



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 11-A-13-RZ **AGENDA ITEM #:** 22
 11-A-13-SP **AGENDA DATE:** 12/12/2013

POSTPONEMENT(S): 11/14/13

▶ **APPLICANT:** STEVE HOBBS
 OWNER(S): Steve Hobbs

TAX ID NUMBER: 118 180
 JURISDICTION: Commission District 3
 STREET ADDRESS: 9925 Hall Dr

▶ **LOCATION:** North side Hall Dr., southwest of Dutchtown Rd.

▶ **TRACT INFORMATION:** 2.7 acres.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 ACCESSIBILITY: Access is via Hall Dr., a local street with 18' of pavement width within 50' of right-of-way.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** School bus storage yard

▶ **PROPOSED USE:** School bus storage yard with retail sales

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Church / LDR / A-1 (General Agricultural)
 South: Hall Dr. - House, junkyard, some buses / LDR / A (Agricultural)
 East: Residence / LDR / RA (Low Density Residential)
 West: Residence / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under A or RA zoning. The subject property has an existing school bus storage yard. There is a church to the north, with access from Dutchtown Rd. There is a junkyard with some school bus storage to the south, zoned Agricultural.

STAFF RECOMMENDATION:

► **DENY C (Commercial) sector plan designation.**

The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for commercial uses. The site is completely surrounded by residential uses, and placing a commercial designation on the 2.7 acre site would be incompatible with surrounding land uses and constitutes a spot sector plan amendment.

► **DENY CA (General Business) zoning.**

CA zoning at this location would allow uses that would not be compatible with adjacent residential uses and would be a spot rezoning.

COMMENTS:

A large school bus storage yard is located on the subject property (see attached aerial photo), which is not a permitted use under the current A (Agricultural) zoning. However, according to the applicant, the use of the property for bus storage has been deemed legal and non-conforming by Knox County. The attached report from the Knox County Department of Code Administration confirms that the bus storage lot has been there since 1975 and is therefore "grandfathered", since it is pre-existing before 1991. However, after receiving a complaint, the Codes Department discovered that he was selling buses and bus parts from the site, which is not permitted. He was informed that he would need to seek CA zoning in order to allow the continued retail sales on the property, which has resulted in these applications. "Storage of school buses under contract to a public or private school system" is a use permitted on review in the A zoning district, subject to development criteria in Article 3, Section 3.54 of the Knox County Zoning Ordinance. This would not include the retail sales of buses or bus parts. This site has never been approved for school bus storage via the use on review process in the A zone.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No road improvements have been made recently in the area. Hall Dr., which is classified as a local street, is intended only for access to agricultural/residential properties, not for access to commercial uses. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for low density residential (LDR) development at this location. This property is located within a large area of LDR designated and developed land. Approval of commercial uses for this site would be a spot sector plan amendment.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that commercial uses are not appropriate along this section of Hall Dr. Approval of these requests could lead to additional requests for commercial uses in the future on properties fronting on Hall Dr.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There are no apparent trends that warrant an amendment to the sector plan. There is a large site to the south, across Hall Dr., that is being used as a junkyard (see second attached aerial photo). There are also some school buses parked on that site. The existing zoning on that property is also A (Agricultural). Neither a school bus storage yard nor a junkyard are permitted uses in the A zoning district, so those uses are illegal, but the Code Administration Department has not received complaints about that property, so no action has been taken to address that situation.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. No significant changes have occurred in the area that warrant the requested change in zoning. This site is

and always has been zoned Agricultural, despite its long time use for school bus storage.

2. The property is surrounded by residential uses and zoning. Establishment of CA zoning at this location would be a spot zoning. It could have a negative impact on neighboring residential uses and possibly establish a precedent leading to additional commercial requests along Hall Dr.

3. Staff recognizes that a school bus storage facility has been established at the site, which is not in conformance with the current Agricultural zoning. However, the subject property is not appropriate for CA zoning. A school bus storage facility may be considered as a use on review in the A zoning district, but it could not include retail sales, as desired by the applicant.

4. It is staff's understanding that the applicant has been cited by the Knox County Code Administration for a zoning violation for retail sales within the Agricultural zoning district. The applicant was informed that he would need to seek CA zoning in order to allow the retail parts sales to continue.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested CA zoning district is for general retail business and services, but not for manufacturing or for processing materials.

2. Based on the above description and intent, as well as the permitted uses, this property is not appropriate to be rezoned to CA.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Establishment of CA zoning at this location could adversely impact nearby residential properties.

2. CA zoning allows many uses that would not be compatible with nearby residential land uses and zoning.

3. CA zoning is not appropriate along Hall Dr., which is classified as a local street and is intended only for access to agricultural/residential properties.

4. Allowing CA zoning at this location would be a spot zoning, allowing intrusion of a wide array of non-residential uses into a low density residential area. There is C-6 commercial zoning to the west, but that property has access to a minor arterial street (Dutchtown Rd.) and a minor collector street (Mabry Hood Rd.)

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the requested plan amendment to the commercial land use classification, CA zoning would be consistent with the Northwest County Sector Plan. However, staff is recommending that the current sector plan designation and zoning be maintained for compatibility with surrounding land uses and zoning.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request may lead to future rezoning and plan amendment requests for non-residential development on other properties in the area fronting on Hall Dr.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

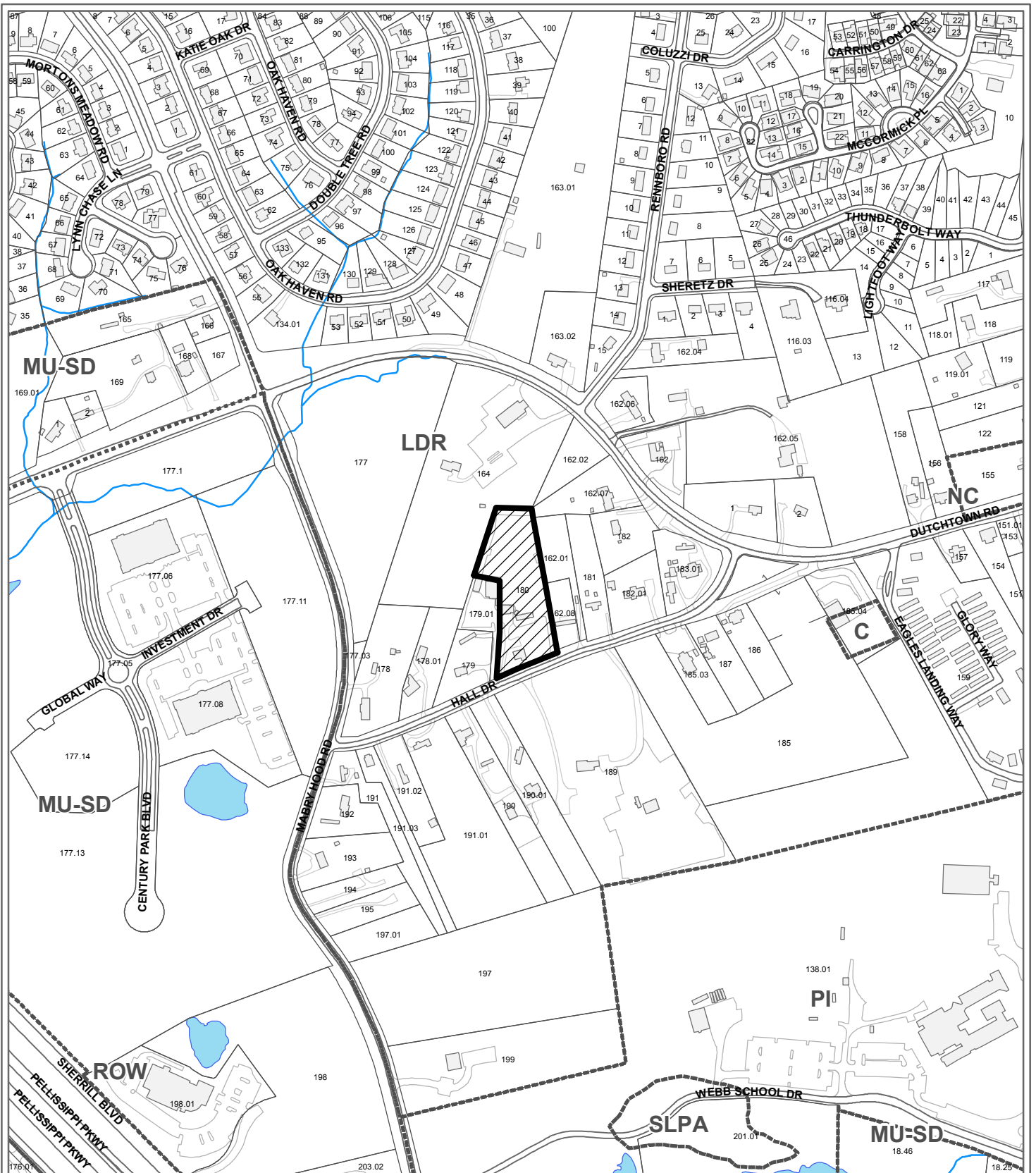
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/27/2014. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal

hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-A-13-SP / 11-A-13-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

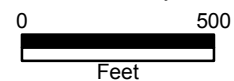
From: LDR (Low Density Residential)
To: C (Commercial)



