



PLAN AMENDMENT REPORT

▶ **FILE #:** 4-G-21-SP (REVISED) **AGENDA ITEM #:** 20

AGENDA DATE: 4/8/2021

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

TAX ID NUMBER: 68 05602 068 046, 04501, 04502, 07201, (A PART OF) 04401 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 726 Callahan Dr. (See Application Attachment)

▶ **LOCATION:** South side of Callahan Drive, west of I-75, north of Primus Road

▶ **APPX. SIZE OF TRACT:** 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 AND ZONING DESIGNATION:** MU-SD NWC-1 (Callahan Drive Mixed Use Special District) / GC (General Commercial) / LDR (Low Density Residential) / HP (Hillside Protection) / C-H-2 (Highway Commercial)

▶ **PROPOSED PLAN DESIGNATION:** MU-SD NWC-1(Callahan Drive Mixed Use Special District) / HP (Hillside Protection)

▶ **EXISTING LAND USE:** Commercial, industrial, agriculture/forestry/vacant

EXTENSION OF PLAN DESIGNATION: Yes, MU-SD NWC- 1 is adjacent to the north and west.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: 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

STAFF RECOMMENDATION:

- ▶ **Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)/HP (Hillside Protection) for parcels 068 04501, 04502, and a portion of 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046, 07201 because it is consistent with the surrounding development and adjacent to an interstate interchange and 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 Knoxville 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/4/2021 and 5/18/2021. 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.