



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-A-20-SP **AGENDA ITEM #:** 10

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** HUDSON EMULSION, LLC DBA HUDSON MATERIALS COMPANY
OWNER(S): Waggoner Properties, LLC

TAX ID NUMBER: 81 N B 034 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 405 W. Oldham Ave.

▶ **LOCATION:** **At the end of W. Oldham Ave. after its intersection with Davanna Ave., north of W. Woodland Ave.**

▶ **APPX. SIZE OF TRACT:** 2.25 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: This property has frontage on two roads, Davanna Street and on W. Oldham Avenue. Davanna Street is a local road with a 25-ft pavement width inside a 50-ft right-of-way. W. Oldham Avenue is located inside the property lines of 2 parcels on either side of the right-of-way. It terminates at this location and has a pavement width of approximately 27 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LI (Light Industrial) /

▶ **PROPOSED PLAN DESIGNATION:** HI (Heavy Industrial)

▶ **EXISTING LAND USE:** Industrial, it is an emulsion manufacturing plant

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted for this property

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Transportation/communication/utilities and single family residential - LI (light Industrial)

South: ROW (I-275 and railroad rights-of-way) and public/quasi-public land - ROW (Rights-of-way) and LI (Light Industrial)

East: Single family residential and agricultural/forestry/vacant - LI (Light Industrial) and TDR (Traditional Neighborhood Residential)

West: ROW (I-275 and railroad rights-of-way) - ROW (rights-of-way)

NEIGHBORHOOD CONTEXT This area contains a mix of uses ranging from industrial to single family detached residential. The interstate and a railroad right-of-way border this

property along its southern and western borders. Single family detached houses on small lots are zoned RN-4 and in the Infill Housing Overlay District and are across Davanna Street. N. Central Avenue is 2 blocks to the east and contains commercial zoning and uses.

STAFF RECOMMENDATION:

- ▶ **Deny the Industrial designation since it does not meet the location criteria for an amendment and is not consistent with surrounding development.**

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. This parcel is across the street from single-family residential uses.
2. The industrial zone is not compatible with the Central City Sector Plan's Light Industrial land use designation and would require amendments to the Heavy Industrial designation for both the sector plan and One Year Plan. Amendments to this designation would not be compatible with the area.

State law regarding amendments of the general plan (which includes 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:

- 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.
- 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: 17 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2020 and 11/17/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-A-20-RZ **AGENDA ITEM #:** 10
 10-A-20-PA **AGENDA DATE:** 10/8/2020

▶ **APPLICANT:** HUDSON EMULSION, LLC DBA HUDSON MATERIALS COMPANY
OWNER(S): Waggoner Properties, LLC

TAX ID NUMBER: 81 N B 034 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 405 W. Oldham Ave.

▶ **LOCATION:** **At the end of W. Oldham Ave. after its intersection with Davanna Ave., north of W. Woodland Ave.**

▶ **TRACT INFORMATION:** **2.25 acres.**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: This property has frontage on two roads, Davanna Street and on W. Oldham Avenue. Davanna Street is a local road with a 25-ft pavement width inside a 50-ft right-of-way. W. Oldham Avenue is located inside the property lines of 2 parcels on either side of the right-of-way. It terminates at this location and has a pavement width of approximately 27 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) and SP (Stream Protection) / I-MU (Industrial Mixed-Use) and F (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) and SP (Stream Protection) / I-H (Heavy Industrial) and F (Floodway)

▶ **EXISTING LAND USE:** Industrial, it is an emulsion manufacturing plant

▶ **DENSITY PROPOSED:** N/A

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this property

SURROUNDING LAND USE, PLAN DESIGNATION, North: Transportation/communication/utilities and single family residential - LI (light Industrial) - I-H (Heavy Industrial) and RN-4 (General Residential Neighborhood) Districts

ZONING South: ROW (I-275 and railroad rights-of-way) and public/quasi-public land - ROW (rights-of-way) and LI (Light Industrial) - Rights-of-way (I-275 and a railroad) and I-MU (Industrial Mixed Use) District

East: Single family residential and agricultural/forestry/vacant - LI (Light Industrial) and TDR (Traditional Neighborhood Residential) - RN-4 (General Residential Neighborhood) District
West: ROW (I-275 and railroad rights-of-way) - ROW (rights-of-way) - ROW (rights-of-way)

NEIGHBORHOOD CONTEXT: This area contains a mix of uses ranging from industrial to single family detached residential. The interstate and a railroad right-of-way border this property along its southern and western borders. Single family detached houses on small lots are zoned RN-4 and in the Infill Housing Overlay District and are across Davanna Street. N. Central Avenue is 2 blocks to the east and contains commercial zoning and uses.

STAFF RECOMMENDATION:

- ▶ **Deny the Industrial designation since it does not meet the location criteria for an amendment and is not consistent with surrounding development.**

- ▶ **Deny I-G (General Industrial) zoning because it is not consistent with the Central City Sector Plan's Light Industrial designation nor with the surrounding development.**

COMMENTS:

This facility was built sometime in 1960s; the zoning ordinance was adopted in 1928 and amended in 1962, so there was a zoning ordinance in effect at the time. This parcel is part of an industrial strip of development running along the railroad tracks that was originally zoned I-2 (Restricted Manufacturing and Warehousing) District, which did not allow heavy industrial uses such as emulsion manufacturing. Since the I-2 zone did not allow this use, it would not be considered a legal nonconforming use. However, it is an existing use.

The parcel was given the comparable zone to I-2 upon adoption of the new zoning map and ordinance in January 2020. The I-MU (Industrial Mixed Use) zoning district. The use employed is only allowed in the Heavy Industrial District, which is only allowed in the Heavy Industrial land use class. Therefore, to expand operations, the applicant is seeking a plan amendment to HI and a rezoning to I-H.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There have been no changes to the development pattern that would warrant a plan amendment.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

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. There have been no significant changes to development in this area that would prompt a rezoning.

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

1. The I-G (General Industrial) zone provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The property is located in FEMA Flood Zone X. Almost the entirety of the property is in either a 100-year floodplain, 500-year floodplain, or floodway.

2. The existing use would be allowed to expand if the rezoning to I-G is approved, which could have an adverse effect on existing residential properties.

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:

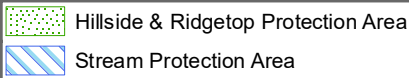
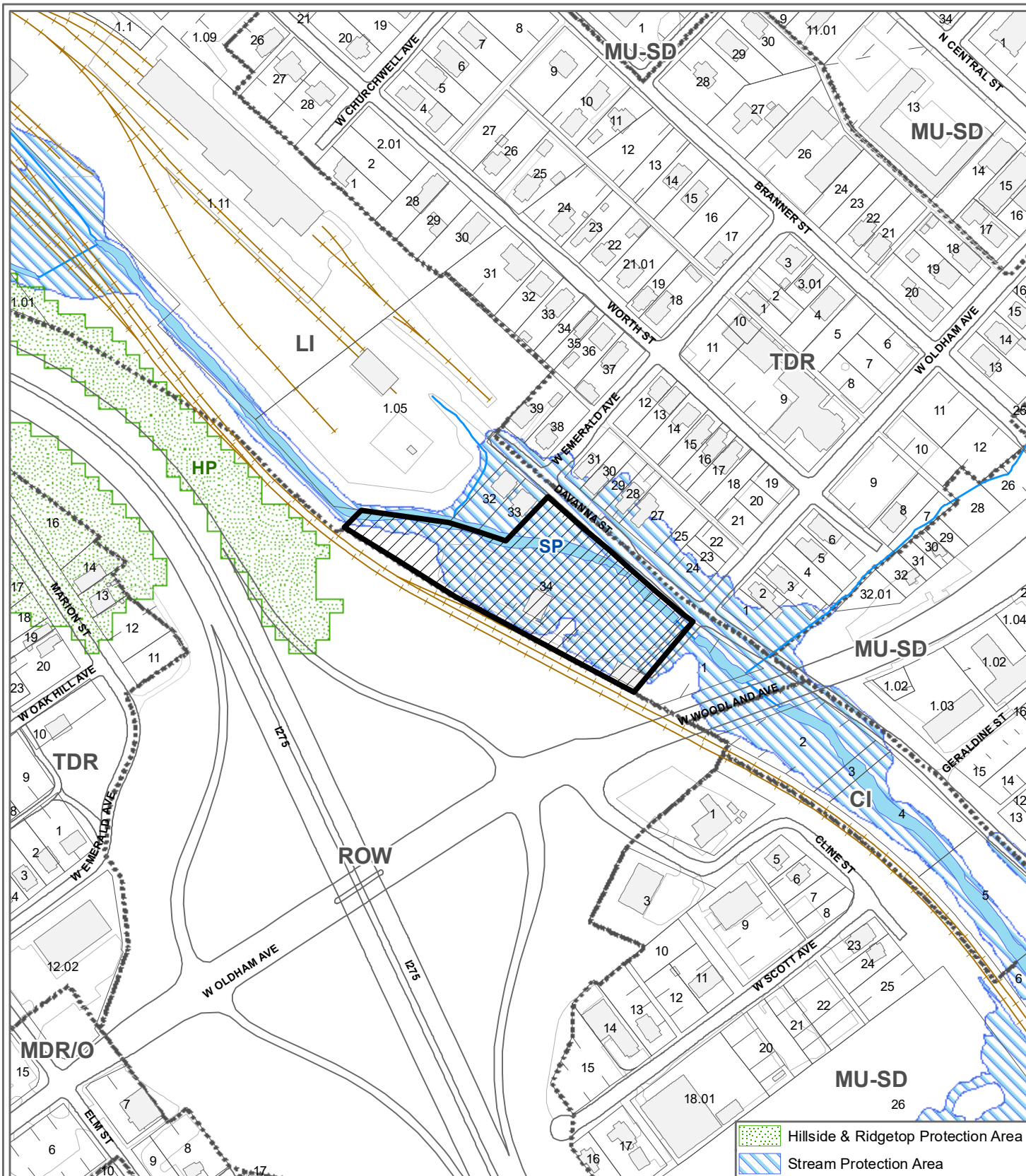
1. This rezoning is not consistent with the General Plan or any of the other adopted plans.

ESTIMATED TRAFFIC IMPACT: 17 (average daily vehicle trips)

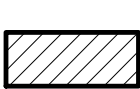
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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10-A-20-SP CENTRAL CITY SECTOR PLAN AMENDMENT



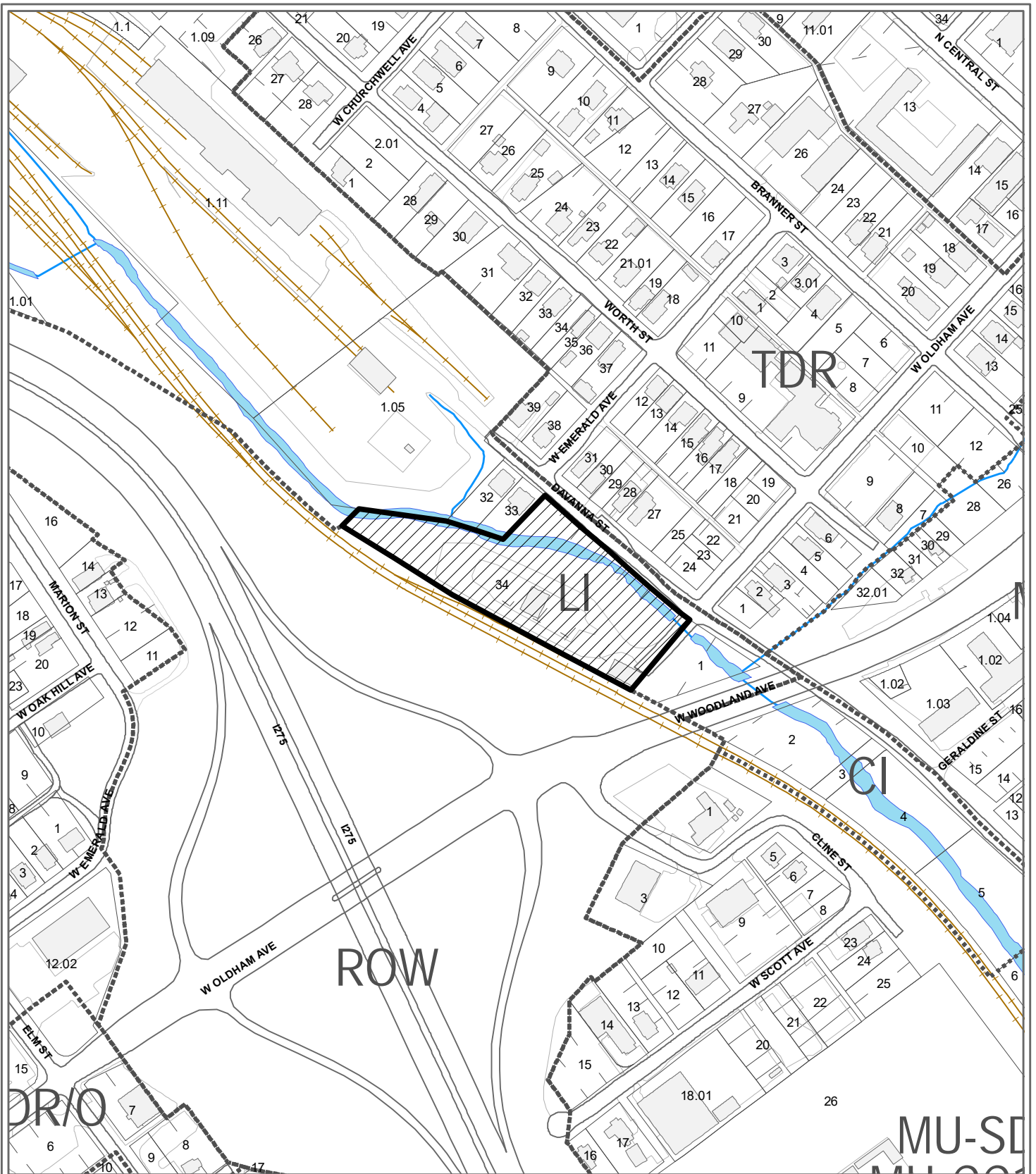
From: LI (Light Industrial)
To: HI (Heavy Industrial)

Petitioner: Hudson Emulsion, LLC dba
Hudson Materials Company

Map No: 81
Jurisdiction: City



Original Print Date: 9/1/2020 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-A-20-RZ / 10-A-20-PA
PLAN AMENDMENT**

From: LI (Light Industrial) and SP (Stream Protection)

To: HI (Heavy Industrial) and SP (Stream Protection)



Petitioner: Hudson Emulsion, LLC dba
Hudson Materials Company

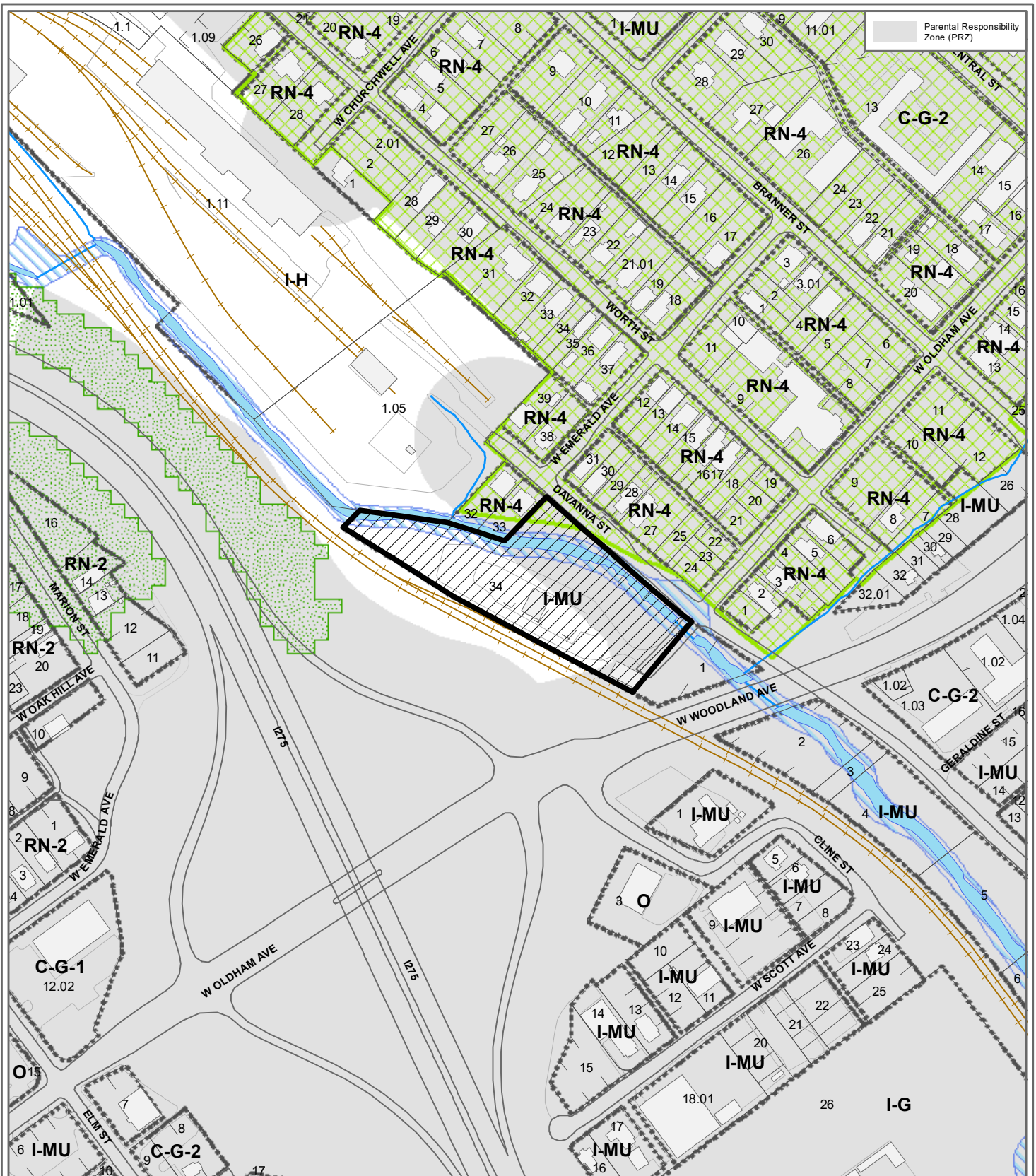
Map No: 81

Jurisdiction: City



Original Print Date: 9/1/2020
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



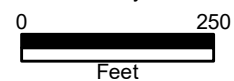
**10-A-20-RZ
REZONING**

From: I-MU (Industrial Mixed-Use) and F (Floodway)
To: I-H (Heavy Industrial) and F (Floodway)



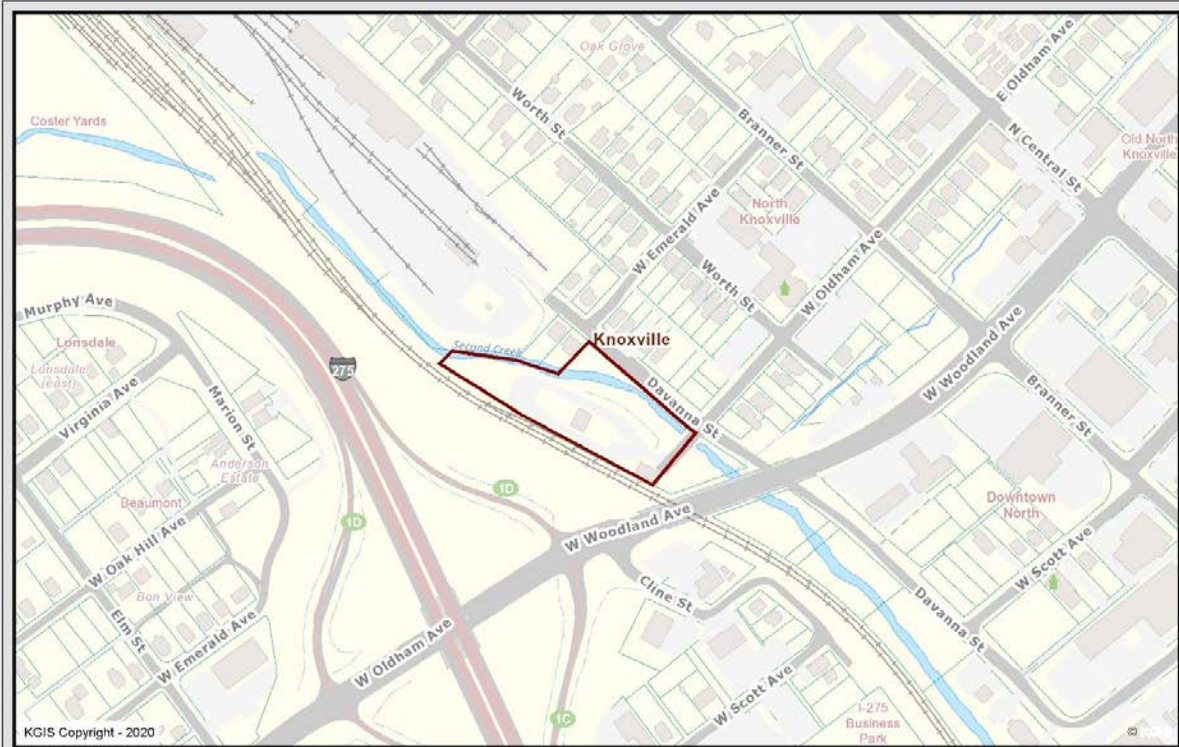
Petitioner: Hudson Emulsion, LLC dba
Hudson Materials Company

Map No: 81
Jurisdiction: City



Original Print Date: 9/1/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

10-A-20-RZ / 10-A-20-PA / 10-A-20-SP
EXHIBIT A. Contextual Images



10-A-20-RZ / 10-A-20-PA / 10-A-20-SP: Location Map
 405 W. Oldham Avenue
 Knoxville - Knox County - KUB Geographic Information System

Printed: 9/14/2020 at 9:49:56 AM

0 145 200 580
ft

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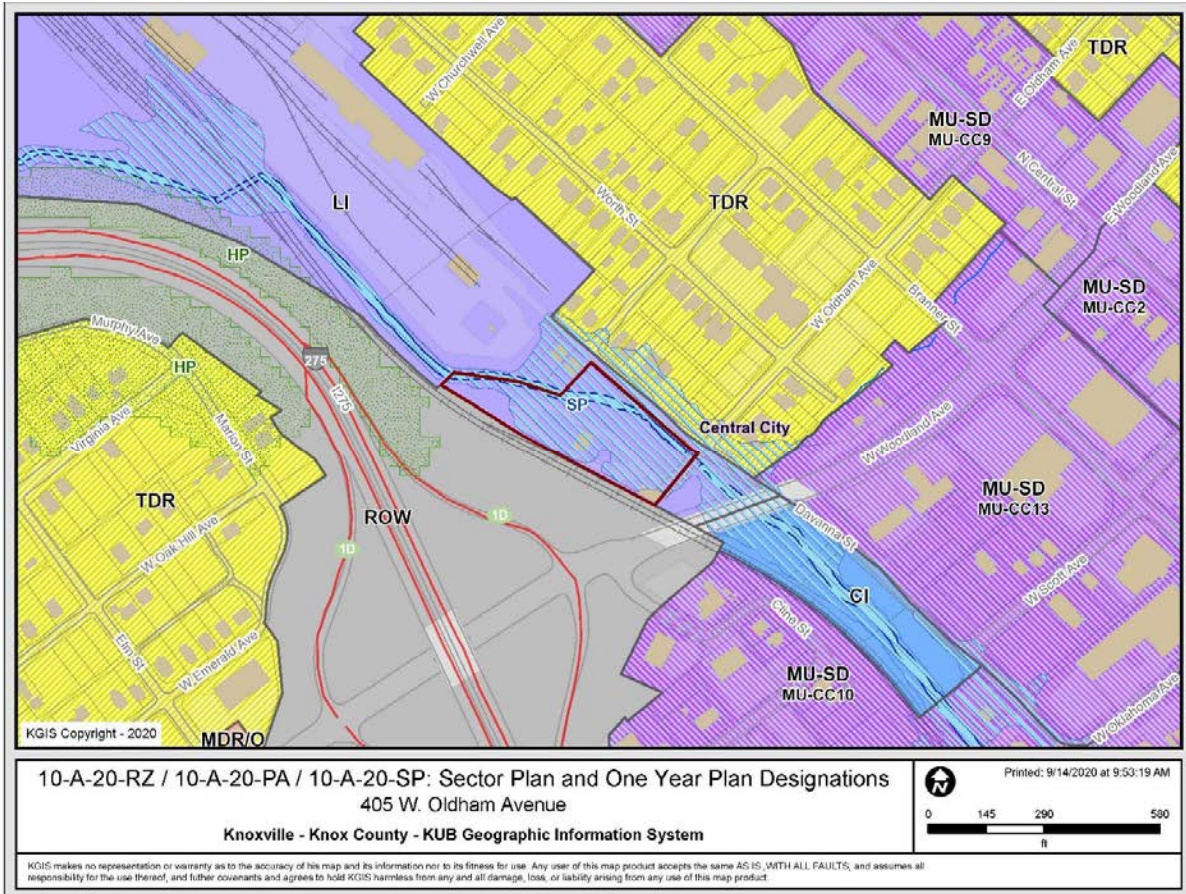
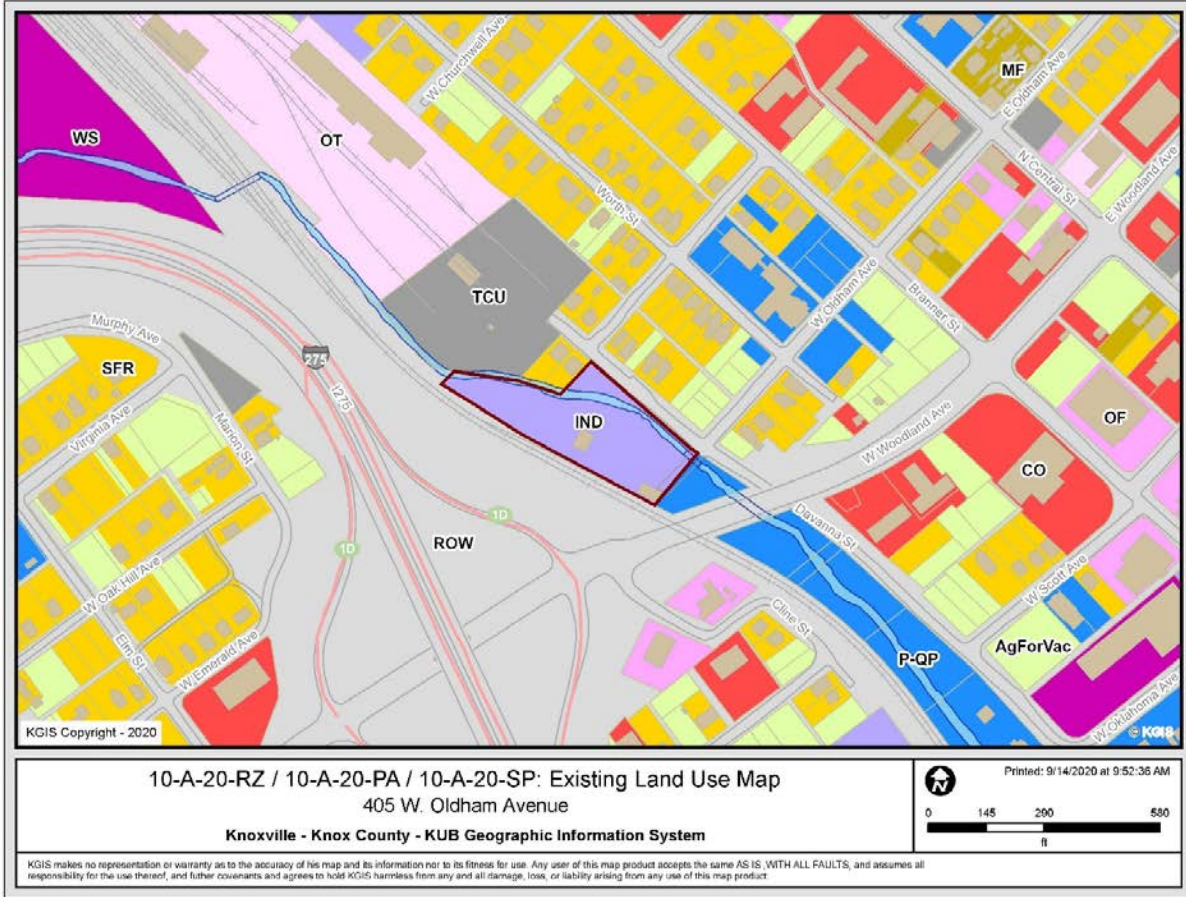
10-A-20-RZ / 10-A-20-PA / 10-A-20-SP: Aerial Map
 405 W. Oldham Avenue
 Knoxville - Knox County - KUB Geographic Information System

Printed: 9/14/2020 at 9:51:17 AM

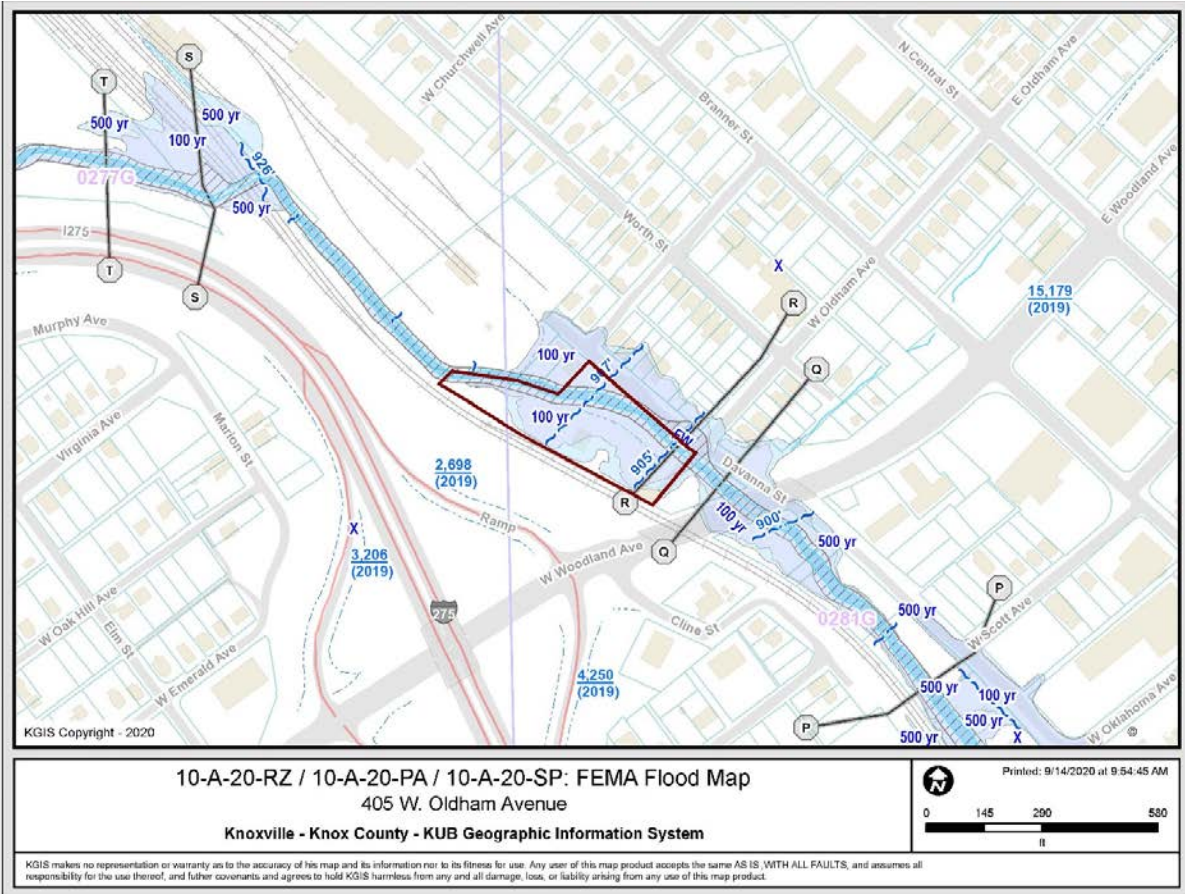
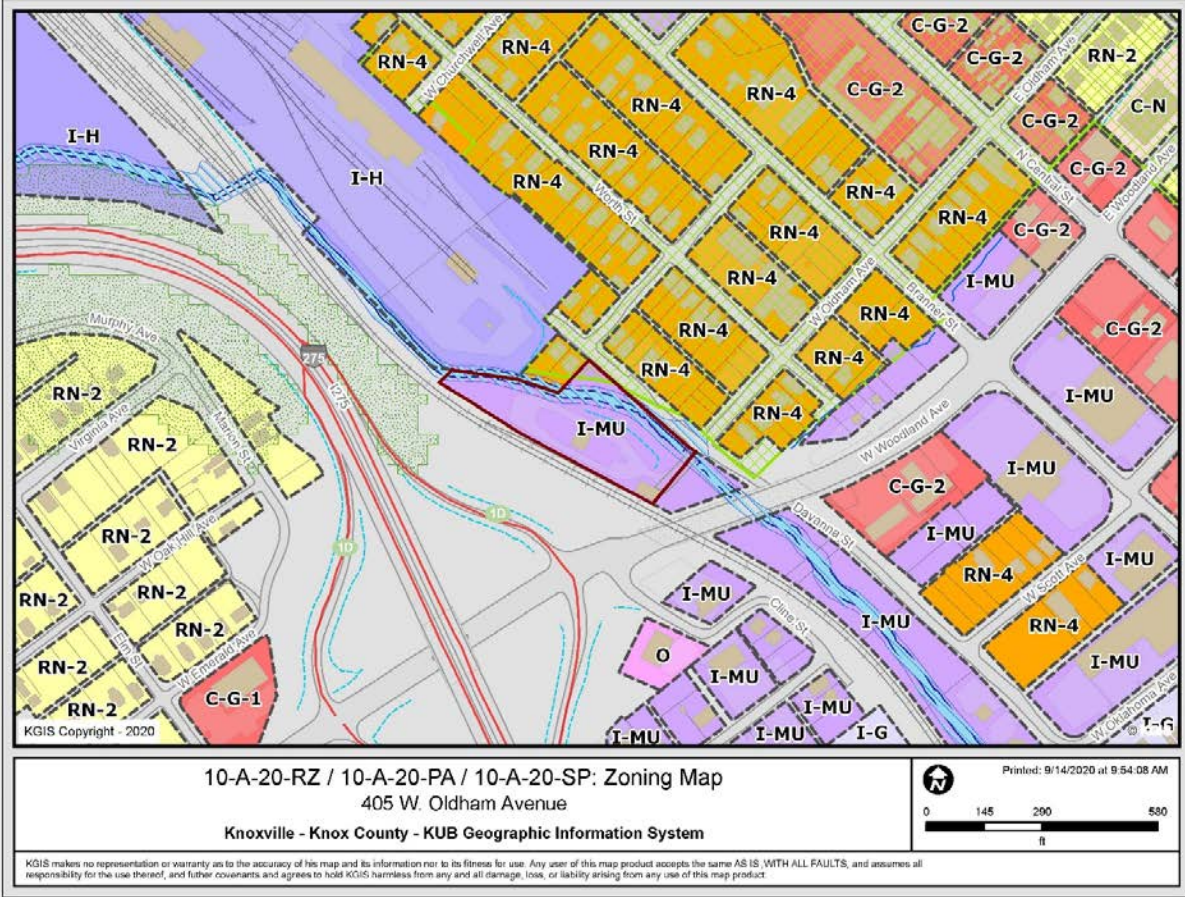
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10-A-20-RZ / 10-A-20-PA / 10-A-20-SP
EXHIBIT A. Contextual Images



10-A-20-RZ / 10-A-20-PA / 10-A-20-SP
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Hudson Emulsion, LLC dba Hudson Materials Company

Applicant Name		Affiliation
July 20, 2020	<i>Oct 8, 2020</i>	<i>10-A-20-SP</i>
Date Filed	Meeting Date (if applicable)	File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Applicant
 Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Mike Mitchell	Hudson Emulsion, LLC dba Hudson Materials Company
Name	Company
1615 Sholar Avenue	Chattanooga Tennessee 37406
Address	City State Zip
423-316-5062	mikem@hudsoncc.com
Phone	Email

CURRENT PROPERTY INFO

Waggoner Properties, LLC	P.O. Box 51072, Knoxville, TN 37590	865-584-3434
Owner Name (if different)	Owner Address	Owner Phone
405 West Oldham Avenue, N.W., Knoxville, TN 37917	081NB034	
Property Address <i>n. of W. Woodland Ave.</i>	Parcel ID	
End of W. Oldham Avenue after intersection with Davanna Avenue	2.25 Acres	
General Location	Tract Size	
City Council District <i>4-5</i>	LI - Light Industrial <i>I-mu/F</i>	
Jurisdiction (specify district above) <input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District	
Central City	LI - Light Industrial	N/A
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Emulsion Manufacturing Plant	Yes	Knoxville Utility Board Knoxville Utility Board
Existing Land Use	Septic (Y/N)	Sewer Provider Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
SUBDIVISION	<input checked="" type="checkbox"/> Zoning Change: <u>IH - Heavy Industrial</u> / <u>F</u> Proposed Zoning
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>HI - Heavy Industrial</u> Proposed Plan Designation(s)
ZONING	Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	FEE 1: <u>0526</u> <u>600.00</u>	TOTAL: <u>\$600.00</u>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Mike Mitchell	Mike Mitchell	7/20/2020
<small>Digitally signed by Mike Mitchell DN: cn=Mike Mitchell, o=Hudson Emulsion, LLC dba Hudson Emulsion Company, ou=emj@mike@hudsoncc.com, c=US Date: 2020.07.20 10:19:47 -0400</small>		
Applicant Signature	Please Print	Date
423-316-5062	mikem@hudsoncc.com	
Phone Number	Email	
<u>Sherry Michienzi</u>	<u>SHERRY MICHIEZI</u>	<u>8-4-2020</u>
Staff Signature	Please Print	Date

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

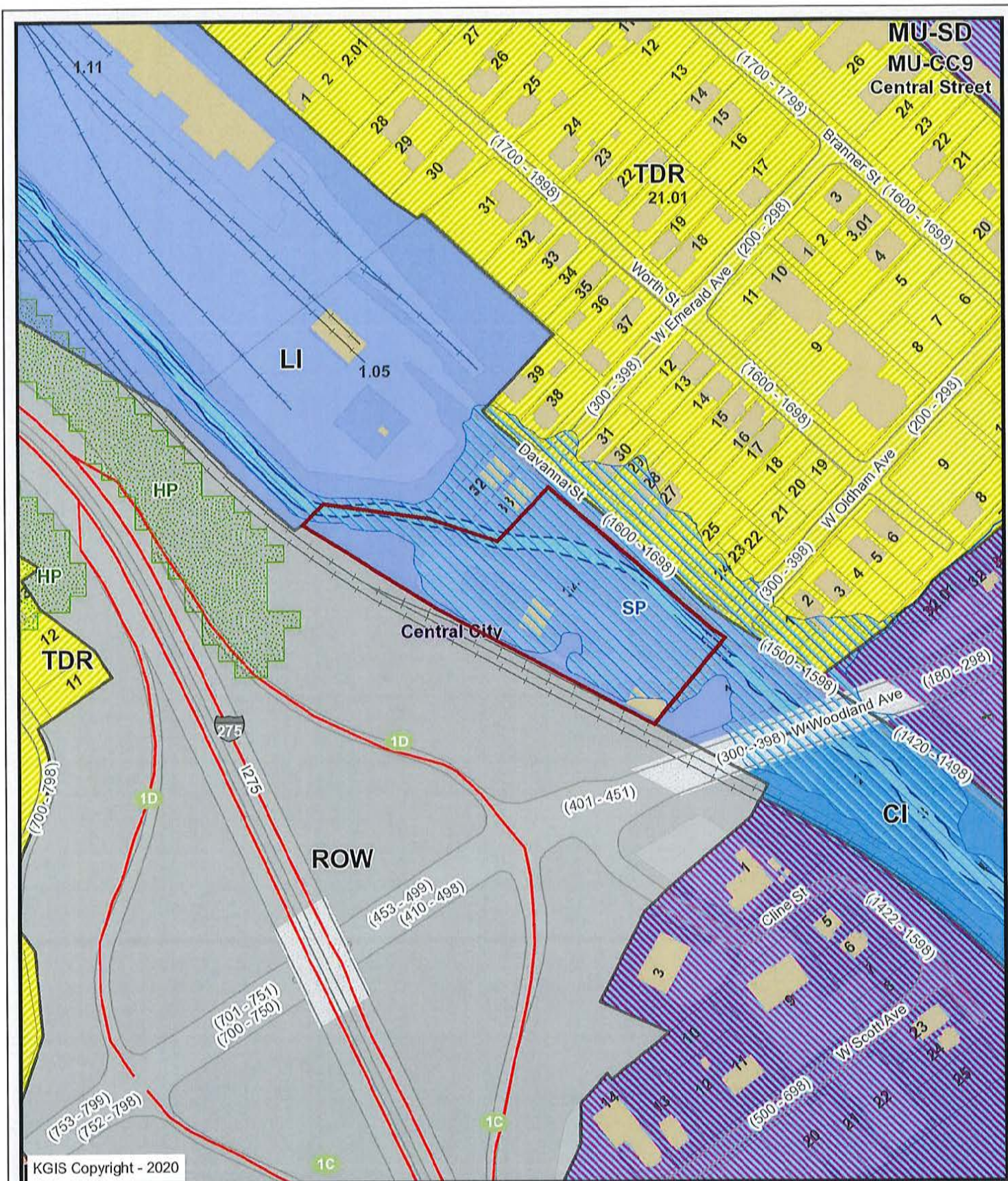
08/05/2020

District	Map	Insert	Group	Parcel	Ward	Property Location			
	81	N	B	34	17	405 W OLDHAM AVE			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage
MRS M F STEWARTS LOT 89 90, 91, 92, INC ADD PROP				-	93-	<u>4-28</u>	354 X 180.92 X IRR		0.00 - A.C. Deeded
									0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
SHOOK KATHERINE % TATE & MCCALLIE INC SUITE 100 BURWELL BUILDING				10/25/1985	<u>1864</u>	318	\$ 10,000	1615 SHOLAR AVE CHATTANOOGA, TN 37406	
WAGGONER BRENDA J				12/28/2010	<u>20101229</u>	0039344		PO BOX 51072 KNOXVILLE, TN 37950	
WAGGONER PROPERTIES LLC				1/1/2015	<u>20150102</u>	0035744		PO BOX 51072 KNOXVILLE, TN 37950	

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



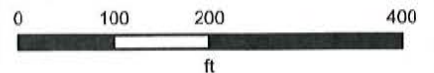
403 W. Oldham Ave.

Sector Plan

Knoxville - Knox County - KUB Geographic Information System

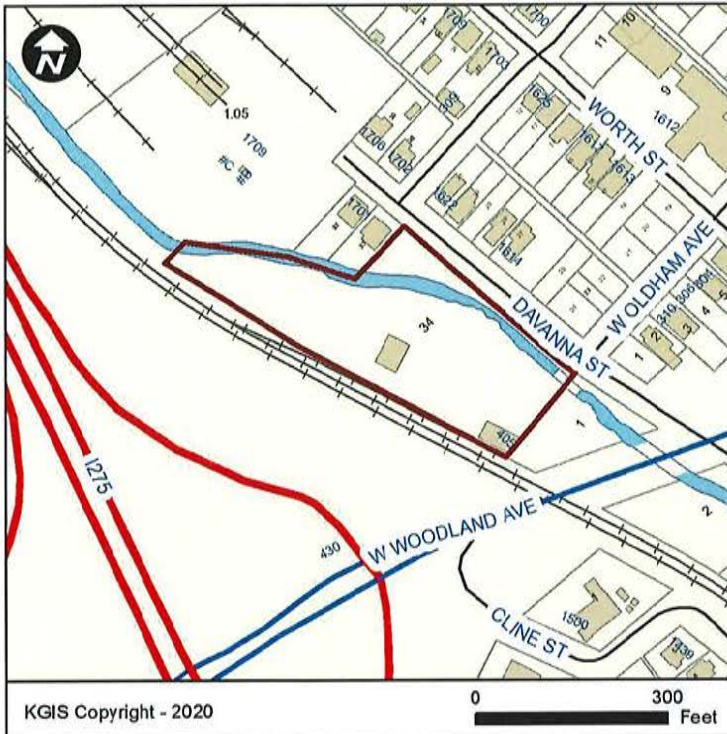


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Parcel 081NB034 - Property Map and Details Report



Property Information

Parcel ID:	081NB034
Location Address:	405 W OLDHAM AVE
CLT Map:	81
Insert:	N
Group:	B
Condo Letter:	
Parcel:	34
Parcel Type:	NORMAL
District:	
Ward:	17
City Block:	17581
Subdivision:	MRS M F STEWARTS LOT 89 90, 91, 92, INC ADD PROP
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	4 - 28
Recorded Deed:	20150102 - 0035744
Deed Type:	Deed:Gift Deed
Deed Date:	1/2/2015

Address Information

Site Address:	405 W OLDHAM AVE KNOXVILLE - 37917
Address Type:	BUSINESS
Site Name:	HUDSON MATERIALS
Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.	

Owner Information

WAGGONER PROPERTIES LLC	
PO BOX 51072	
KNOXVILLE, TN 37950	
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.	

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

Knoxville-Knox Co. Planning Information

Census Tract:	15
Planning Sector:	Central City
Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.	

Political Districts

Voting Precinct:	17
Voting Location:	Christenberry Community Center 931 OGLEWOOD AVE
TN State House:	13 Gloria Johnson
TN State Senate:	7 Richard Briggs
County Commission:	2 Michele Carringer (at large seat 10) (at large seat 11)
City Council:	5 Charles Thomas (at large seat A) (at large seat B) (at large seat C)
School Board:	2 Jennifer Owen
Please contact Knox County Election Commission at (865) 215-2480 if you have questions.	

School Zones

Elementary:	BEAUMONT ELEMENTARY MAGNET
Intermediate:	
Middle:	WHITTLE SPRINGS MIDDLE
High:	FULTON HIGH
Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.	

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SUBDIVISION

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Date Filed	Meeting Date (if applicable)	File Numbers(s)

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 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Name	Company		
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Address	City	State	Zip
423-316-5062	Chattanooga	Tennessee	37406
Phone	Email		
	mikem@hudsoncc.com		

CURRENT PROPERTY INFO

Waggoner Properties, LLC	P.O. Box 51072, Knoxville, TN 37590	865-584-3434
Owner Name (if different)	Owner Address	Owner Phone
405 West Oldham Avenue, N.W., Knoxville, TN 37917	081NB034	
Property Address	Parcel ID	
<i>n. of W. Woodland Ave.</i>	End of W. Oldham Avenue after intersection with Davanna Avenue	
General Location	Tract Size	
City Council District <i>4-5</i>	2.25 Acres	
Jurisdiction (specify district above)	Zoning District	Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	LI - Light Industrial	<i>I-mu/F</i>
Central City	LI - Light Industrial	N/A
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Emulsion Manufacturing Plant	Yes	Knoxville Utility Board
Existing Land Use	Septic (Y/N)	Sewer Provider
		Knoxville Utility Board
		Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
SUBDIVISION	<input checked="" type="checkbox"/> Zoning Change: <u>IH - Heavy Industrial / F</u> Proposed Zoning _____
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>HI - Heavy Industrial</u> Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____
ZONING	

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	0326 1000.00	
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	0516 300.00	
ADDITIONAL REQUIREMENTS	FEE 3:		
<input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study		\$1300.00	

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Mike Mitchell <small>Digitally signed by Mike Mitchell DN: cn=Mike Mitchell, o=Hudson Emulsion, LLC dba Hudson Materials Company, ou=email@hudsoncc.com, c=US Date: 2020.07.20 10:19:47 -0400</small>	Mike Mitchell Please Print	7/20/2020 Date
423-316-5062 Phone Number	mikem@hudsoncc.com Email	
 Staff Signature	SHERRY MICHENZI Please Print	8-4-2020 Date

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

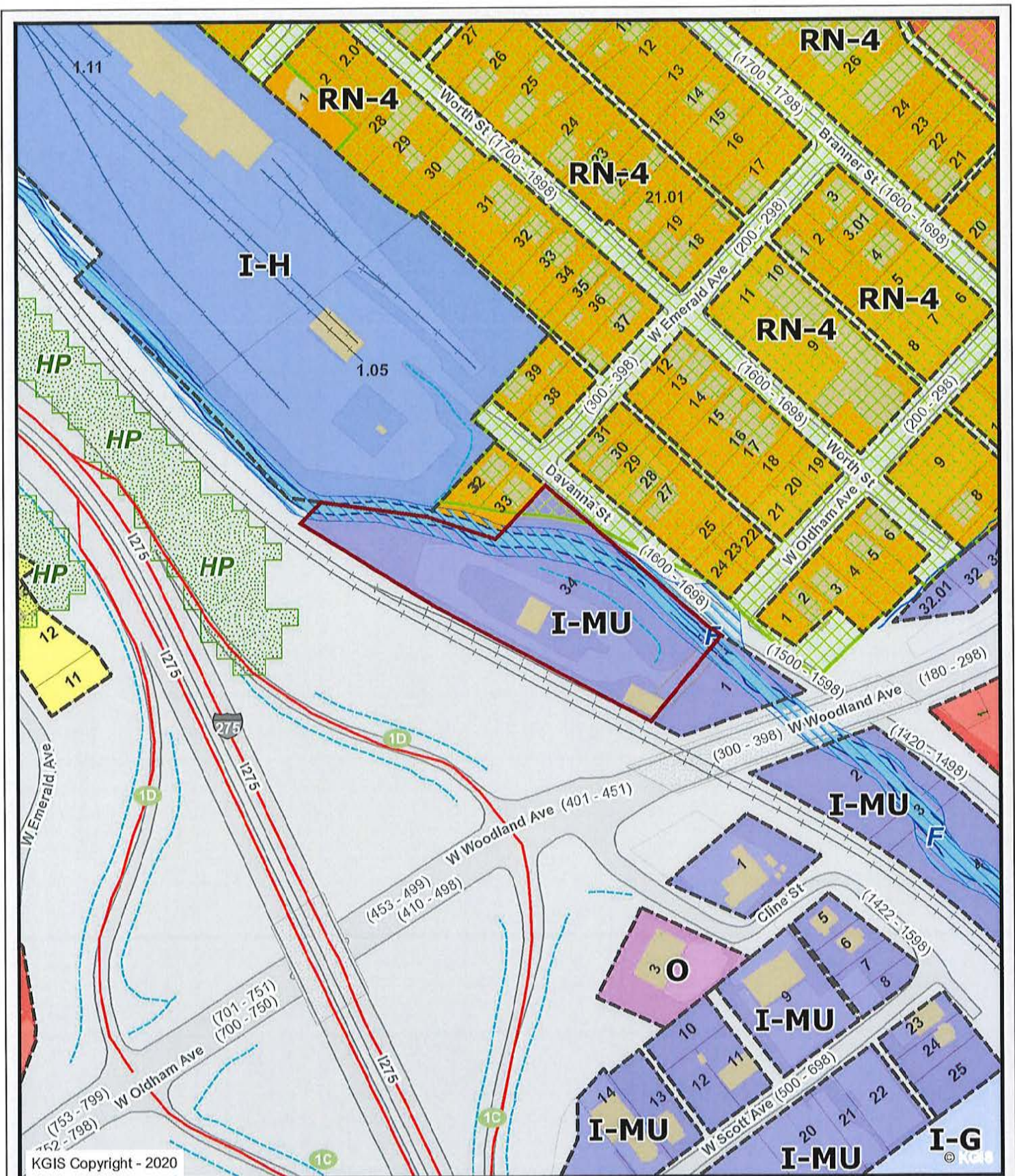
08/05/2020

District	Map	Insert	Group	Parcel	Ward	Property Location			
	81	N	B	34	17	405 W OLDHAM AVE			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage
MRS M F STEWARTS LOT 89 90, 91, 92, INC ADD PROP				-	93-	<u>4-28</u>	354 X 180.92 X IRR		0.00 - A.C. Deeded
									0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
SHOOK KATHERINE % TATE & MCCALLIE INC SUITE 100 BURWELL BUILDING				10/25/1985	<u>1864</u>	318	\$ 10,000	1615 SHOLAR AVE CHATTANOOGA, TN 37406	
WAGGONER BRENDA J				12/28/2010	<u>20101229</u>	0039344		PO BOX 51072 KNOXVILLE, TN 37950	
WAGGONER PROPERTIES LLC				1/1/2015	<u>20150102</u>	0035744		PO BOX 51072 KNOXVILLE, TN 37950	

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



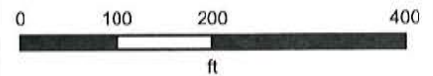
KGIS Copyright - 2020

403 W. Oldham Ave.
Rezoning

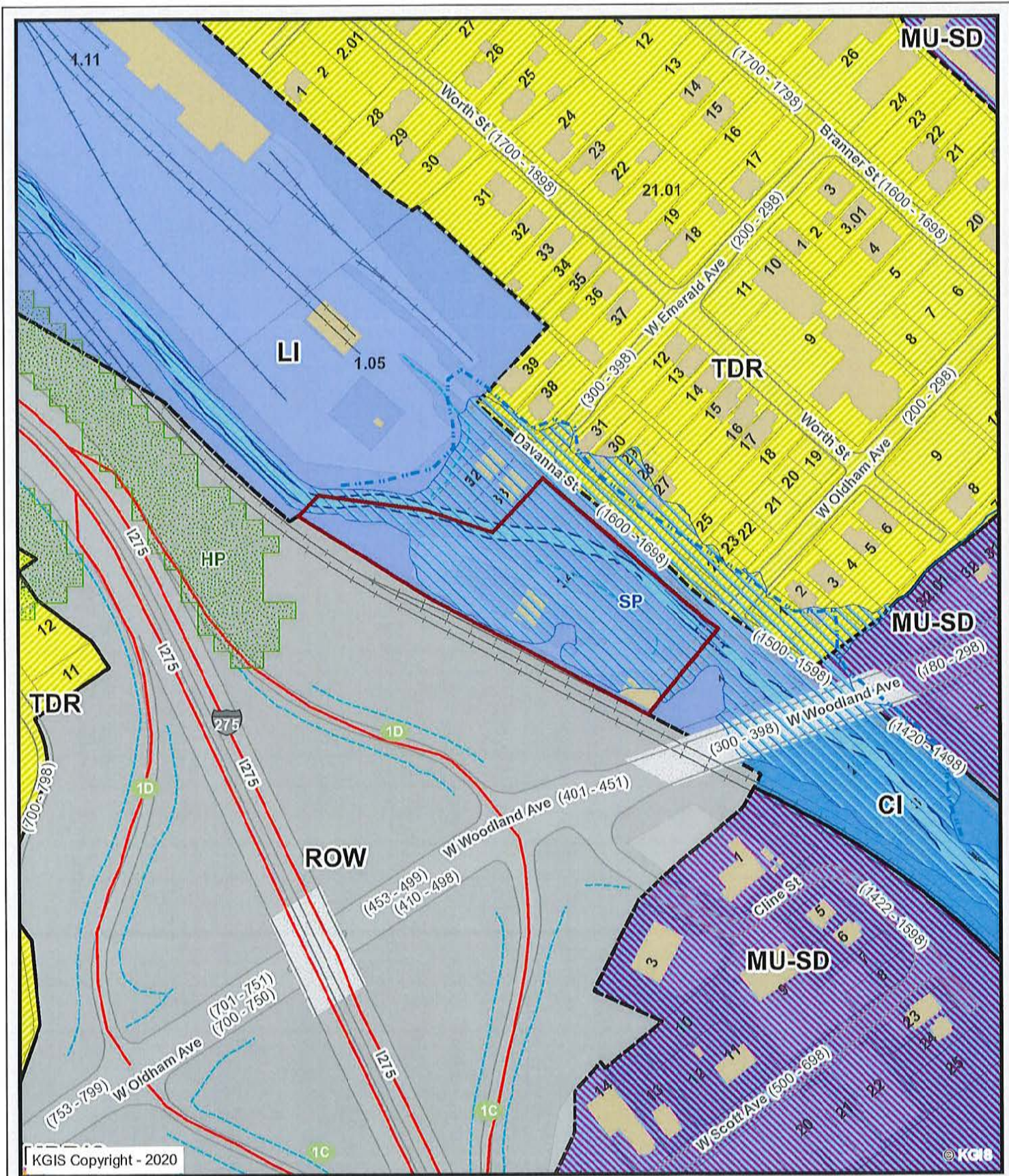
Knoxville - Knox County - KUB Geographic Information System



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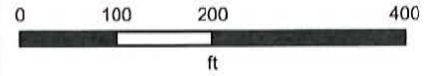


403 W. Oldham Ave.
One Year Plan

Knoxville - Knox County - KUB Geographic Information System

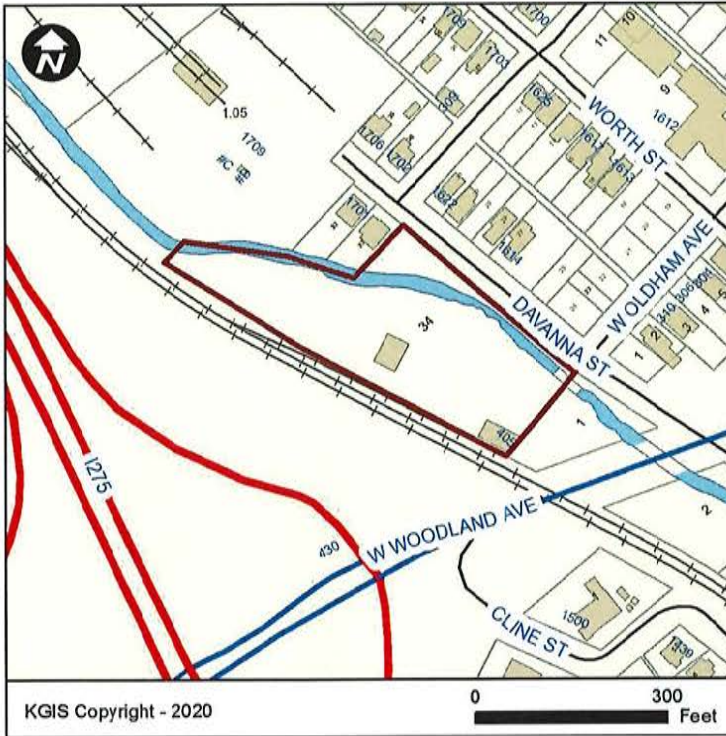


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Parcel 081NB034 - Property Map and Details Report



Property Information

Parcel ID:	081NB034
Location Address:	405 W OLDHAM AVE
CLT Map:	81
Insert:	N
Group:	B
Condo Letter:	
Parcel:	34
Parcel Type:	NORMAL
District:	
Ward:	17
City Block:	17581
Subdivision:	MRS M F STEWARTS LOT 89 90, 91, 92, INC ADD PROP
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	4 - 28
Recorded Deed:	20150102 - 0035744
Deed Type:	Deed:Gift Deed
Deed Date:	1/2/2015

Address Information

Site Address: 405 W OLDHAM AVE
KNOXVILLE - 37917
Address Type: BUSINESS
Site Name: HUDSON MATERIALS
Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

WAGGONER PROPERTIES LLC
PO BOX 51072
KNOXVILLE, TN 37950
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 Knoxville-Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township: Knoxville

Knoxville-Knox Co. Planning Information

Census Tract: 15
Planning Sector: Central City
Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 17
Voting Location: Christenberry Community Center
931 OGLEWOOD AVE
TN State House: 13 Gloria Johnson
TN State Senate: 7 Richard Briggs
County Commission: 2 Michele Carringer
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs
City Council: 5 Charles Thomas
(at large seat A) Lynne Fugate
(at large seat B) Janet Testerman
(at large seat C) Amelia Parker
School Board: 2 Jennifer Owen
Please contact Knoxville-Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: BEAUMONT ELEMENTARY
MAGNET
Intermediate:
Middle: WHITTLE SPRINGS MIDDLE
High: FULTON HIGH
Please contact Knoxville-Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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