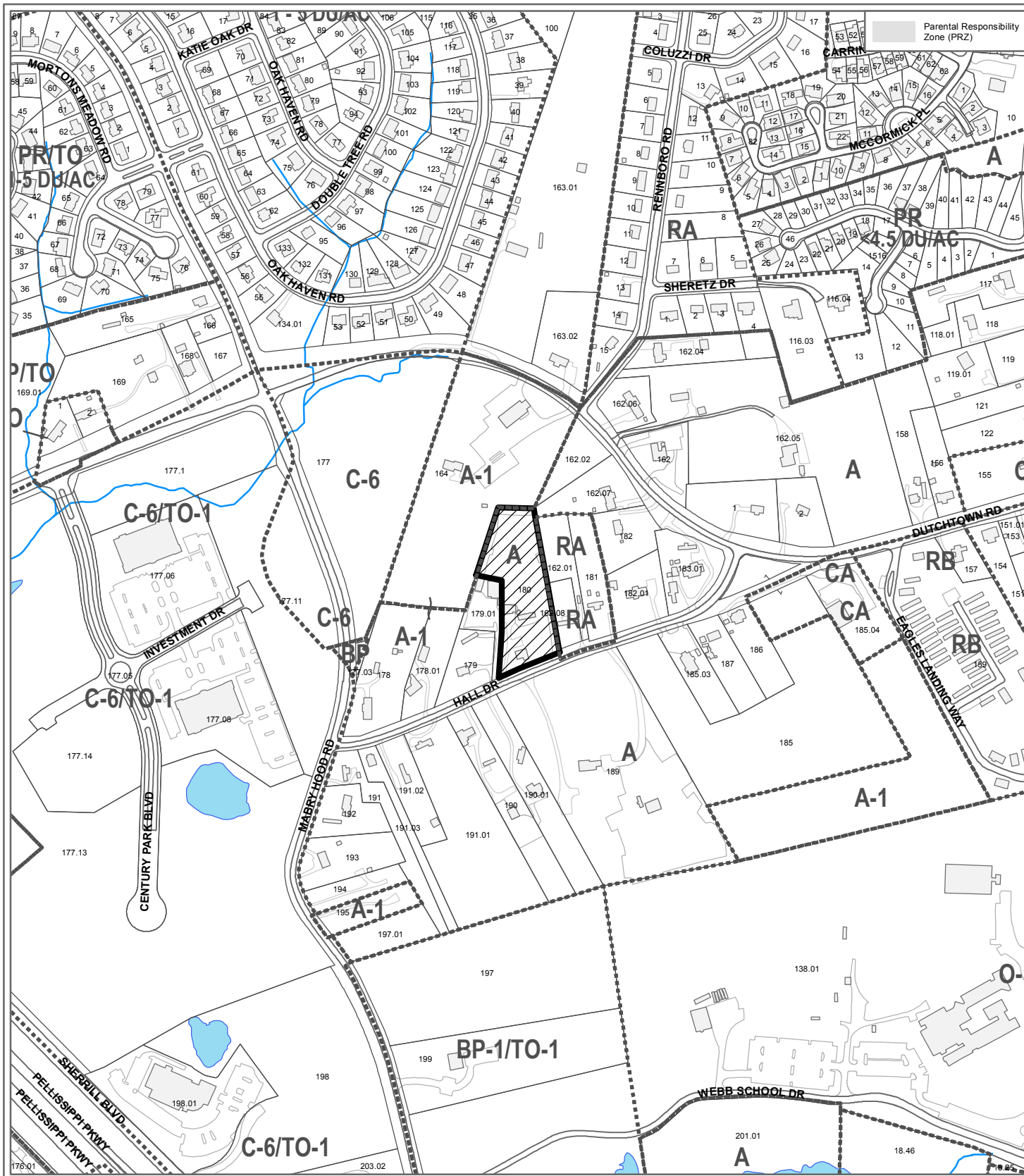
Petitioner: Hobbs, Steve

Map No: 118

Jurisdiction: County



Original Print Date: 10/30/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**11-A-13-RZ
REZONING**



From: A (Agricultural)
To: CA (General Business)

Original Print Date: 10/30/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hobbs, Steve

Map No: 118
Jurisdiction: County





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Knox County Constituent Services

Initial Customer and Ticket Information	
Name: [REDACTED]	Phone: 865-922-1523
Initial Contact Date: 04/09/2012	Type: Phone
Primary Dept: Engineering and Public Works	Topic: Building Permits/Codes Enforcement
Incident Address: 9925 HALL DR Unit	

New Conversation	
First Name: [REDACTED] <input type="button" value="Search"/>	*Last Name: [REDACTED]
Phone: 865-[REDACTED] (123-555-7890)	email: [REDACTED]
*Responder: codes.crm @knoxcounty.org	Type: Phone
Note Date: 04/10/2012 (MM/DD/YYYY)	Resolved: <input type="radio"/> Yes <input checked="" type="radio"/> No

*New Conversation Notes

Conversations for this Topic						
Conversations are listed most recent first. Click on a Customer Name to copy information to fields above. Click on a Comment link to edit related Contact, Conversation and Customer information.						
Customer Name	Comment	Responder	Date Entered	Copy	Name	Resolved?
[REDACTED]	will inspect, th	tammy.harvey	04/10/2012	Copy		No
[REDACTED]	Routing: Constituent Tracking - 9925 HALL DR #3980:	shelley.roach	04/09/2012	Copy		No
[REDACTED]	70 or more buses for sale. Taylor Bus Sales. Business in AG zone. Illegal business. Allowed to have this many buses on property? Let April Tomlin know after you've done inspection, and please call complainant.	codes.crm	04/09/2012	Copy		No

IP: 10.155.20.13

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OFFICE OF COUNTY MAYOR TIM BURCHETT

Department of Code Administration • Building Inspection • Code Enforcement
400 Main Street, Suite 547, Knoxville, TN 37902

April 16, 2012

Steve Hobbs
3037 Dixie Lee Dr.
Lenoir City, TN 37772

RE: Taylor Bus Sales
9925 Hall Dr.

To Whom It May Concern,

Please be advised that our records show the above referenced property is zoned Agricultural (AG), this zone provides for single-family dwellings, churches, schools, and farming related uses.


Our office has received several complaints regarding a commercial business (Taylor Bus Sales) being operated from this property. Only one commercial vehicle is allowed per household living on the premises (which maybe a school bus, or other vehicle not exceeding one and one-half tons rated capacity). In order to operate a commercial business the property must be rezoned through the Metropolitan Planning Commission at 215-2500 immediately.

Failure to comply will result in a citation to General Sessions Court being issued with all fines and court cost being assessed to you. The business must be relocated or application submitted to MPC for rezoning within 30 days upon receipt of this letter in order to prevent further action.

If you have any questions or would like to discuss this matter further please contact my office at 215-3514 or e-mail questions to tammy.harvey@knoxcounty.org Thank you for your cooperation in this matter.

All appeals should be submitted within ten days upon receipt of this letter to Roy Braden, Chief Building Official at 215-2334 or roy.braden@knoxcounty.org.

Sincerely,


Tammy Harvey
Code Enforcement Officer

Cc: Tommy D. Taylor

April 16, 2012

Office of County Mayor Tim Burchett
Dept of Code Administration
400 Main St. Suite 547
Knoxville, Tn 37902

Steve Hobbs
3037 Dixie Lee Cr.
Lenior City, Tn 37772

RE: 9925 Hall Drive

To Whom It May Concern:

In response to your letter received on April 16, 2012, I have been a bus contractor in Knox County for over 30 years and on file in Knox County on the first seniority list dating back to 1984. I was grandfathered in under Article 3.54.01 Metropolitan Planning Commission pre-1991. I have been operating at 9925 and 10007 Hall Drive which are properties that I own. After no complaints through all these years, a disgruntled employee who was caught stealing and fired lodged these complaints.

Since January, 2012 I have had quadruple heart bypass surgery and cancer surgery. I plan to apply to the Metropolitan Planning Commission for commercial zoning when I am medically cleared and able to pursue this plan.

Thank you for your consideration in this matter.

Sincerely,

Steve Hobbs

Cc: Tammy Harvey
Roy Braden

April 22, 2012

Office of County Mayor Tim Burchett
Dept of Code Administration
400 Main St. Suite 547
Knoxville, Tn 37902

Steve Hobbs
3037 Dixie Lee Cr.
Lenior City, Tn 37772

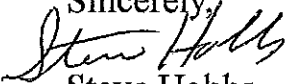
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Sincerely,

Steve Hobbs

Cc: Tammy Harvey
Roy Braden

Mr. Steve Hobbss
3037 Dixie Lee Cir.
Lenoir City, TN 37772-5488



POSTAGE WILL BE PAID BY ADDRESSEE
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Office of County Mayor Tim
Dept of Code Administration
400 MAIN ST Suite 547
Knox Tn 37902

37902970047

Att: Roy Braden

KNOX net Where?

Geospatial Mapping and Location Tools

Select A Map Theme

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[Overview On] [Get Map Date]

Property Details

- Click For A New Property Search
- Click For An Owner Card Report
- Click For A Property Map And Details Report
- Click To Zoom The Map
- Previous Page

Tommye D. Taylor

Taylor Bus Sales

Address Information (last updated: 02/17/2012) [Details ?](#)

Site Address: 9925 HALL DR
 KNOXVILLE - 37923

Address Type: RESIDENTIAL

Site Name:

Owner Information (last updated: 02/17/2012) [Details ?](#)

HOBBS STEVE R & MARILYN KAY
 3037 DIXIE LEE CR
 LENOIR CITY, TN 37772

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County [Property Assessor's Office](#) at (865) 215-2365.

Parcel Information (last updated: 02/17/2012) [Details ?](#)

Location Address: 9925 HALL DR

CLT Map: 118

Insert:

Group:

Condo Letter:

Parcel: 180

Parcel ID: 118 180

Parcel Type: NORMAL

District: W6

Ward:

Subdivision:

Recorded Acreage: 0.00

Calculated Acreage: 2.70

Recorded Plat:

Recorded Deed: [20110321 - 0055672](#)

Deed Type: Court Order:Qui

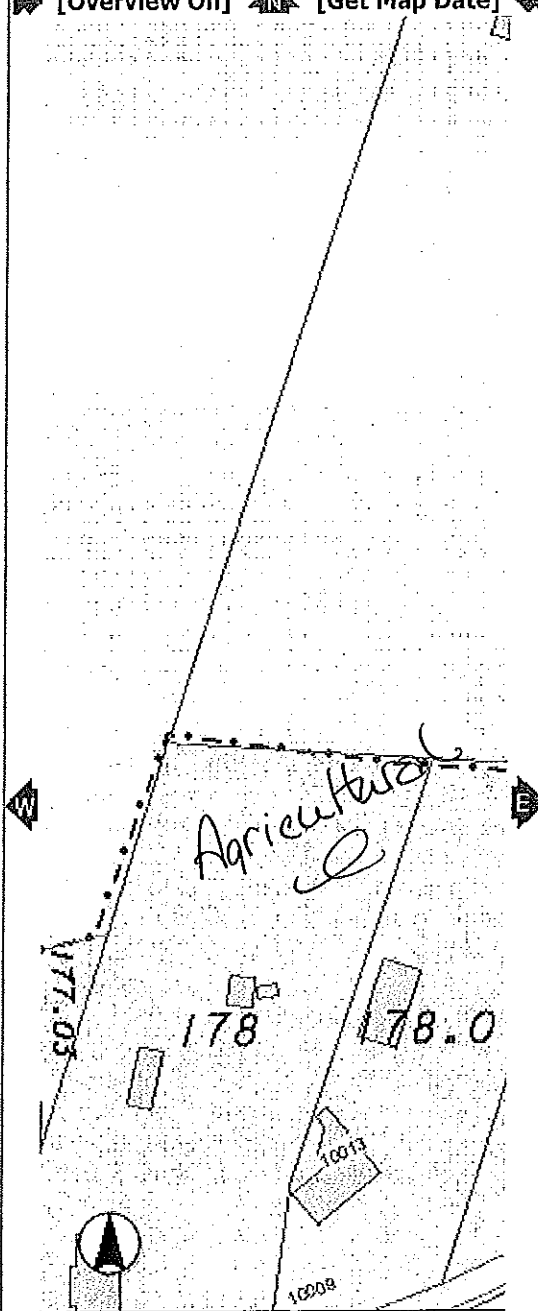
Deed Date:

Tax Levy: [KNOX COUNTY](#)

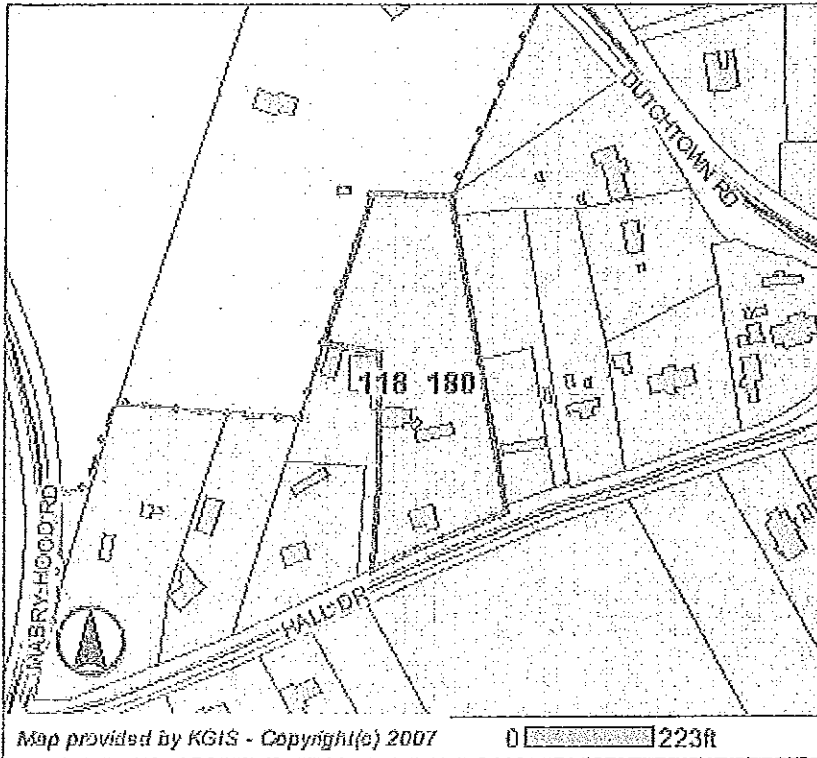
MPC Info (last updated: 5/19/2011) [Details ?](#)

Census Tract: 46.04

Planning Sector: Northwest County



9925 HALL DR - Property Map and Details Report



Parcel Information (last updated: 02/17/2012)

Location Address: 9925 HALL DR
 CLT Map: 118
 Insert:
 Group:
 Condo Letter:
 Parcel: 180
 Parcel ID: 118 180
 Parcel Type: NORMAL
 District: W6
 Ward:
 Subdivision:
 Recorded Acreage: 0.00
 Calculated Acreage: 2.70
 Recorded Plat: -
 Recorded Deed: 20110321 - 0055672
 Deed Type: Court Order:Qui
 Deed Date:

Address Information (last updated: 02/17/2012)

Site Address: 9925 HALL DR
 KNOXVILLE - 37923
 Address Type: RESIDENTIAL
 Site Name:

Owner Information (last updated: 02/17/2012)

HOBBS STEVE R & MARILYN KAY
 3037 DIXIE LEE CR
 LENOIR CITY, TN 37772

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Jurisdiction (last updated: 6/02/2011)

County: KNOX COUNTY
 City / Township:

MPC Info (last updated: 5/19/2011)

Census Tract: 46.04
 Planning Sector: Northwest County
 1990 Traffic Zone: 221
 2000 Traffic Zone: 221

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts (last updated: 9/13/2010)

Voting Precinct: 67 North Cedar Bluff
 Voting Location: Cedar Bluff Middle School
 707 N CEDAR BLUFF RD
 TN State House: 18 Steve Hall
 TN State Senate: 7 Stacey Campfield
 County Commission: 3 Tony Norman
 Ed Shouse
 Mike Hammond

City Council:
 School Board: 3 Cindy Buttry

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones (last updated: 2/1/2011)

Elementary: CEDAR BLUFF PRIMARY
 Middle: CEDAR BLUFF MIDDLE
 High (2007): HARDIN VALLEY HIGH
 High (2008):

