



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-J-21-RZ **AGENDA ITEM #:** 19
 4-E-21-SP (REVISED) **AGENDA DATE:** 4/8/2021

▶ **APPLICANT:** WILLBANKS, LLC
 OWNER(S): Wilbanks, LLC

TAX ID NUMBER: 68 072 & 044 (PART OF) [View map on KGIS](#)
JURISDICTION: Commission District 7
STREET ADDRESS: 6621 Willbanks Road & 6300 Keck Road
 ▶ **LOCATION:** South side of Callahan Drive, west of I-75, north of Primus Road
 ▶ **TRACT INFORMATION:** 29.85 acres.
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Wilbanks Rd a local street with a pavement width of 22ft.
UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / LDR (Low Density Residential) / HP (Hillside Protection) / CB (Business and Manufacturing)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) & MU-SD, NWC-1(Callahan Drive Mixed Use Special District) / HP (Hillside Protection) / LI (Light Industrial)
 ▶ **EXISTING LAND USE:** Commercial, industrial, agriculture/forestry/vacant

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, MU-SD NWC- 1 is adjacent to the north and west.
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Commercial, Agriculture/forestry/vacant - MU-SD NWC - 1 (Callahan Drive Mixed Use Special District)
 South: Wholesale, Agriculture/forestry/vacant, single family residential - GC (General Commercial), LDR (Low Density Residential) /HP (Hillside Protection)
 East: Right-of-Way - ROW (Interstate 75 right-of-way)
 West: Ag/forestry/vacant, single family residential - LDR (Low Density Residential) / HP (Hillside Protection), MU-SD NWC - 1 (Callahan Drive Mixed Use Special District)

NEIGHBORHOOD CONTEXT: This area abuts the commercial and industrial area at the I-75/Callahan

Drive interchange. Commercial, office and industrial uses are located largely around the interchange while single family residential uses and large lot agricultural zoned properties about the area to the southwest.

STAFF RECOMMENDATION:

- ▶ **Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)/HP (Hillside Protection) on a portion of parcel 068 044 and MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) on parcel 068 072 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.**

- ▶ **Approve LI (Light Industrial) zoning because it consistent with the surrounding development and adjacent to the interstate interchange and a commercial corridor.**

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. A new access road is being proposed for this site and warrants amending the land use plan to allow for a larger area around the I-75 / Callahan Drive interchange to be designated as part of the Callahan Drive Mixed Use Special District.

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

1. The new access road included as part of the concept plan for case 4-SF-21-C improves access to Callahan Drive and into the site for an expansion of the MU-SD NWC-1 (Callahan Drive Mixed Use Special District) around the interstate interchange making an expansion of development for the industrial and commercial uses more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. A improved access road for this site was not anticipated at the time of update of the Northwest City Sector Plan in 2015.

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

1. The population continues to grow in Knox County and an expansion of commercial/industrial areas for employment opportunities, in areas adjacent to existing interstate interchanges is warranted.

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.

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. The population of Knox County continues to grow and additional employment opportunities may be provided by the expansion of light industrial uses.

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

1. The LI (Light Industrial) zone is intended to provide for areas in which the principal use of land is for

processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. In order to achieve compatibility in transition of property in the same or neighboring zones, performance standards are applied at lot lines. Landscaping and buffering requirements are intended to augment the transition of this zone with neighboring residential areas.

2. The landscaping standard for the LI zone notes that ornamental vegetation shall be continually maintained in the required setbacks. In addition, along all property lines adjacent to residential districts ornamental vegetation shall be provided which will reach a minimum height of fifteen (15) feet at maturity and provide cover to within one (1) foot of the ground.

3. The exterior lighting standard for LI also notes that the exterior lighting of any site shall be oriented in such a manner as not to cause direct lighting to be cast onto any residentially zoned property.

4. Setbacks in the LI zone note that no building shall be located closer than fifty (50) feet to any street right-of-way line or lot line which abuts a residential or agricultural zone. Setbacks of buildings adjoining any other zoning district shall be equal to the adjoining district.

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. There is an existing buffer of large agricultural zoned lots on the southwestern side of the boundary of this proposed light industrial zone area that separate the single family residential neighborhood from the more intensive uses around the interstate interchange at Callahan Drive.

2. The Light Industrial zone standards for setbacks, exterior lighting and landscaping should help lessen the impact of this development.

3. The proposed access improvement along Callahan Drive, as part of concept plan 4-SF-21-C, will help mitigate the impact of additional average daily trips of vehicles around this site.

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:

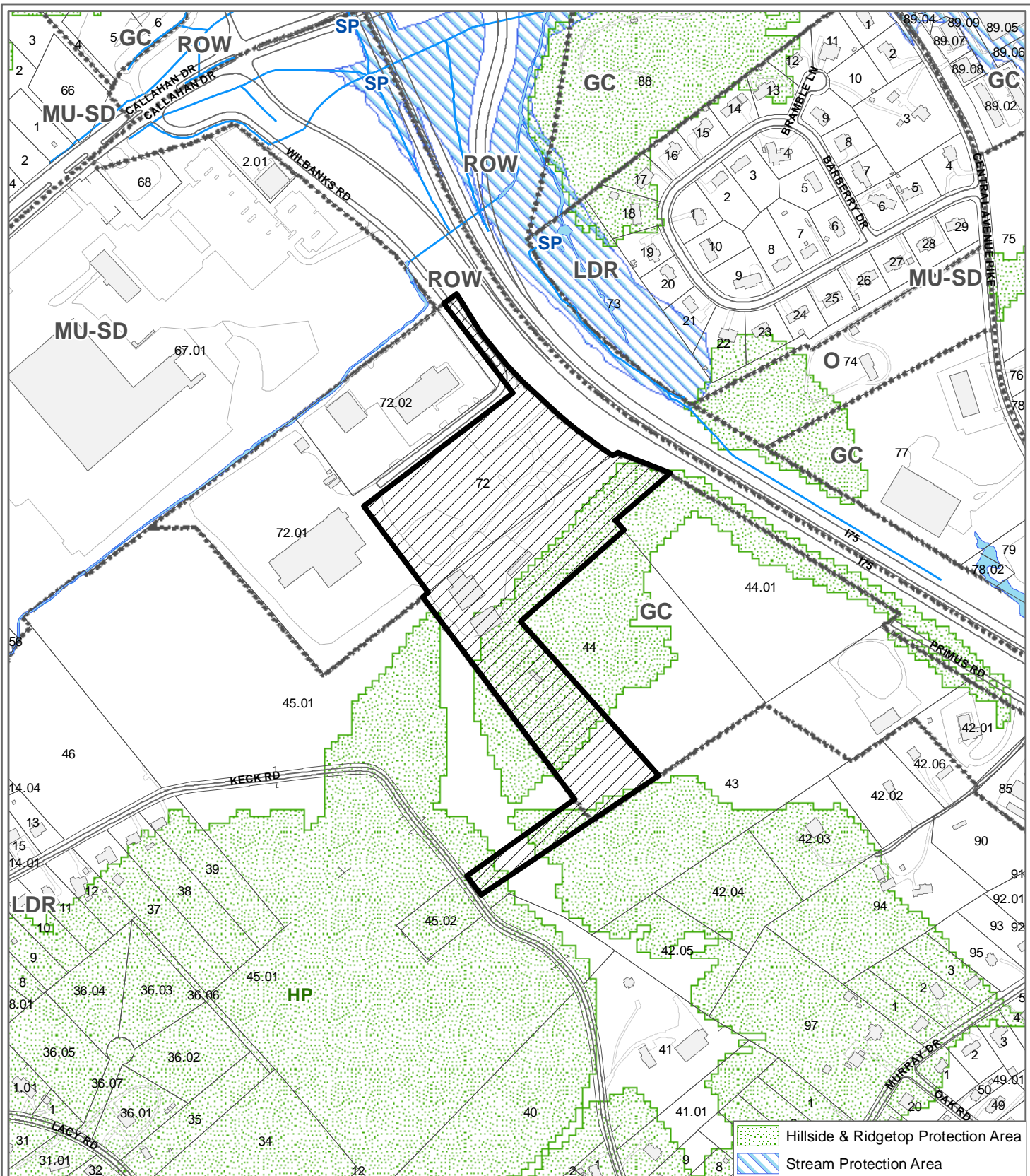
1. This proposal is consistent with the recommended amendment to expand the MU-SD NWC-1 (Callahan Drive Mixed Use Special District) as part of the Northwest City Sector Plan.

2. This amendment does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/24/2021. If denied, Knoxville-Knox County Planning Commission'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 15 days to appeal a Planning Commission decision in the County.



4-E-21-SP / 4-J-21-RZ

NORTHWEST CITY SECTOR PLAN AMENDMENT



From: GC (General Commercial) / LDR (Low Density Residential) / HP (Hillside Protection)
 To: MU-SD (Mixed Use Special District) NWC-1 (North West City-1) & MU-SD (Mixed Use Special District) NWC-1 (North West City-1) / HP (Hillside Protection)

Original Print Date: 3/16/2021

Revised:

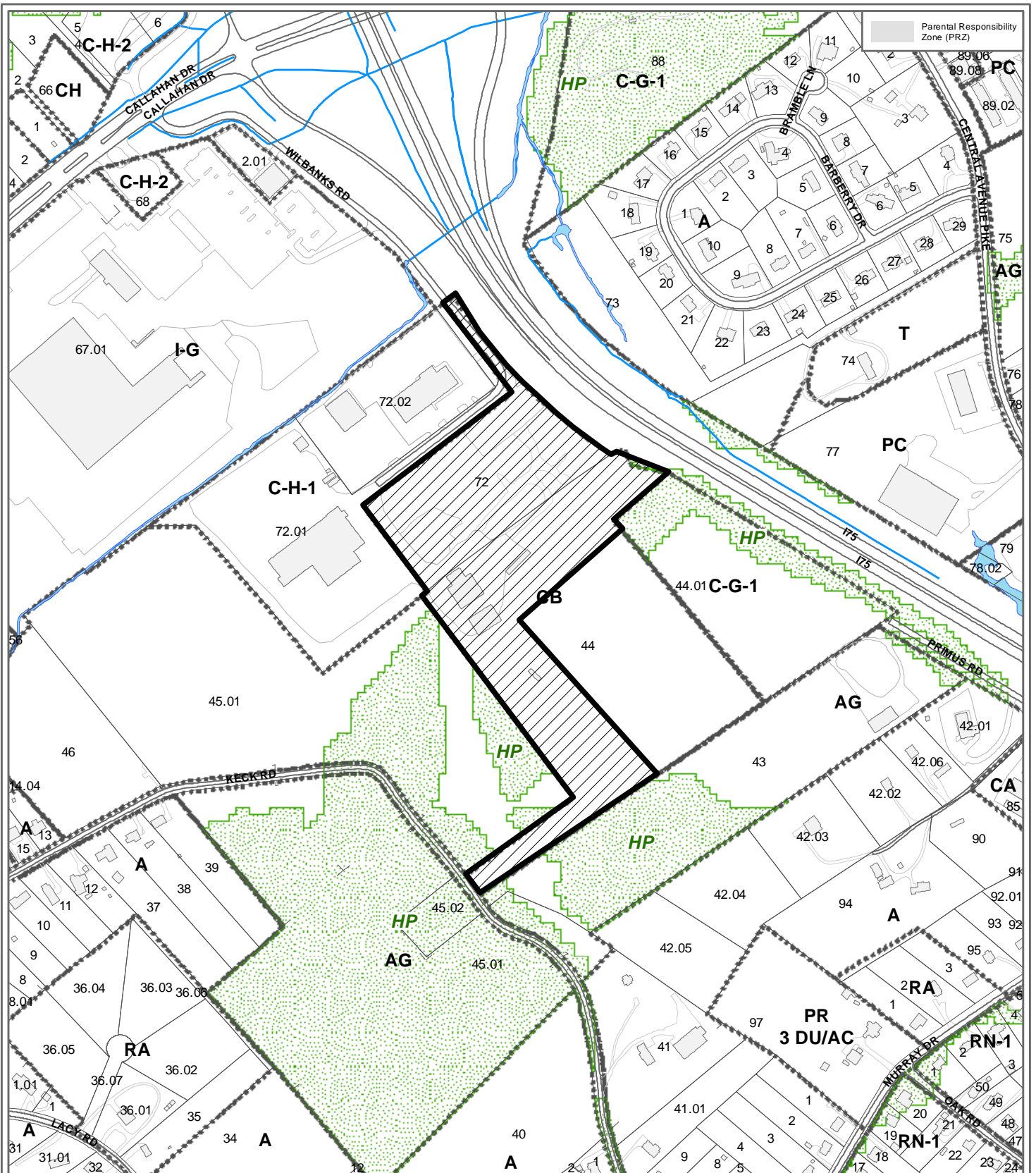
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Willbanks, LLC

Map No: 68

Jurisdiction: County





**4-J-21-RZ
REZONING**

From: CB (Business and Manufacturing)
To: LI (Light Industrial)



Petitioner: Willbanks, LLC

Map No: 68

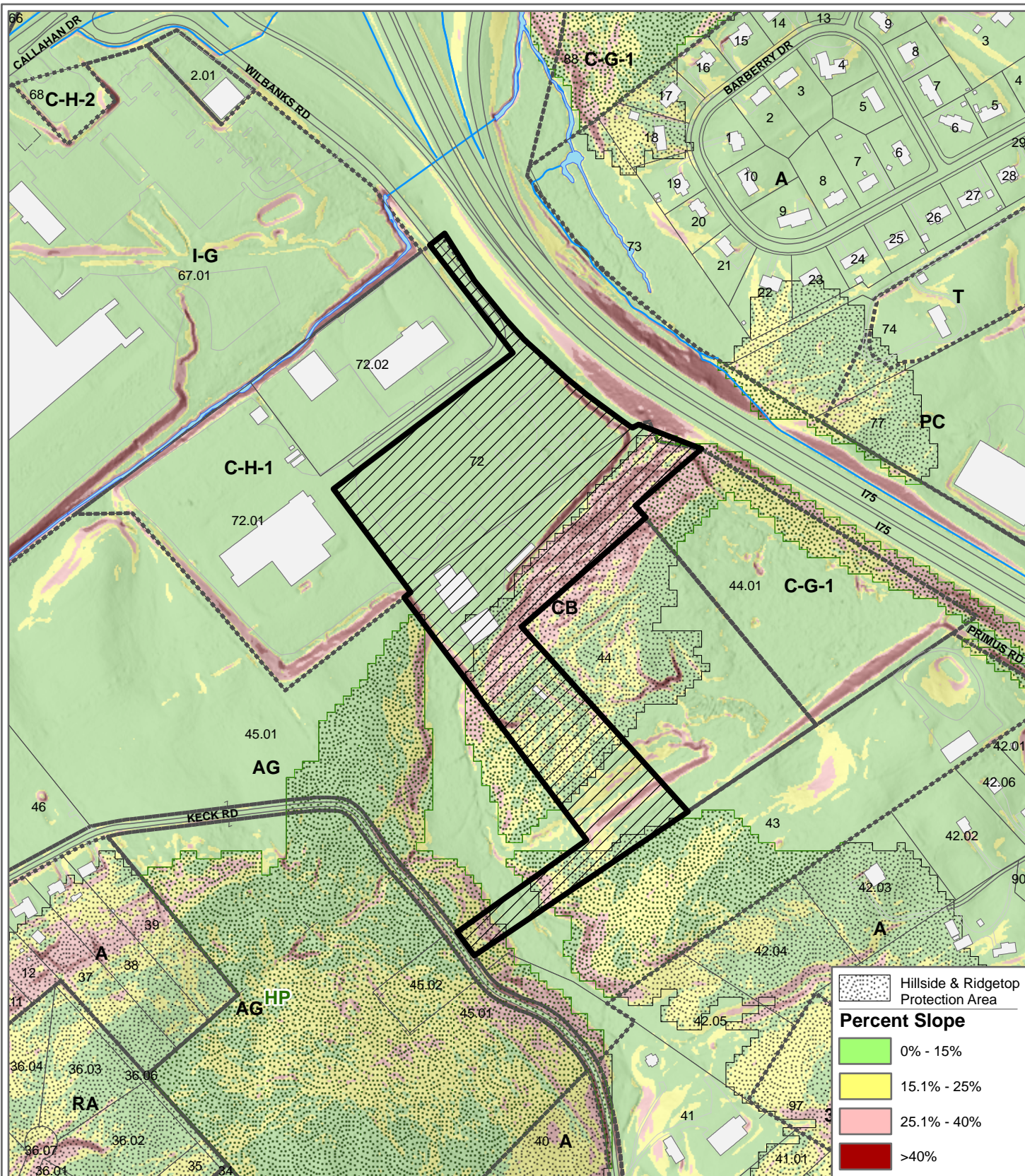
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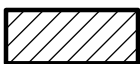







