



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-M-21-RZ **AGENDA ITEM #:** 20
 4-B-21-PA **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.
 ▶ **TRACT INFORMATION:** 29.85 acres.
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Callahan Rd a four lane divided with center median minor arterial road with 75-ft of pavement and 110-ft of right-of-way. Access is also via Wilbanks Rd, a local street, with a pavement width of 21.5-ft.
UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** 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), C-G-1 (General Commercial), AG (Agriculture) / HP (Hillside Protection)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection) / I-G (General Industrial) / HP (Hillside Protection)
 ▶ **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) 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.**

- ▶ **Approve I-G (General Industrial) Zoning District/HP (Hillside Protection) Overlay for parcels 068 046, 04501, 04502, and a portion of 068 04401; approve I-G (General Industrial) for parcel 07201, approve C-H-1 (Highway Commercial) Zoning District for a portion of parcel 068 04401 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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.

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 One Year Plan and Sector Plan for this area.

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.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 will be accommodated by the expansion of general industrial and highway commercial uses.

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

1. The I-G (Light Industrial) zone provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require

frequent visits from customers or clients.

2. The C-H Highway Commercial Zoning District is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. The C-H District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.

3. The HP Overlay is intended to protect hillsides and hillside development when development occurs in these areas with significant topographic features because there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence.

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 general industrial zone area that separate the single family residential neighborhood from the more intensive uses around the interstate interchange at Callahan Drive.

2. The land disturbance standards of the HP (Hillside Protection) Overlay will reduce potential impacts related to clearing and grading in this area.

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) / HP (Hillside Protection) 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 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.