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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<u>17405</u>	72	1996	Bluebird	TC2000	5.9 Diesel	Auto	Air	No	128092	\$7,500.00	Houston, TX
<u>15142</u>	66	1991	Intl	Thomas	7.3 Diesel	Auto	Air	No	172947	\$3,500.00	Houston, TX
<u>17401</u>	72	1996	Bluebird	TC2000	5.9 Diesel	Auto	Air	No	156261	\$7,500.00	Houston, TX
<u>17246</u>	72	1995	Amtran	Genesis	DT466	Auto	Air	No	185354	\$5,000.00	Knoxville, TN
<u>19964</u>	84	1997	Thomas	Safety Liner	3116	Auto	Air	No	167917	\$6,500.00	Knoxville, TN
<u>20008</u>	20	1999	Chevy	Mid Bus	6.5 Diesel	Auto	Hyd	Yes	272450	\$5,000.00	Knoxville, TN
<u>18788</u>	69	1994	Bluebird	TC2000	5.9 Diesel	Auto	Air	No	115448	\$3,500.00	Knoxville, TN
<u>20025</u>	84	2000	Thomas		ISB Diesel	Auto	Air	No		\$15,000.00	Knoxville, TN
<u>19183</u>	66	1998	Intl	Bluebird	T444E	Auto	Air	No	147673	\$6,500.00	Knoxville, TN
<u>19583</u>	72	2006	Bluebird	All Amer	C7 Cat	Auto	Air	No	73250	\$43,900.00	Knoxville, TN
<u>18545</u>	84	1997	Thomas	MVP-ER	5.9 Diesel	Auto	Air	No		\$12,500.00	Knoxville, TN
<u>20015</u>	65	1991	Ford	Wayne	6.6	Auto	Hyd	No	114174	\$3,500.00	Knoxville, TN
<u>19894</u>	35	2001	Intl	Amtran	T444E	Auto	Hyd	No	117028	\$12,500.00	Knoxville, TN
<u>18832</u>	72	1996	Chevy	Bluebird	Diesel	Auto	Air	No		\$4,000.00	Knoxville, TN
<u>18073</u>	48 L	1994	GMC	Bluebird	3116	Auto	Air	No	176761	\$6,500.00	Knoxville, TN
<u>18220</u>	72	1993	Carp	FE	5.9 Diesel	Auto	Air	No	173913	\$4,900.00	Knoxville, TN
<u>20090</u>	84	1999	Bluebird	TC2000	Diesel	Auto	Air	No	145037	Call	Knoxville, TN
<u>19726</u>	71	2003	Freight	Thomas	3126 CAT	Auto	Hyd	No	115253	\$24,900.00	Knoxville, TN
<u>19799</u>	66	1997	Thomas	F/C	Diesel	Auto	Air	No	144405	\$3,500.00	Knoxville, TN
<u>19603</u>	13 L	2002	Ford	Bluebird	7.3 Diesel	Auto	Hyd	Yes	107399	\$20,900.00	Knoxville, TN
<u>18797</u>	84	1999	Thomas	MVP-ER	3126 CAT	Auto	Air	No		\$12,500.00	Knoxville, TN
<u>20018</u>	72	1993	Bluebird	TC2000	5.9 Diesel	Auto	Air	No	172331	\$4,000.00	Knoxville, TN
<u>20040</u>	66	1996	Chevy	Bluebird	3116	Auto	Air	No	229556	\$4,000.00	Knoxville, TN
<u>19222</u>	14	1998	Chevy	Mid Bus	Diesel	Auto	Air	No	283011	\$4,500.00	Knoxville, TN
<u>19712</u>	71	2003	Bluebird	All Amer	3126 CAT	Auto	Air	No	103269	\$32,000.00	Knoxville, TN
<u>19736</u>	16	1999	Bluebird	P30	6.0 Gas	Auto	Hyd	No	70881	\$5,500.00	Knoxville, TN
<u>19841</u>	32 L	2001	Intl	Amtran	T444E	Auto	Hyd	No	128851	\$12,500.00	Knoxville, TN
<u>19600</u>	72	1995	Bluebird	TC2000	5.9 Diesel	Auto	Air	No	169506	\$3,500.00	Knoxville, TN
<u>20104</u>	20	2000	Chevy	Bluebird	5.7 Gas	Auto	Hyd	Yes	205956	Call	Knoxville, TN
<u>17259</u>	54 L	2000	Intl	Amtran	T444E	Auto	Air	Yes	152000	\$8,500.00	Knoxville, TN
<u>18337</u>	84	2000	Thomas	MVP-ER	3126 CAT	Auto	Air	No		\$12,500.00	Knoxville, TN
<u>20009</u>	72	1996	Bluebird	TC2000	5.9 Diesel	Auto	Air	No	164071	\$4,000.00	Knoxville, TN
<u>18827</u>	47	1998	Freight	Thomas	5.9 Diesel	Auto	Air	No	151717	\$9,900.00	Knoxville, TN
<u>19959</u>	72	1998	Intl	Thomas	DT466E	Auto	Air	No		\$5,000.00	Knoxville, TN
<u>19184</u>	66	1998	Intl	Thomas	T444E	Auto	Air	No	134195	\$6,500.00	Knoxville, TN
<u>19236</u>	84	1995	Wayne	BUS	Diesel	Auto	Air	No		\$3,500.00	Knoxville, TN
<u>18323</u>	84	1999	Thomas	MVP-ER	3126 CAT	MD3060	Air	No		\$12,500.00	Knoxville, TN
<u>18547</u>	84	1998	Thomas	MVP-ER	Diesel	Auto	Air	No		\$12,500.00	Knoxville, TN
<u>20016</u>	66	1991	Ford	Wayne	6.6 Diesel	Auto	Hyd	No	113872	\$3,000.00	Knoxville, TN
<u>18221</u>	66	1994	GMC	Bluebird	3116	Auto	Air	No	175645	\$4,900.00	Knoxville, TN
<u>19731</u>	23	2007	GMC	Bluebird	6.5 Diesel	Auto	Hyd	Yes	113961	\$32,000.00	Knoxville, TN
<u>19349</u>	72	1997	Thomas	RE	5.9 Diesel	Auto	Air	No	207094	\$5,000.00	Knoxville, TN