Original Print Date: 3/16/2021

Revised:

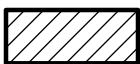
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



 Subject Property
 Hillside & Ridgetop Protection Area
Percent Slope
 0% - 15%
 15.1% - 25%
 25.1% - 40%
 >40%

**4-J-21-RZ
SLOPE ANALYSIS**

Petitioner: Willbanks, LLC.

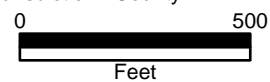


Subject Property

Map No.: 68

Jurisdiction: County

Original Print Date: 3/16/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



8-J-21-RZ

			Acres
Non-Hillside Portions			12.51
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	3589	2.06
2	15%-25%	2744	1.57
3	25%-40%	2937	1.69
4	>40%	1876	1.08
			6.40
Ridgetop Area			0
Site Total			18.91

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Wilbanks, LLC, has submitted an application for an amendment to the Northwest City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from General Commercial / Callahan Drive Mixed Use Special District / Hillside Protection Overlay, to Callahan Drive Mixed Use Special District / Hillside Protection Overlay, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 8, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan, with its accompanying staff report and map, file #4-E-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 4-E-21-SP / 4-J-21-RZ Contextual Images

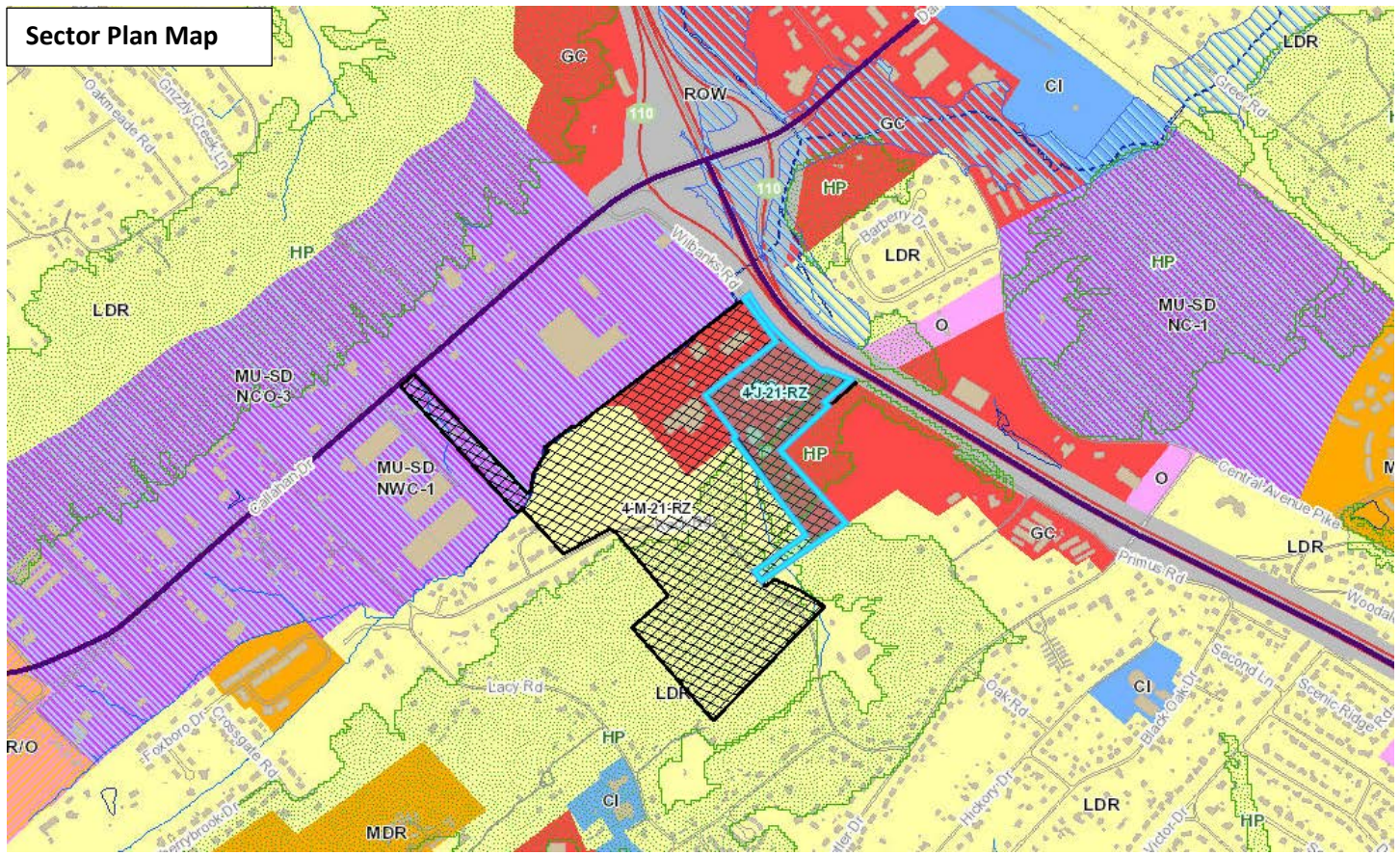
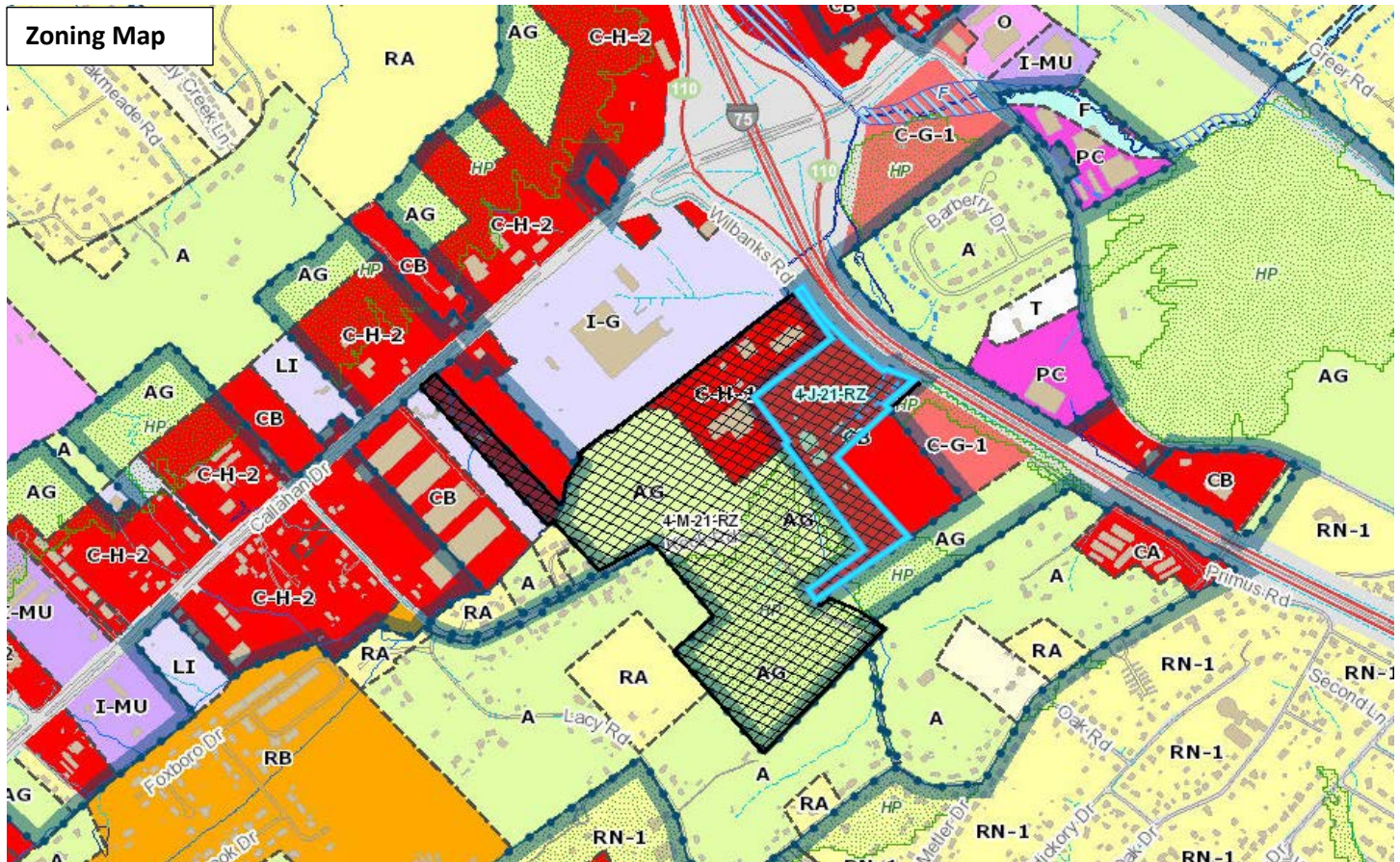
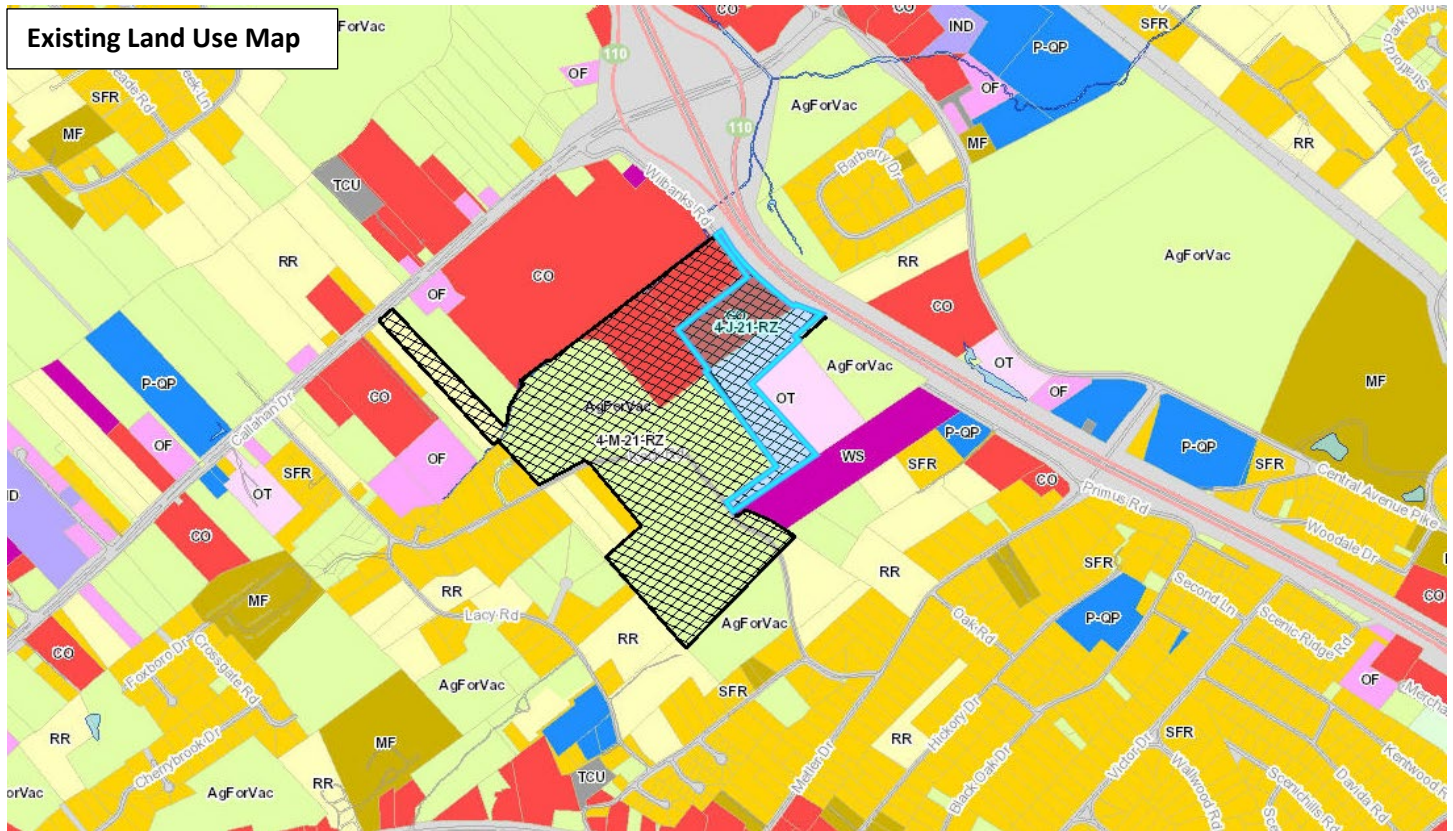


Exhibit B. 4-E-21-SP / 4-J-21-RZ Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Willbanks, LLC

Applicant Name	Affiliation	
2/22/2021	04/08/2021	File Number(s) 4-J-21-RZ 4-E-21-SP
Date Filed	Meeting Date (if applicable)	

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

Alan Grissom

Cannon & Cannon, Inc.

Name	Company		
8550 Kingston Pike	Knoxville	TN	37919
Address	City	State	ZIP
865-670-8555	agrissom@cannon-cannon.com		
Phone	Email		

CURRENT PROPERTY INFO

Willbanks, LLC	P.O. Box 50730, Knoxville, TN 37930	865-392-3052
Owner Name (if different)	Owner Address	Owner Phone
See attachment.	See attachment.	
Property Address	Parcel ID	
Hallsdale Powell Utility District	Hallsdale Powell Utility District	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South side of Callahan Drive, west of I-75, north of Primus Rd.		County Total: 29.85 ac
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	7	See attachment.
District	See attachment.	See attachment.
Northwest City	See attachment.	Planned Growth Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

See attachment.

Proposed Zoning

Plan Amendment Change

See attachment (Sector Plan)

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0327	\$3,985.00	\$4,785.00
Fee 2		
0527	\$800.00	
Fee 3		

AUTHORIZATION

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


Applicant Signature

Willbanks, LLC

Please Print

2/23/2021

Date

865-392-3052

Phone Number

tphillips@phillipsih.com

Email


Staff Signature

Elizabeth Albertson

Please Print

2/23/2021 / 2/24/2021 (sm)

Date