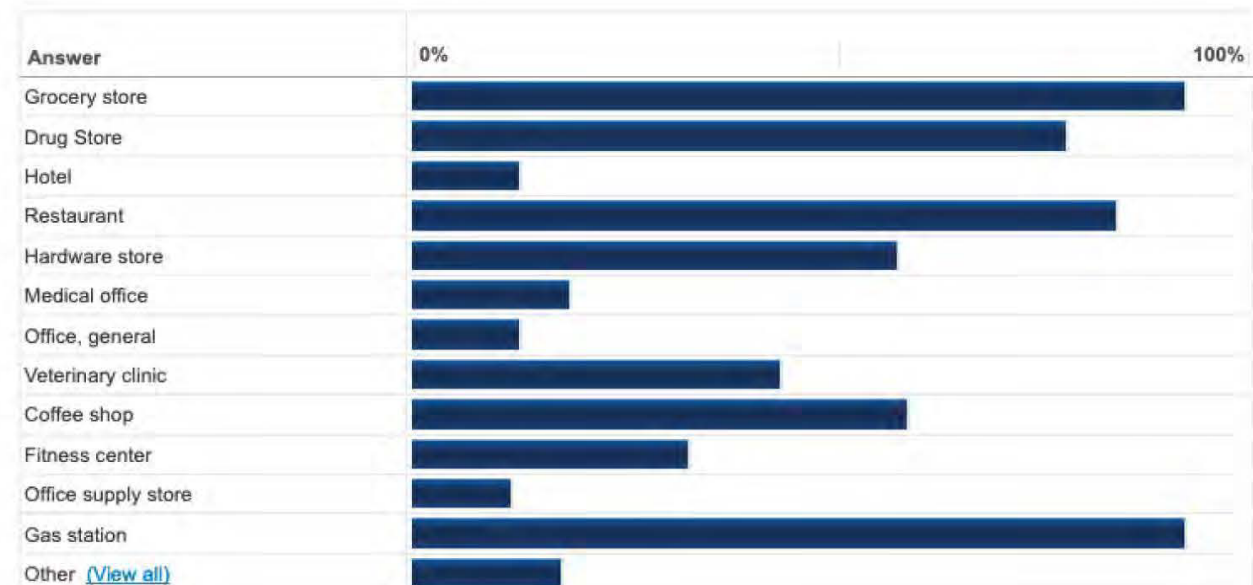
RESULTS

Pre-Charrette Survey

COMMUNITY INPUT - Alcoa Highway Redevelopment

Please identify ALL the business activities that you would use or that you feel would add to the vitality of the commercial area located on Alcoa Highway between Montlake and Maloney Roads.

	Number of Response(s)	Response Ratio
Grocery store	157	92%
Drug Store	132	78%
Hotel	24	14%
Restaurant	143	84.1%
Hardware store	97	57%
Medical office	35	19.5%
Office, general	23	13.4%
Veterinary clinic	76	44.5%
Coffee shop	100	59%
Fitness center	57	33.5%
Office supply store	20	12%
Gas station	157	92%
Other	34	20%
Total	170	100%



Charrette Summary

A woman with blonde hair, wearing a black and white checkered top and black pants, stands on the left side of the frame, facing an audience. She is positioned behind a microphone stand. The audience, consisting of people of various ages, is seated in rows of chairs, facing the presenter. The room has a modern, industrial feel with exposed ceiling pipes and acoustic panels on the walls. In the background, there are cameras on tripods and a whiteboard. The overall atmosphere is professional and collaborative.

- Presentation before charrette listed the businesses that had closed since construction had begun and the businesses that were still open at that time.
- The focus of the charrette exercise was in response to that presentation and land use and amenities were emphasized during the exercise (the types of uses people wanted to have available to them on TDOT's Phase 1 along Alcoa Hwy).



4 Groups, 4 Visions

- TDOT's Phase 1 area divided Into 4 sections
- Four stations set up for brainstorming:
 - Land Use
 - Design
 - Zoning
 - Connectivity



Suggested Land Uses:

- Small boutique hotel
- Small multifamily developments
- Anchor grocery store
- Small scale retail (i.e., not big box developments)
- Restaurants and cafes
- Infill development
- Gas station
- Live/work studios





Suggested Changes to Existing Development Pattern:

- Redeveloped strip center
- Infill development
- Removal of storage area behind Vulcan building
- Greenways connected/expanded
- Boulevard entries and internal frontage roads added



Desired Amenities:

- Sidewalks with plantings
- Green boulevard as part of infill development
- Paved plaza areas
- Water features
- Added green space and landscaping
- Landscaped buffer zones
- Greenway connections and walking trails
- KAT bus stops
- Added park space
- Dog parks





Development Opportunities

Commercial:

- Variables that factor into viability:
 - Number of dwelling units within 1- and 3-mile rings
 - Median income level of the Area
- A variety of housing types should be a high priority to add dwelling units since demand is so high right now





Opportunities

- Commercial development should be greater at nodes
- Several properties are underutilized
- There is an opportunity for infill development on large tracts
- Commercial viability will be driven by residential growth



Alcoa Highway Corridor Study

Next Meeting

September 30, 2021 at 5:30 pm

MEETING INFO

What: Alcoa Highway Corridor Study Community Meeting
Where: 2939 Alcoa Hwy, Knoxville, TN 37920, USA

The study will look at the portion of Alcoa Highway within Knox County.

This work follows a design charette that was held by the East Tennessee Community Design Center in 2019. In 2020, the City of Knoxville and Knox County each approved resolutions for Planning to undertake a study to develop an approach and policies to envision and manage development along the highway.

Our interactive dashboards give more detail about the area.

[Economy Dashboard](#)

[Community Dashboard](#)

Meeting Schedule

THU
SEPTEMBER
30

12:00 PM

[Alcoa Highway Corridor Study Virtual Community Meeting](#)

5:30 PM

[Alcoa Highway Corridor Study Community Meeting](#)

Contact Us

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CONTACT STAFF

Related Links

[South County Sector Plan](#)

Additional Resources:

- **Alcoa Highway Project website:**

<https://knoxplanning.org/alcoa>

- **Social Demographics Dashboard:**

<https://knoxgis.maps.arcgis.com/apps/dashboards/1b0748afc53f4f25bc1a9d2f19873ed0>

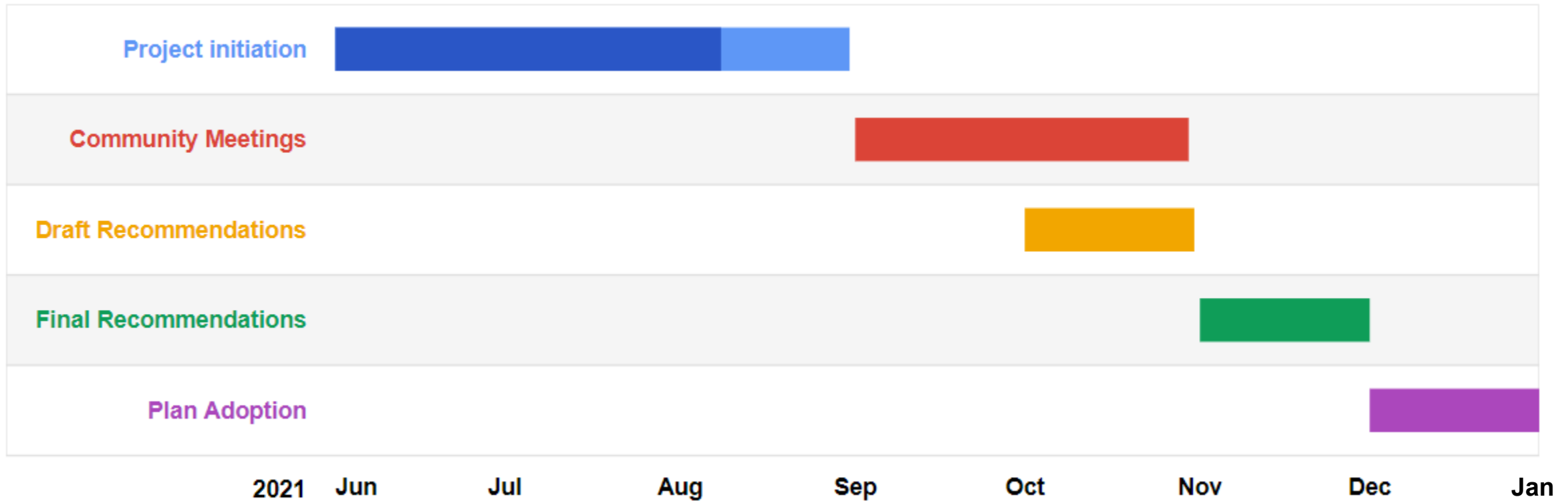
- **Economic Demographics Dashboard:**

<https://knoxgis.maps.arcgis.com/apps/dashboards/344a6c0a383d4713963558d4df5f5ba6>



Next Steps:

- Draft our recommendations
- Community meeting to review recommendations
- Final recommendations
- Public meetings for plan adoption



Questions?