<u>19597</u>	66	1994 Intl	Thomas	T444E	Auto	Air	No	180596	\$4,000.00	Knoxville, TN
<u>20100</u>	65	2001 Bluebird	Bluebird				No	162467	Call	Knoxville, TN
<u>17413</u>	65	1994 GMC	Bluebird	3116	5SPD	Air	No	148935	\$5,000.00	Knoxville, TN
<u>18000</u>	77	1995 Thomas	RE	3116	Auto	Air	No	161248	\$5,000.00	Knoxville, TN
<u>19175</u>	10 L	2000 Chevy	Corbeil	5.7 Gas	Auto	Hyd	Yes	165912	\$12,000.00	Knoxville, TN
<u>20105</u>		2001 Freight					No	Call		Knoxville, TN
<u>19965</u>	15 L	2001 Intl	Amtran	DT466E	Auto	Air	No	155615	\$12,500.00	Knoxville, TN
<u>18544</u>	84	1997 Thomas	MVP-EF	Diesel	Auto	Air	No		\$12,500.00	Knoxville, TN
<u>17723</u>	72	1993 Amtran	Genesis	DT360	Auto	Air	No	133205	\$3,500.00	Knoxville, TN
<u>20011</u>	66	1995 Chevy	Bluebird	3116	5SPD	Air	No	101035	\$4,500.00	Knoxville, TN
<u>18042</u>	72	1992 Amtran	Genesis	DT466	Auto	Air	No	130439	\$4,500.00	Knoxville, TN
<u>19924</u>	60 L	2000 Intl	Bluebird	DT466	Auto	Air	Yes	133675	\$20,000.00	Knoxville, TN
<u>18264</u>	84	1995 Thomas	MVP-ER	3116	Auto	Air	No	147273	\$5,500.00	Knoxville, TN
<u>20084</u>	84	1991 Bluebird	RE		Auto	Air	No	156991	Call	Knoxville, TN
<u>19235</u>	36 L	2001 Intl	Bluebird	Diesel	Auto	Air	Yes	108090	\$20,000.00	Knoxville, TN
<u>18394</u>	66	1999 Freight	Thomas	ISB Diesel	Auto	Air	No	112068	\$9,900.00	Knoxville, TN
<u>19994</u>	64	2002 GMC	Bluebird	C7 Cat	Auto	Air	No	125559	\$19,900.00	Knoxville, TN
<u>20019</u>	66	1996 Bluebird	Bluebird	T444E	Auto	Air	No	136102	\$4,500.00	Knoxville, TN
<u>19708</u>	72	2008 Bluebird	All Amer	C7 Cat	Auto	Air	No	71162	\$54,900.00	Knoxville, TN
<u>19735</u>	18	1996 Intl	Thom Vista	V8	Auto	Hyd	No	103969	\$7,500.00	Knoxville, TN
<u>19801</u>		1997 Bluebird					No	Call		Knoxville, TN
<u>19348</u>	78	1997 Thomas	RE	5.9 Diesel	Auto	Air	No	197288	\$6,000.00	Knoxville, TN
<u>19599</u>	66	1996 Intl	Thomas	DT466	Auto	Air	No		\$6,500.00	Knoxville, TN
<u>17865</u>	72	1998 Freight	Bluebird	ISB Diesel	Auto	Air	No	53072	\$12,500.00	KY RENTAL
<u>17834</u>	72	1998 Freight	Bluebird	ISB Diesel	Auto	Air	No	109108	\$12,500.00	KY RENTAL
<u>18316</u>		1994 Intl					No	Call		LaBelle, FL
<u>19941</u>	60	2000 Intl	Thomas	DT466	Auto	Air	No	140301	\$9,500.00	Murray, KY
<u>17609</u>	72	1998 Intl	Amtran	DT466E	Auto	Air	No	164955	\$12,500.00	Murray, KY
<u>19985</u>	14	2000 Chevy	Bluebird	6.5 Diesel	Auto	Hyd	Yes	170558	\$9,900.00	Murray, KY
<u>19891</u>	35	2001 Intl	Amtran	T444E	Auto	Hyd	No	109699	\$12,500.00	Murray, KY
<u>17987</u>	54 L	2000 Intl	Amtran	T444E	Auto	Air	Yes	157340	\$6,500.00	Murray, KY
<u>19911</u>	7	1998 Ford	Van	V6	Auto	Hyd	Yes	128526	\$3,500.00	Murray, KY
<u>19063</u>	24 L	1996 GMC	Thomas	5.7 Gas	Auto	Hyd	Yes	51205	\$7,500.00	Murray, KY
<u>18183</u>	16	2001 Ford	Thomas	7.3 Diesel	Auto	Hyd	No	152431	\$14,500.00	Murray, KY
<u>19922</u>	27 L	2001 Intl	Bluebird	DT466	Auto	Air	Yes	128867	\$12,500.00	Murray, KY
<u>18298</u>	19	2000 Ford	Corbeil	7.3 Diesel	Auto	Hyd	No	81724	\$13,900.00	Murray, KY
<u>20080</u>	72	2003 Bluebird	BUS	3126 CAT	Auto	Air	Yes	43504	\$25,000.00	Murray, KY
<u>19931</u>	20 L	2002 Freight	Thomas	3126 CAT	Auto	Air	Yes	159681	\$22,500.00	Murray, KY
<u>19232</u>	66	1997 Intl	Amtran	DT466E	Auto	Air	No	5941	\$12,500.00	Murray, KY
<u>18363</u>	34	1997 Intl	Bluebird	T444E	Auto	Hyd	No	273362	\$7,500.00	Murray, KY
<u>19856</u>	65 L	2001 Chevy	Bluebird	3116	Auto	Air	Yes	126325	\$12,500.00	Murray, KY
<u>19866</u>	36	2001 Intl	Amtran	T444E	Auto	Hyd	No	93989	\$12,500.00	Murray, KY