



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 abut 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 is 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.