Open House

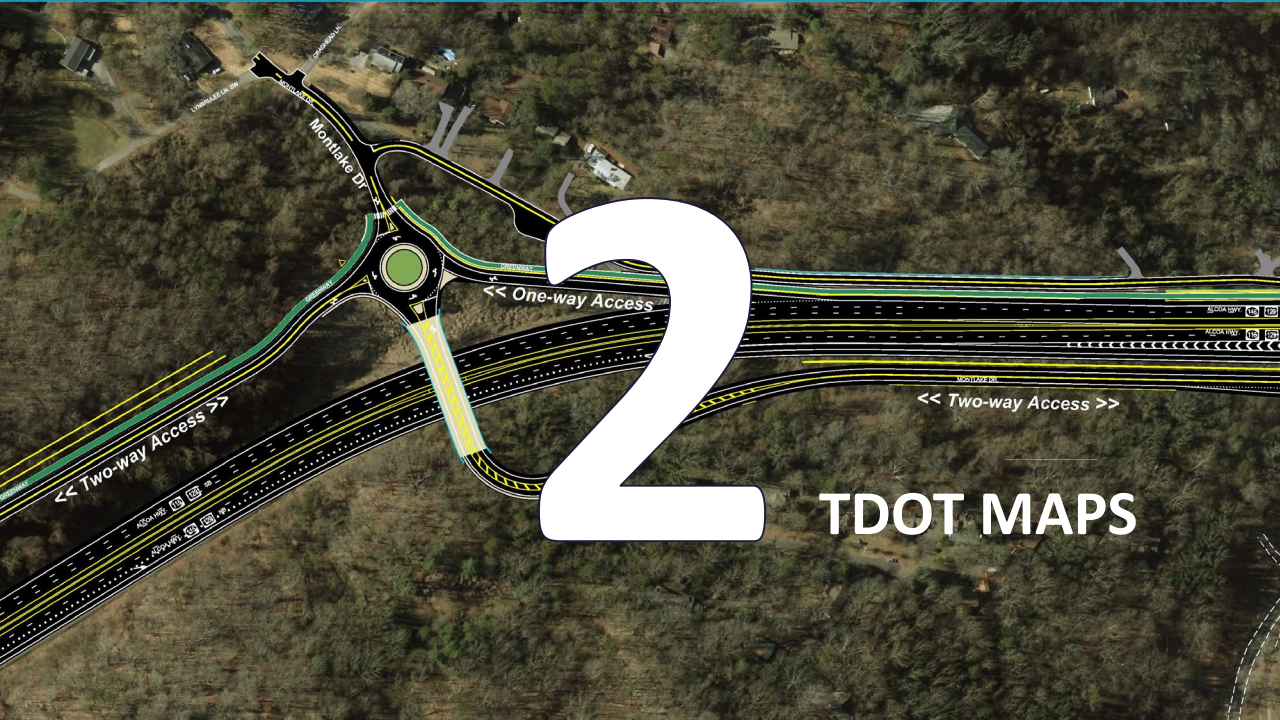
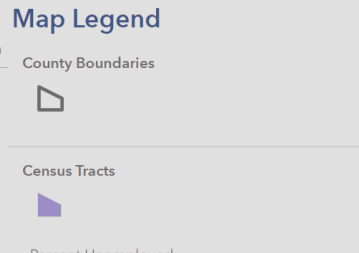
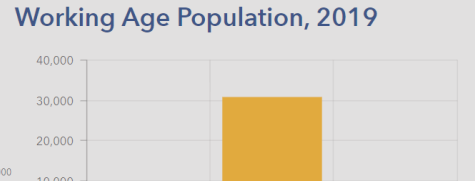
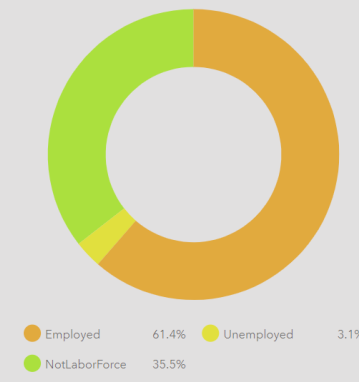
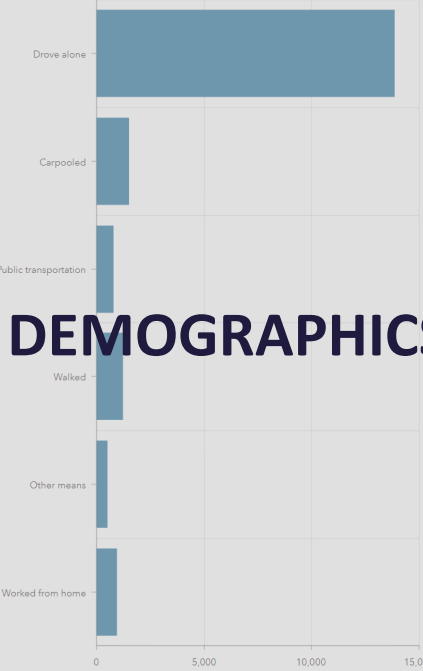
BREAK-OUT SESSIONS FOR MORE DETAILED INFORMATION

Means of Transportation to Work, 2019

Employment by Industry, 2019

Labor Force Participation, 2019

DEMOGRAPHICS

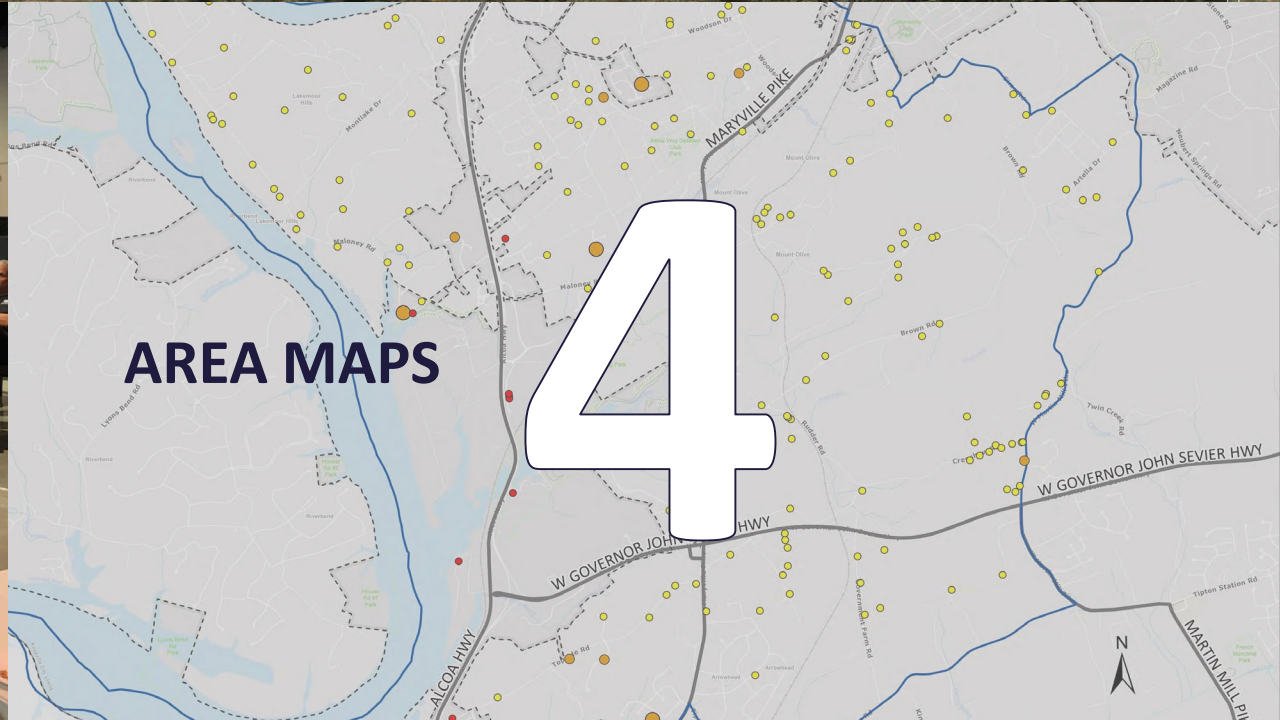


TDOT MAPS

CHARRETTE RESULTS



3



AREA MAPS

4

Thank You!

