

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 1-C-17-PA      **Related File Number:** 1-C-17-RZ  
**Application Filed:** 11/14/2016      **Date of Revision:**  
**Applicant:** PEDCOR INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** East side Wilson Rd, north of Sycamore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 L F 044.01    OTHER: 080MB005, 080MC018      **Jurisdiction:** City  
**Size of Tract:** 28.41 acres  
**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.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Tractor trailer storage  
**Surrounding Land Use:**  
**Proposed Use:** Apartment complex      **Density:** 12 du/ac  
**Sector Plan:** Central City      **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**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.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 2211 Sycamore Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing) & RP-1 (Planned Residential) 1-12 du/ac  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** Property partially zoned RP-1 (1-12 du/ac) in 1995.  
**Extension of Zone:** Yes, from northwest  
**History of Zoning:** A portion of the property was rezoned RP-1 up to 12 du/ac in 1995 (1-M-95-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial)  
**Requested Plan Category:** MDR (Medium Density Residential)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Denied (Withdrawn)

Meeting Date: 1/12/2017

Details of Action:

Summary of Action: WITHDRAW as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 1/12/2017

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/14/2017

Date of Legislative Action, Second Reading: 2/28/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: