



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

▶ **FILE #:** 1-C-17-SP

AGENDA ITEM #: 43

AGENDA DATE: 1/12/2017

▶ **APPLICANT:** PEDCOR INVESTMENTS, LLC

OWNER(S): Bruce Hagen

TAX ID NUMBER: 80 L F 044.01 080MB005, 080MC018

[View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 2211 Sycamore Dr

▶ **LOCATION:** East side Wilson Rd, north of Sycamore Dr.

▶ **APPX. SIZE OF TRACT:** 28.41 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Sycamore St., a local street with pavement width of 28' within a 60' wide right-of-way, and Wilson Rd., a major collector with pavement of 20' within a 40' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LI (Light Industrial) / HP (Hillside Protection) / I-2 (Restricted Manufacturing and Warehousing) & RP-1 (1-12 du/ac)

▶ **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential) / HP (Hillside Protection)

▶ **EXISTING LAND USE:** Tractor trailer storage

▶ **PROPOSED USE:** Apartment complex

EXTENSION OF PLAN DESIGNATION: Yes, from northwest

HISTORY OF REQUESTS: A portion of the property was rezoned RP-1 up to 12 du/ac in 1995 (1-M-95-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Apartments / RP-1 (Planned Residential)

South: Industrial-Warehouse / I-1 (Planned Industrial), I-2 (Restricted Manufacturing & Warehousing), I-3 (General Industrial)

East: Detached houses, park / R-1A/IH-1 (Low Density Residential/Infill Housing Overlay), OS-2 (Park & Open Space)

West: Apartments, gas station / RP-1 (Planned Residential) & C-1 (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT: This property sits between a light industrial/warehouse district to the south, Lonsdale to the southeast, West Haven to the southwest, and several apartment complexes to the north.

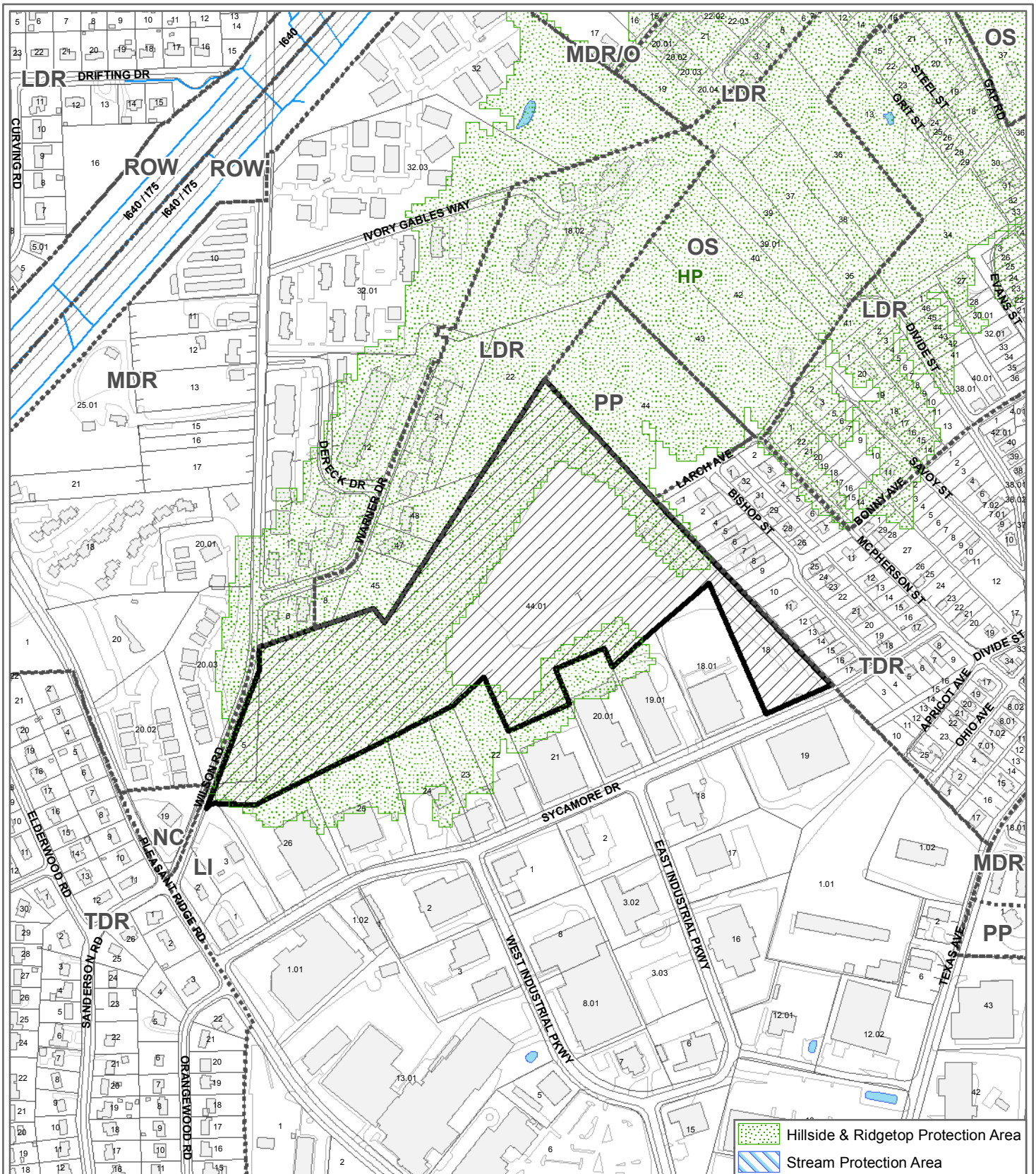
STAFF RECOMMENDATION:

▶ **WITHDRAW as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/14/2017 and 2/28/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



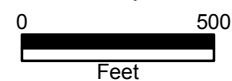
**1-C-17-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: LI (Light Industrial) / HP (Hillside Protection)
 To: MDR (Medium Density Residential) / HP (Hillside Protection)



Petitioner: Pedcor Investments, LLC

Map No: 80
 Jurisdiction: City



Original Print Date: 12/20/2016 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1-C-17-RZ-1-C-17-PA-1-C-17-SP-**WD**-1-12-17

Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Knoxville Update

1 message

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Tue, Jan 3, 2017 at 8:40 AM

In the forwarded email below, Billy Fulghum, has requested that following rezoning application, and associated plan amendments, be withdrawn: 1-C-17-RZ/1-C-17-PA/1-C-17-SP

Mike

Michael Reynolds, AICP
Senior Planner

----- Forwarded message -----
From: **William Fulghum** <fulghum@fulghummacindoe.com>
Date: Thu, Dec 29, 2016 at 4:27 PM
Subject: Re: Knoxville Update
To: Mike Reynolds <mike.reynolds@knoxmpc.org>
Cc: Tom Brechko <tom.brechko@knoxmpc.org>

Withdraw please. They told us to stop everything.

Thank you.

William (Billy) Fulghum, Jr., P.E.
Fulghum, MacIndoe & Associates, Inc.
10330 Hardin Valley Road, Suite 201
Knoxville, TN 37932
Direct: 865.251.5072
Main: 865.690.6419
Cell: 865.216.8230
Email: fulghum@fulghummacindoe.com
www.fulghummacindoe.com

On Dec 29, 2016, at 4:06 PM, Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:

Billy,

I am reviewing this rezoning request, is your intent to postpone, table or withdraw the application?

Thanks! Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827
f 865-215-2068

mike.reynolds@knoxmpc.org

MPC January 12, 2017



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

▶ **FILE #:** 1-C-17-RZ
1-C-17-PA

AGENDA ITEM #: 43
AGENDA DATE: 1/12/2017

▶ **APPLICANT:** PEDCOR INVESTMENTS, LLC
OWNER(S): Bruce Hagen

TAX ID NUMBER: 80 L F 044.01 080MB005, 080MC018 [View map on KGIS](#)
JURISDICTION: Council District 3
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SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Sycamore St., a local street with pavement width of 28' within a 60' wide right-of-way, and Wilson Rd., a major collector with pavement of 20' within a 40' wide right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-2 (Restricted Manufacturing and Warehousing) & RP-1 (Planned Residential) 1-12 du/ac
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RP-1 (Planned Residential)
▶ **EXISTING LAND USE:** Tractor trailer storage
▶ **PROPOSED USE:** Apartment complex
DENSITY PROPOSED: 12 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, from northwest
HISTORY OF ZONING REQUESTS: A portion of the property was rezoned RP-1 up to 12 du/ac in 1995 (1-M-95-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Apartments / RP-1 (Planned Residential)
South: Industrial-Warehouse / I-1 (Planned Industrial), I-2 (Restricted Manufacturing & Warehousing), I-3 (General Industrial)
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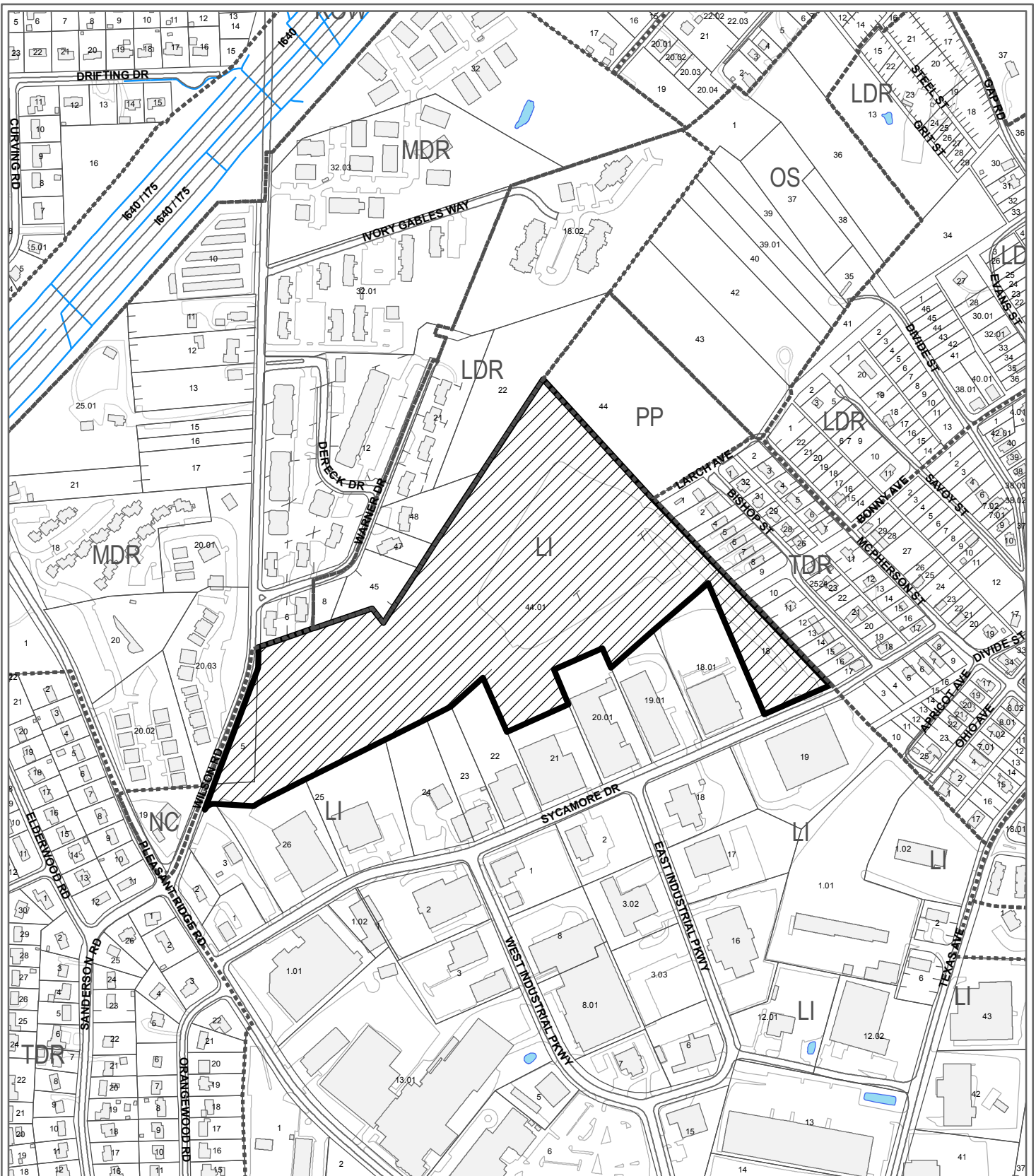
▶ **WITHDRAW** as requested by the applicant.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

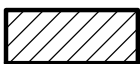
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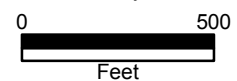
**1-C-17-PA / 1-C-17-RZ
PLAN AMENDMENT**

Petitioner: Pedcor Investments, LLC

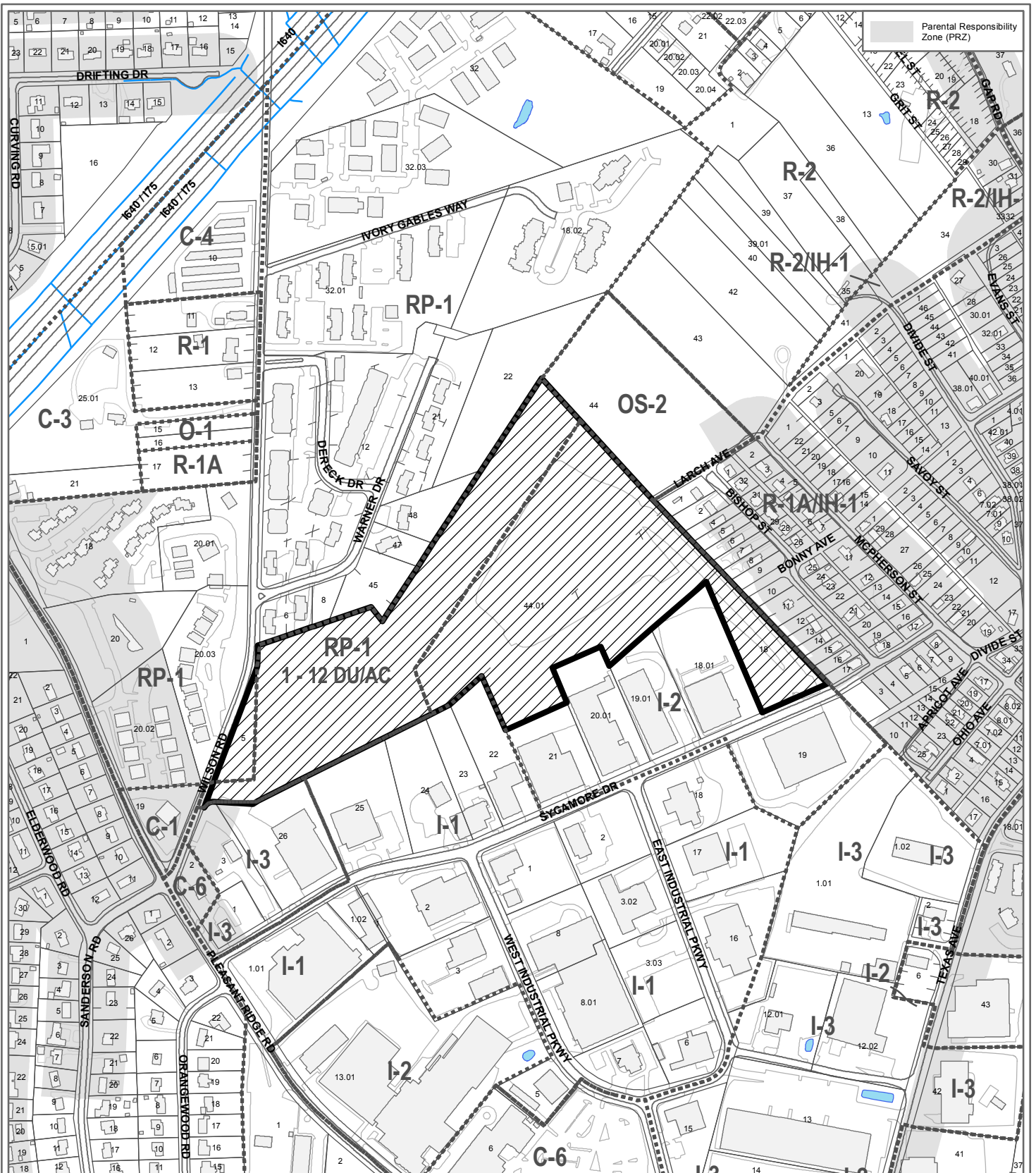


From: LI (Light Industrial)
To: MDR (Medium Density Residential)

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**1-C-17-RZ
REZONING**

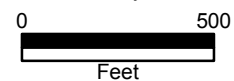
From: I-2 (Restricted Manufacturing and Warehousing)
To: RP-1 (Planned Residential)



Petitioner: Pedcor Investments, LLC

Map No: 80

Jurisdiction: City



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