

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR 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-SP **Related File Number:**
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
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 (1-12 du/ac)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) up to 12 du/ac
Previous Requests: Portion of property 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) / HP (Hillside Protection)
Requested Plan Category: MDR (Medium Density Residential) / HP (Hillside Protection)

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Action: Denied (Withdrawn)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: