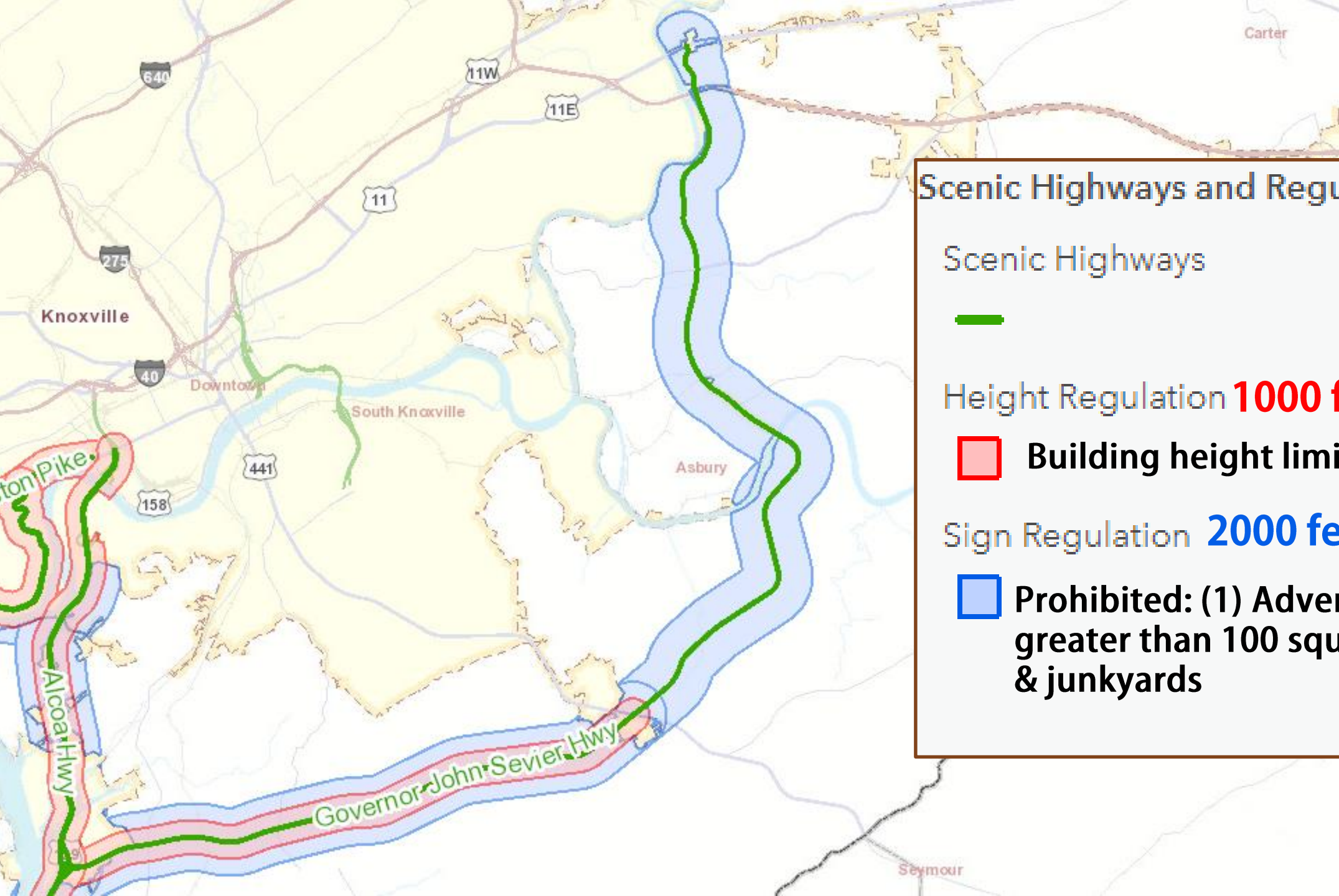


Tennessee Code Annotated
Chapter 17 – “Scenic Roadways”

Gov. John Sevier Highway
(State Route 168)

Governor John Sevier Highway (State Route 168)

- “Scenic Highway System Act of 1971” – Tenn. Code Ann. § 54-17-114(a)(2)(D)
- **SR 168 - Alcoa Highway to Chapman Highway**
 - **In the County & the City** - All buildings (except agricultural buildings) within 1000 feet of the scenic highway cannot exceed 35 feet in height.
 - **In the County**, within 2000 feet from the scenic highway – junkyards are prohibited, only on-premises signs are allowed and must be no larger than 100 square feet, and are no more than 100 feet from the business they are advertising; agricultural signs are allowed if they advertise the activity on the property and do not exceed 100 square feet; signs giving the name of the owner, lessee, or occupant, if they do not exceed 100 square feet ALSO seems to allow signs larger than 100 sq. ft. if placed more than 1,000 feet highway frontage.
 - **In the City**, scenic highway restrictions for placement of signs and junkyards do not apply.



Scenic Highways and Regulations

Scenic Highways



Height Regulation **1000 feet**



Building height limited to 35 feet

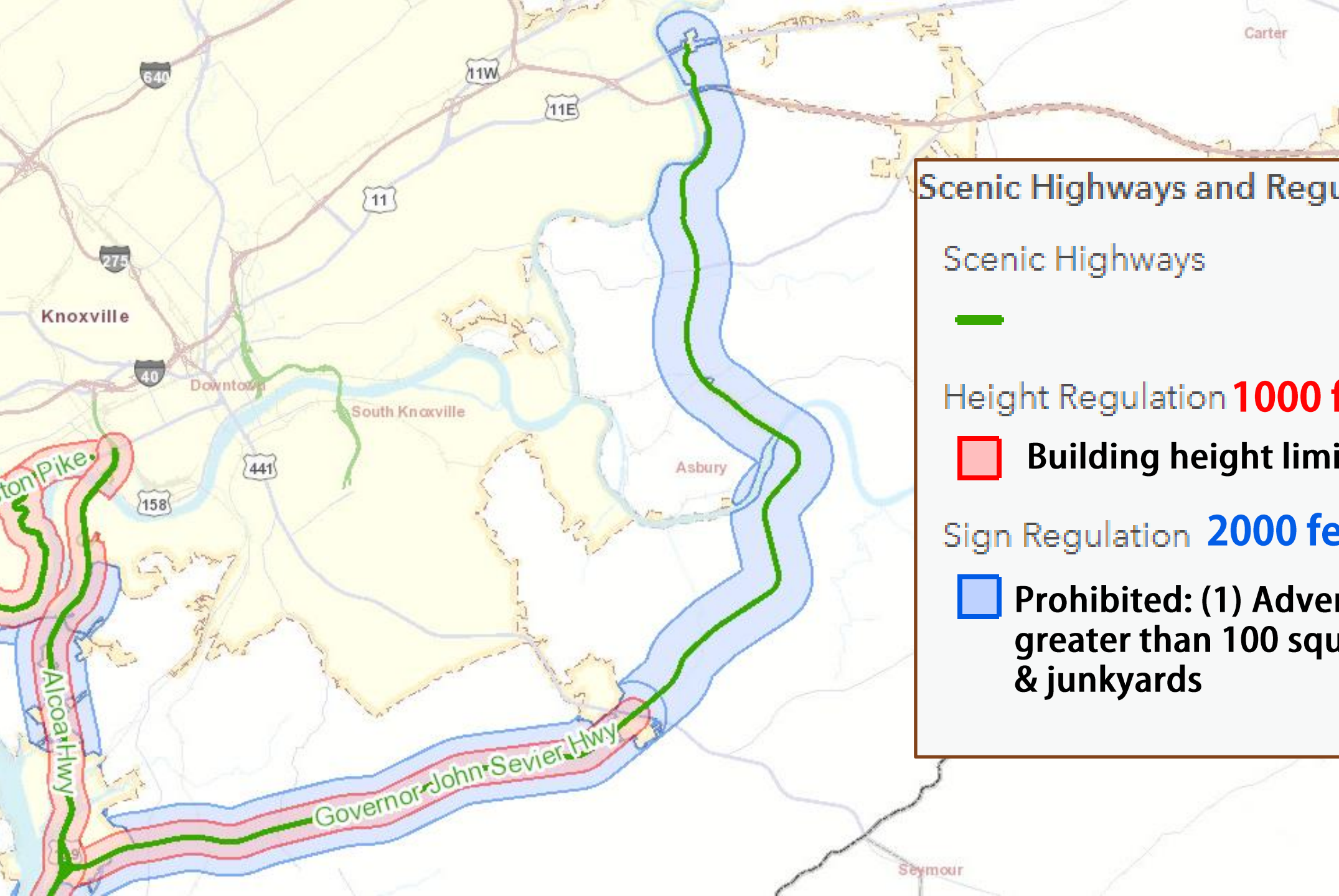
Sign Regulation **2000 feet**



Prohibited: (1) Advertising signage greater than 100 square feet in size & junkyards

Governor John Sevier Highway (State Route 168)

- “Tennessee Parkway System Act” (1982) – Tenn. Code Ann. § 54-17-203(c)(2)
- Entire length of State Route 168
 - In the County & the City – all the scenic highway rules (§ 54-17-109) apply, except for the 35 feet height limitation for buildings.
 - Knox County Zoning Ordinance affirms as well with “No advertising sign shall be located within two thousand (2,000) feet of any road or highway in the county which is a designated part of the state scenic highway system or scenic parkway system.” *(3.90.03. Advertising signs.)*
 - ***Exception: Areas within ½ mile of any section of the parkway system that crosses an interstate highway system. § 54-17-206(a)(2).***
 - All business establishments shall be allowed 2 directional on-premises signs of less than 75 square feet (according to present zoning laws).



Scenic Highways and Regulations

Scenic Highways



Height Regulation **1000 feet**



Building height limited to 35 feet

Sign Regulation **2000 feet**



Prohibited: (1) Advertising signage greater than 100 square feet in size & junkyards



2012 SOUTH COUNTY SECTOR PLAN



KNOXVILLE • KNOX COUNTY METROPOLITAN PLANNING COMMISSION



South County Sector Plan

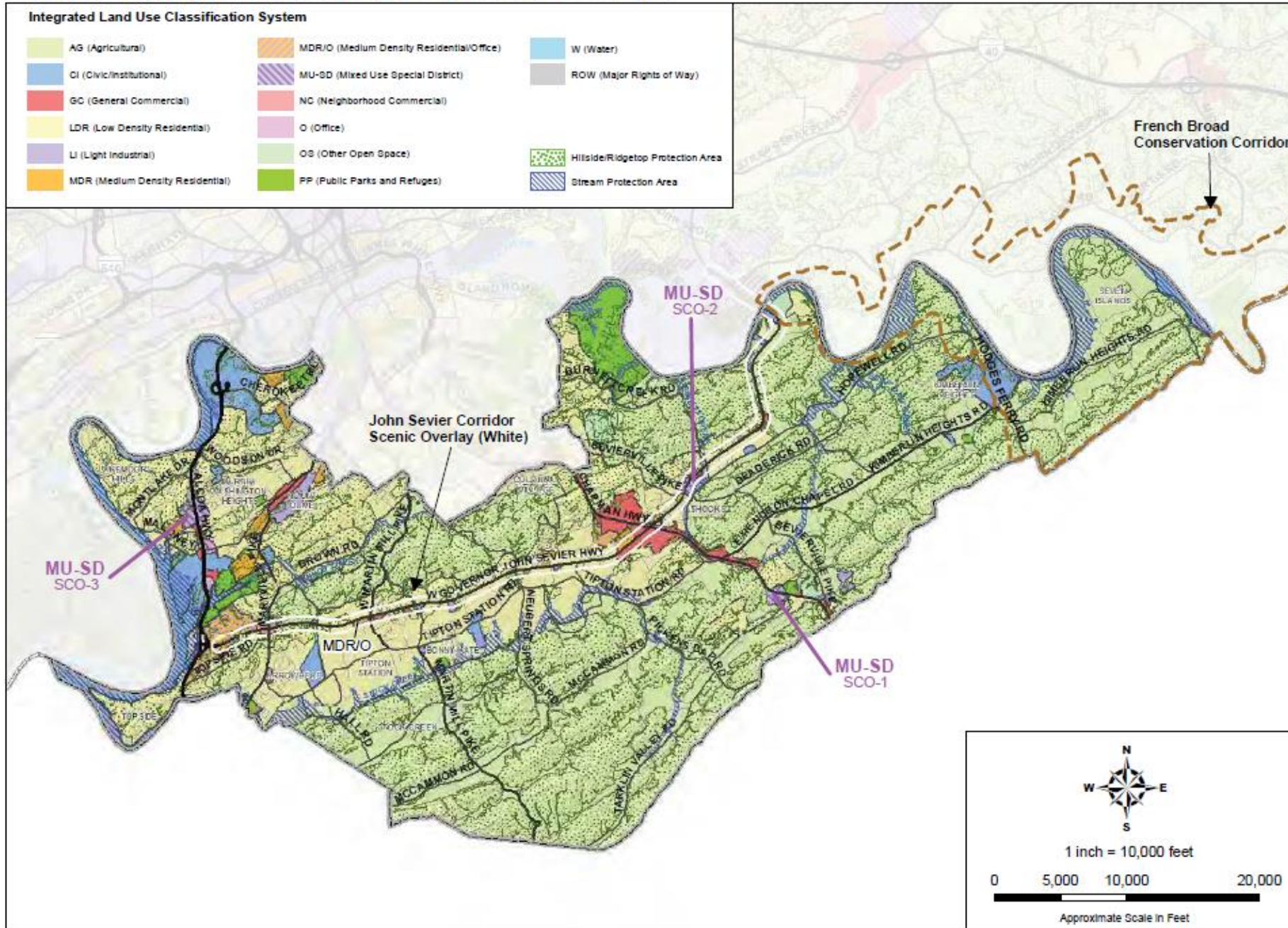
This plan was adopted by:

Knoxville Knox County Metropolitan Planning Commission on October 11, 2012

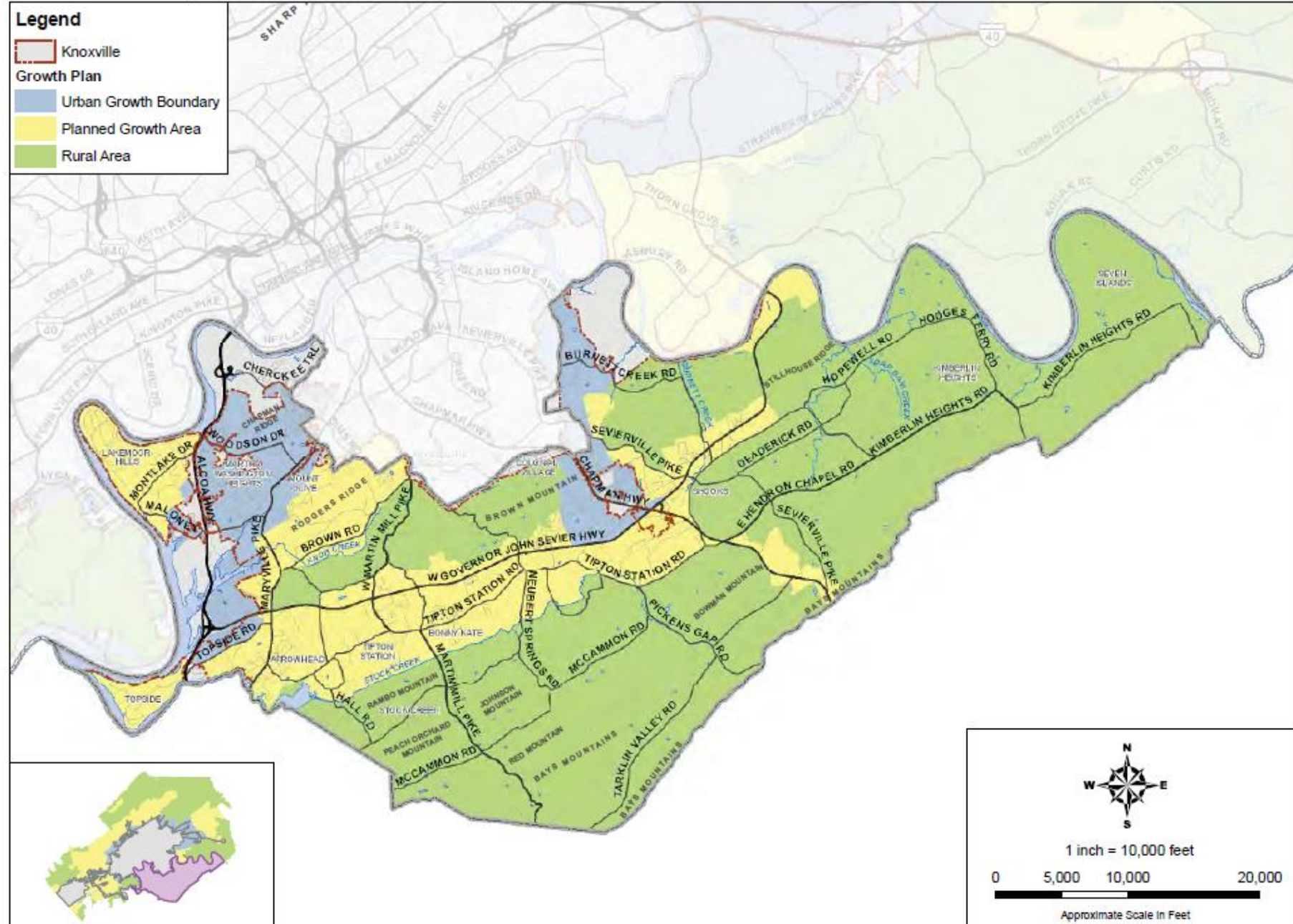
Knoxville City Council on November 28, 2012

Knox County Commission on March 25, 2013

South County Sector: Proposed Land Use Plan



South County Sector: Growth Policy Plan



1 inch = 10,000 feet

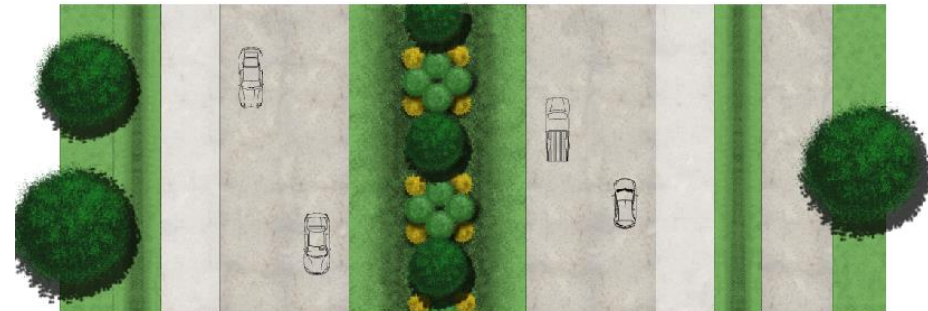
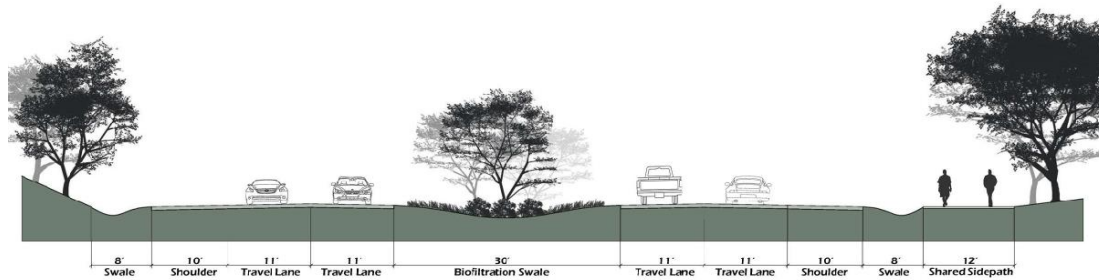
0 5,000 10,000 20,000

Approximate Scale in Feet

LONG RANGE RECOMMENDATIONS

Recommendations for the proposed 2034 Gov. John Sevier Highway Improvements

- A vegetated median
- Accommodations for pedestrians and cyclists (separated sidepath)
- Swales for stormwater runoff
- Retain woodlands and replant trees for screening



SHORT TERM RECOMMENDATIONS

Design Guidelines (non-residential/residential)



RECOMMENDED BUILDING MATERIALS

- Brick, clapboard or clapboard-like material, square logs and stone
- Metal sided with stone or brick on a majority of the façade

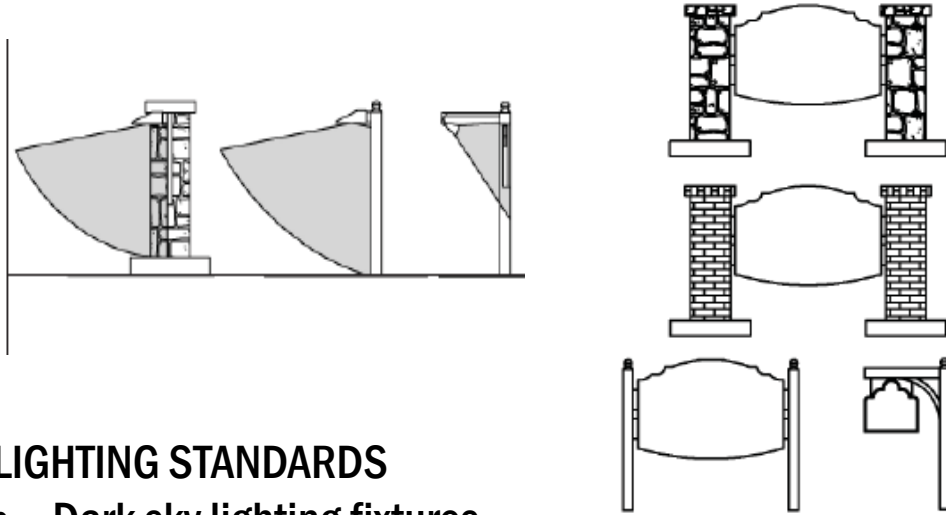
WINDOWS AND DOORS (FACING THE HIGHWAY)

- Entrance oriented to the highway
- Windows should compose at least $\frac{1}{4}$ of the façade
- Garages oriented to the side of the building or located to the rear of a structure



SHORT TERM RECOMMENDATIONS

Design Guidelines (non-residential/residential)



LIGHTING STANDARDS

- Dark sky lighting fixtures
- Recessed canopies for gas pumps/drive-thrus

SIGNAGE STANDARDS

- Rural aesthetic design for height, materials and illumination of signage



HOW TO COMBAT LIGHT POLLUTION WALL LIGHTS & ADVERTISING



THE ANGLES

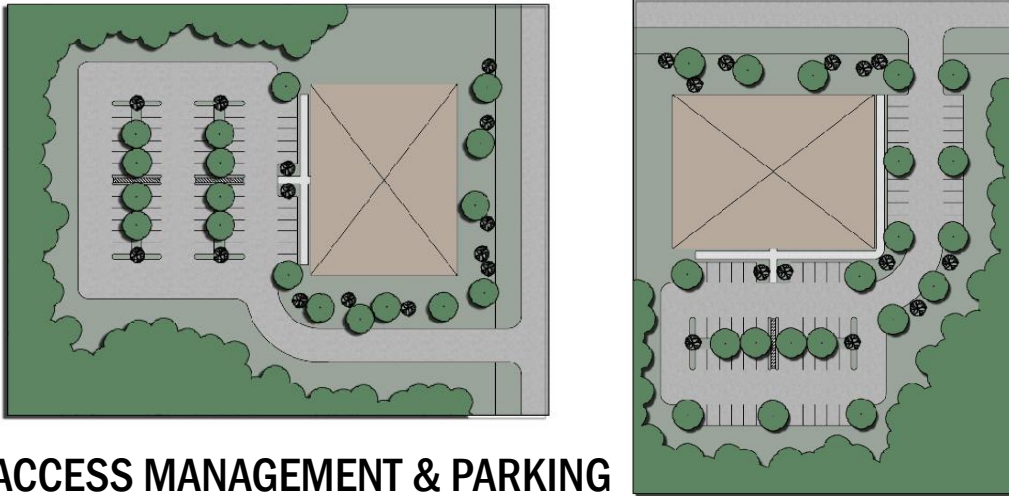


LAMPS



SHORT TERM RECOMMENDATIONS

Design Guidelines (non-residential)

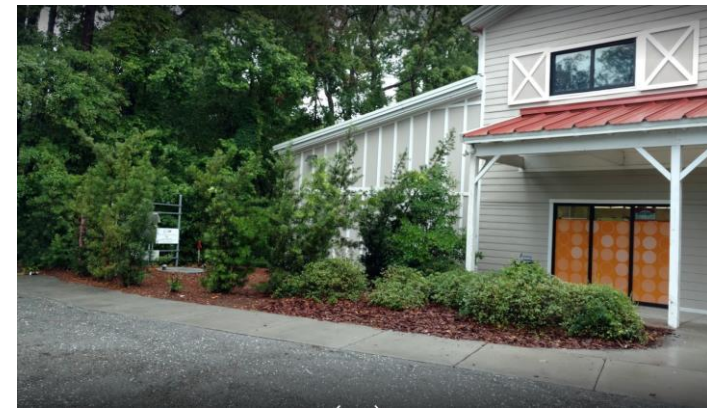


ACCESS MANAGEMENT & PARKING

- Shared access to multi-tenant centers
- Limited access for individual buildings
- Reduced parking minimums and preferred off-street parking to rear/side of structures.

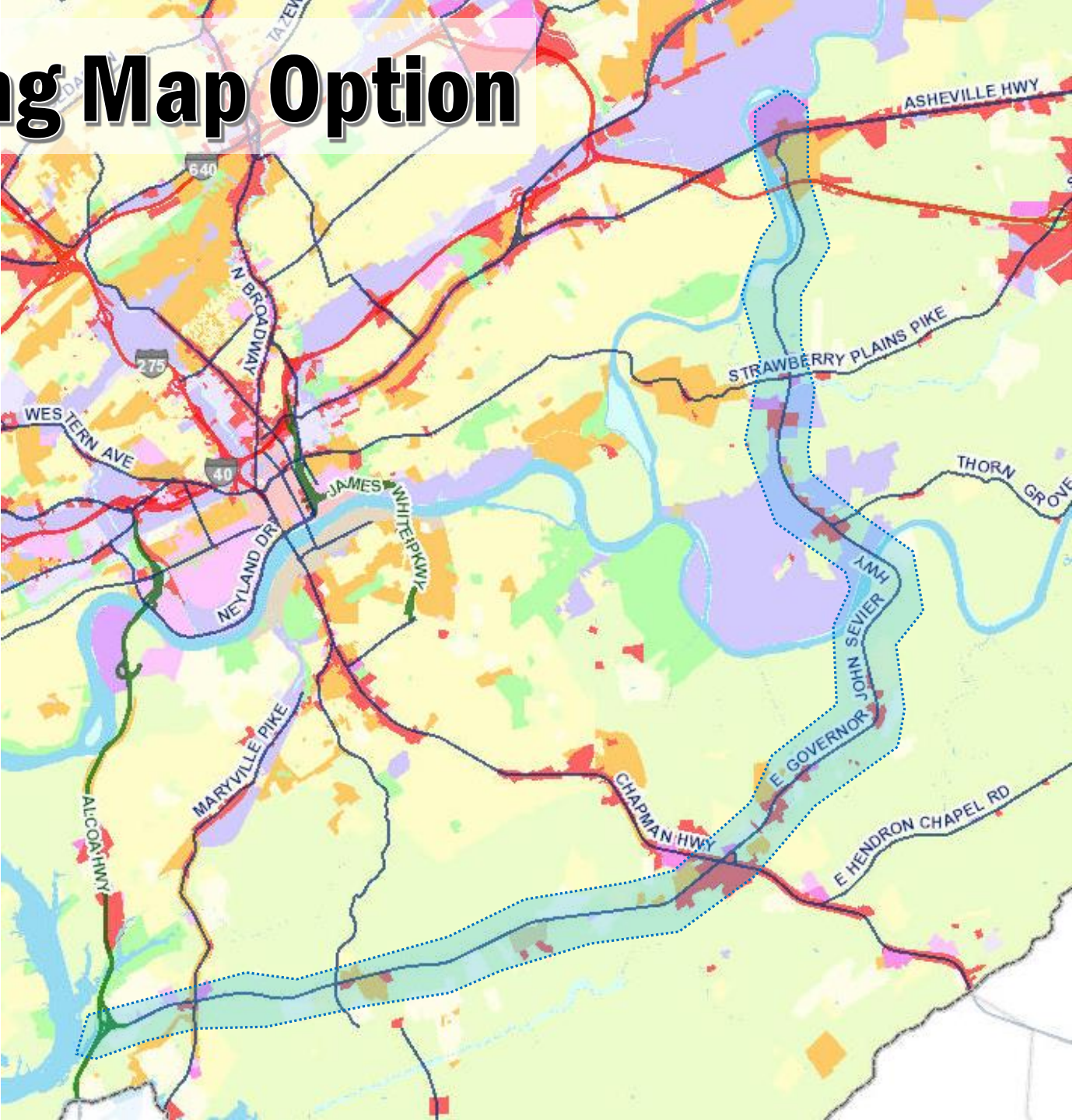
LANDSCAPING & WOODLAND CONSERVATION

- Wooded area conservation during construction
- Replanting standards for trees
- Screened, vegetated parking areas
- Required landscaping around structures



**So what could
implementation look like?**

Zoning Map Option



Community-Led Conservation Options

- 1. Organize and grow a more formal network of businesses and property owners along the corridor.**
 - Provide education about the benefits of protecting and maintaining the rural and historical character and of the corridor.**
 - Provide support (e.g. volunteers, funds, etc...) for property owners & businesses in the corridor that want to enhance the rural character.**
- 2. Work with existing non-profit organizations in the community to protect the corridor. (e.g. Legacy Parks, Scenic Knoxville, Knox Heritage, etc...)**
- 3. Other options?**