



PLAN AMENDMENT REPORT

FILE #: 4-G-21-SP (REVISED) **AGENDA ITEM #:** 10
POSTPONEMENT(S): 4/8/2021, 5/13/2021 **AGENDA DATE:** 6/10/2021
APPLICANT: WILBANKS, 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 portions of parcels 068 04501 and 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 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 7/13/2021 and 7/27/2021. 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.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-M-21-RZ **AGENDA ITEM #:** 10
 4-B-21-PA **AGENDA DATE:** 6/10/2021

POSTPONEMENT(S): 4/8/2021, 5/13/2021

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

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

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 portions of parcels 068 04501 and 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 07201 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.**

- ▶ **Approve I-G (General Industrial) HP (Hillside Protection Overlay) for portions of parcels 068 04501 and 068 04401 and approve I-G (General Industrial) for parcels 068 07201 and 068 046; approve C-H-1 (Highway Commercial) 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 RECONDISERATION 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:

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:

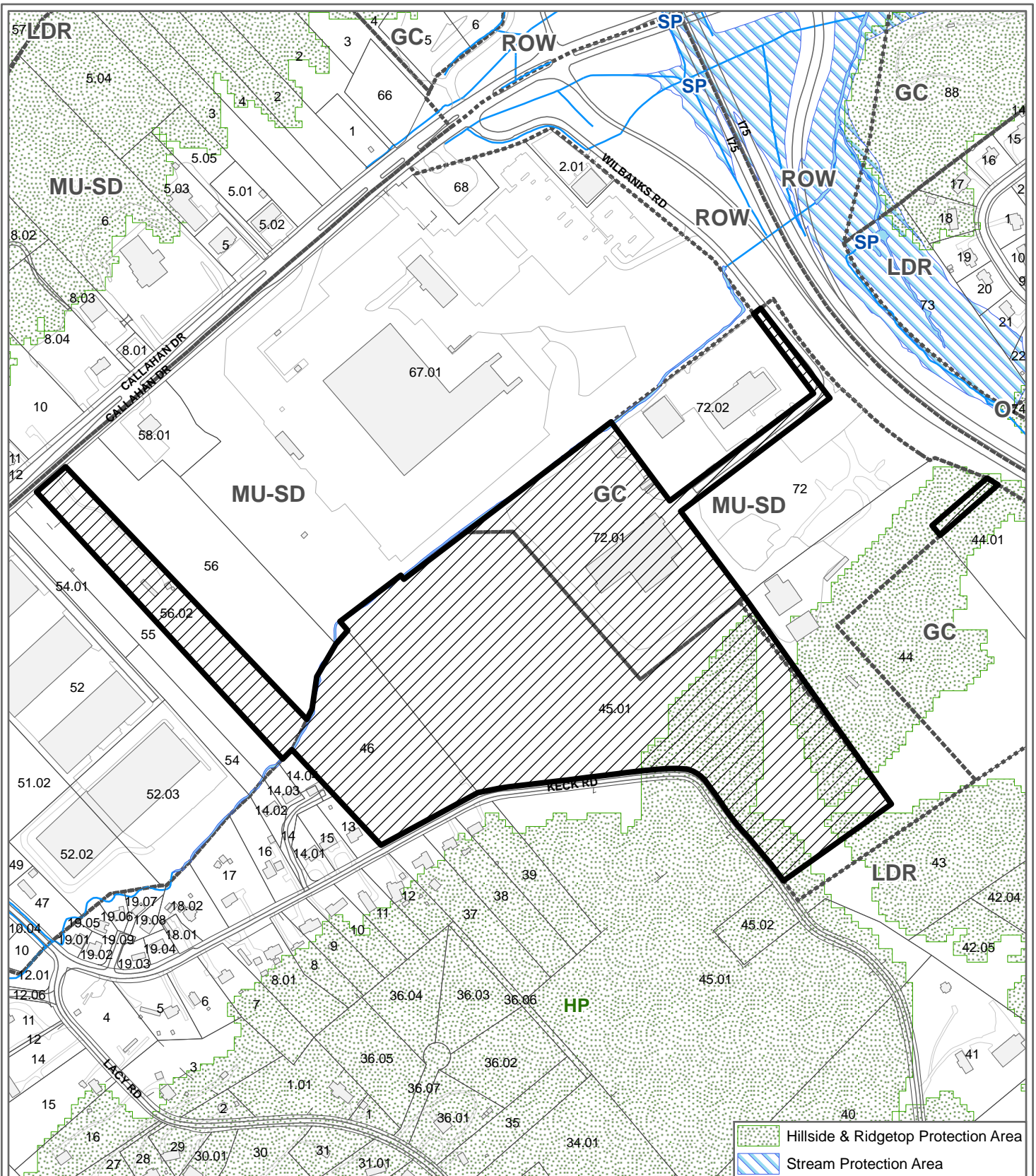
1. This proposal is consistent with the recommended amendment to expand the MU-SD NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection) as part of the Northwest City Sector Plan.

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.

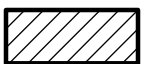
If approved, this item will be forwarded to Knoxville City Council for action on 7/13/2021 and 7/27/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



Hillside & Ridgetop Protection Area
 Stream Protection Area

**4-G-21-SP
 NORTHWEST CITY SECTOR PLAN AMENDMENT**

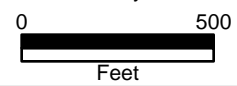
Petitioner: Wilbanks, LLC

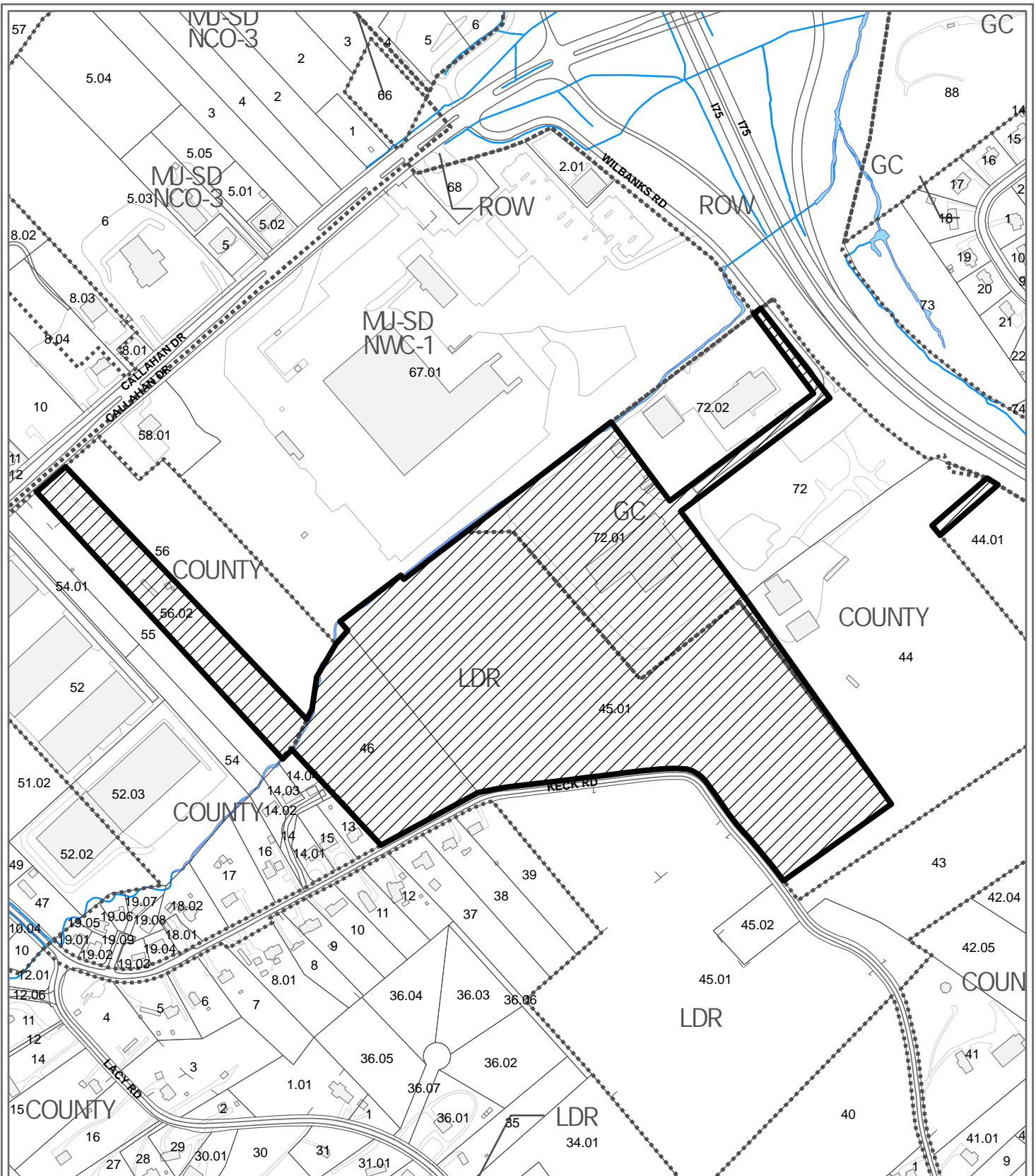


From: MU-SD NWC-1 (Callahan Drive Mixed Use Special District) / GC (General Commercial) / LDR (Low Density Residential) / HP
 To: MU-SD NWC-1(Callahan Drive Mixed Use Special District) / HP (Hillside Protection)

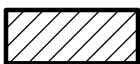
Map No: 68
 Jurisdiction: City

Original Print Date: 6/9/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





**4-B-21-PA / 4-M-21-RZ
PLAN AMENDMENT**

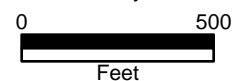


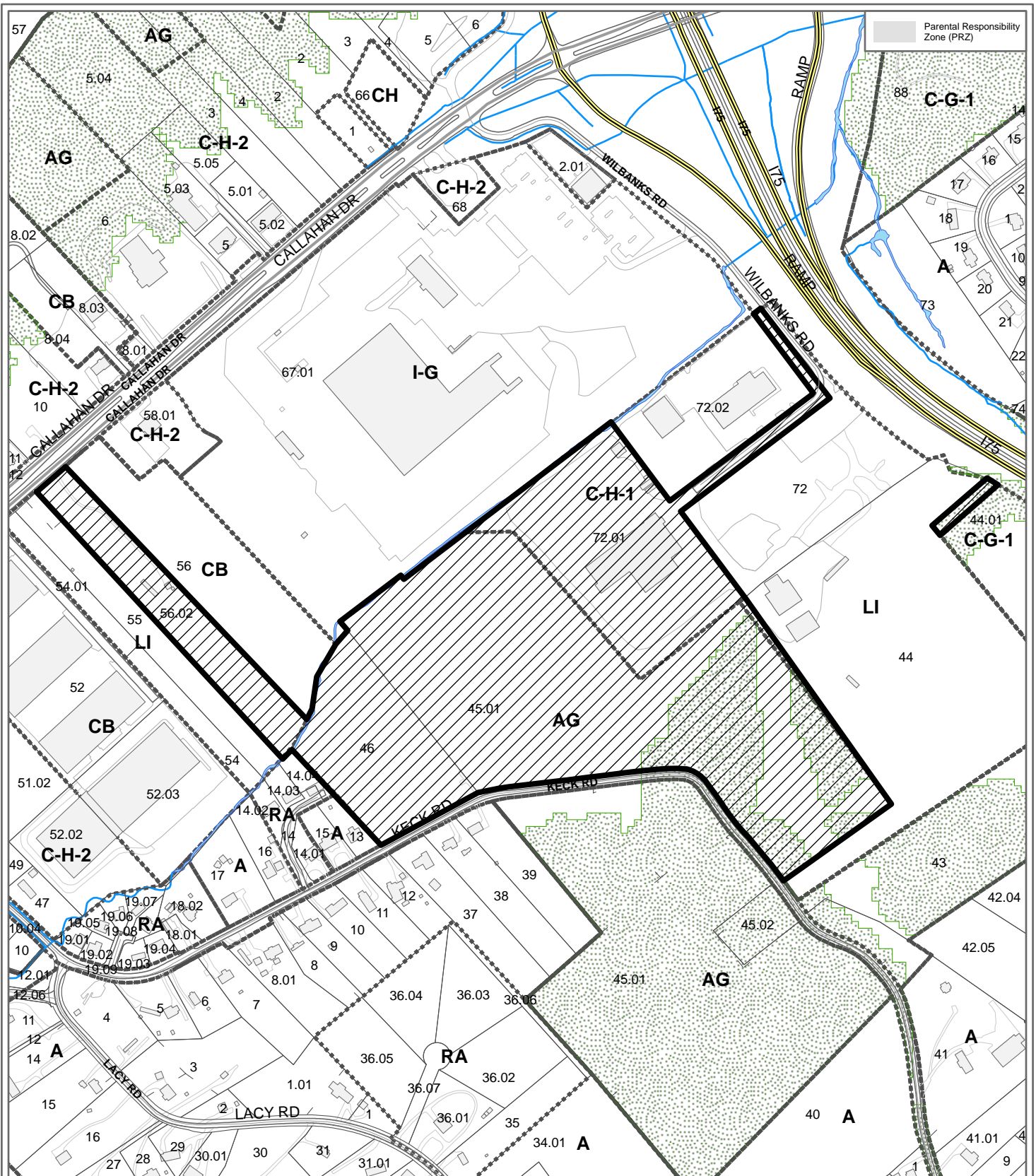
From: MU-SD NWC-1(Callahan Drive Mixed Use Special District) / GC (General Commercial) / LDR (Low Density Residential) / HP
 To: MU-SD NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection)

Petitioner: Wilbanks, LLC

Map No: 68
 Jurisdiction: City

Original Print Date: 6/9/2021 Revised:
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**4-M-21-RZ
REZONING**

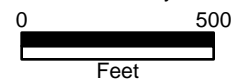
From: C-H-2 (Highway Commercial) / AG (Agriculture) / C-H-1 (Highway Commercial) / HP (Hillside Protection) / C-G-1 (General)
 To: I-G (General Industrial) / HP (Hillside Protection)



Petitioner: Willbanks, LLC

Map No: 68

Jurisdiction: County



Original Print Date: 6/9/2021

Revised:

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



***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 Low Density Residential, Callahan Drive Mixed Use Special District, General Commercial and Hillside Protection Overlay to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) and HP (Hillside Protection) for portions of parcels 068 04501 and 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 07201 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 June 10, 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-G-21-SP.

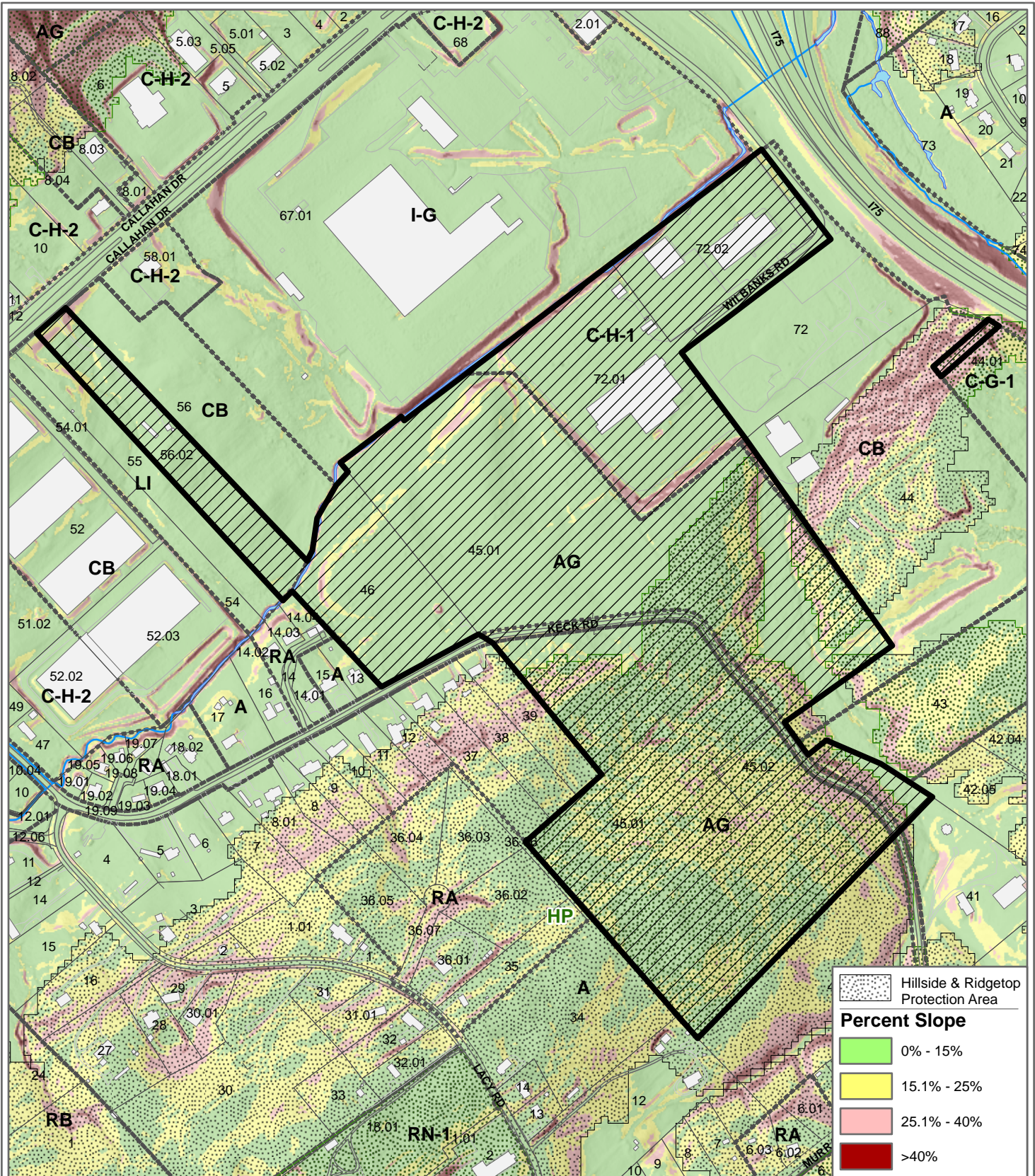
SECTION 2: This Resolution shall take effect upon its approval.

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

Date

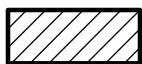
Chairman

Secretary



**4-M-21-RZ
SLOPE ANALYSIS**

Petitioner: Willbanks, LLC.



Subject Property

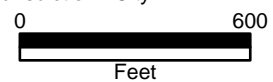
Map No.: 68

Jurisdiction: City

Original Print Date: 3/16/2021

Revised:

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



Slope Analysis
4-M-21-RZ

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	49.92	100%	49.92
0-15% Slope	17.24	100%	17.24
15-25% Slope	13.17	50%	6.58
25-40% Slope	3.34	20%	0.67
Greater than 40% Slope	0.49	10%	0.05
Subtotal: Sloped Land (Inside HP)	34.24		
Total	84.16		74.465

Exhibit B. 4-G-21-SP / 4-B-21-PA / 4-M-21-RZ Contextual Images

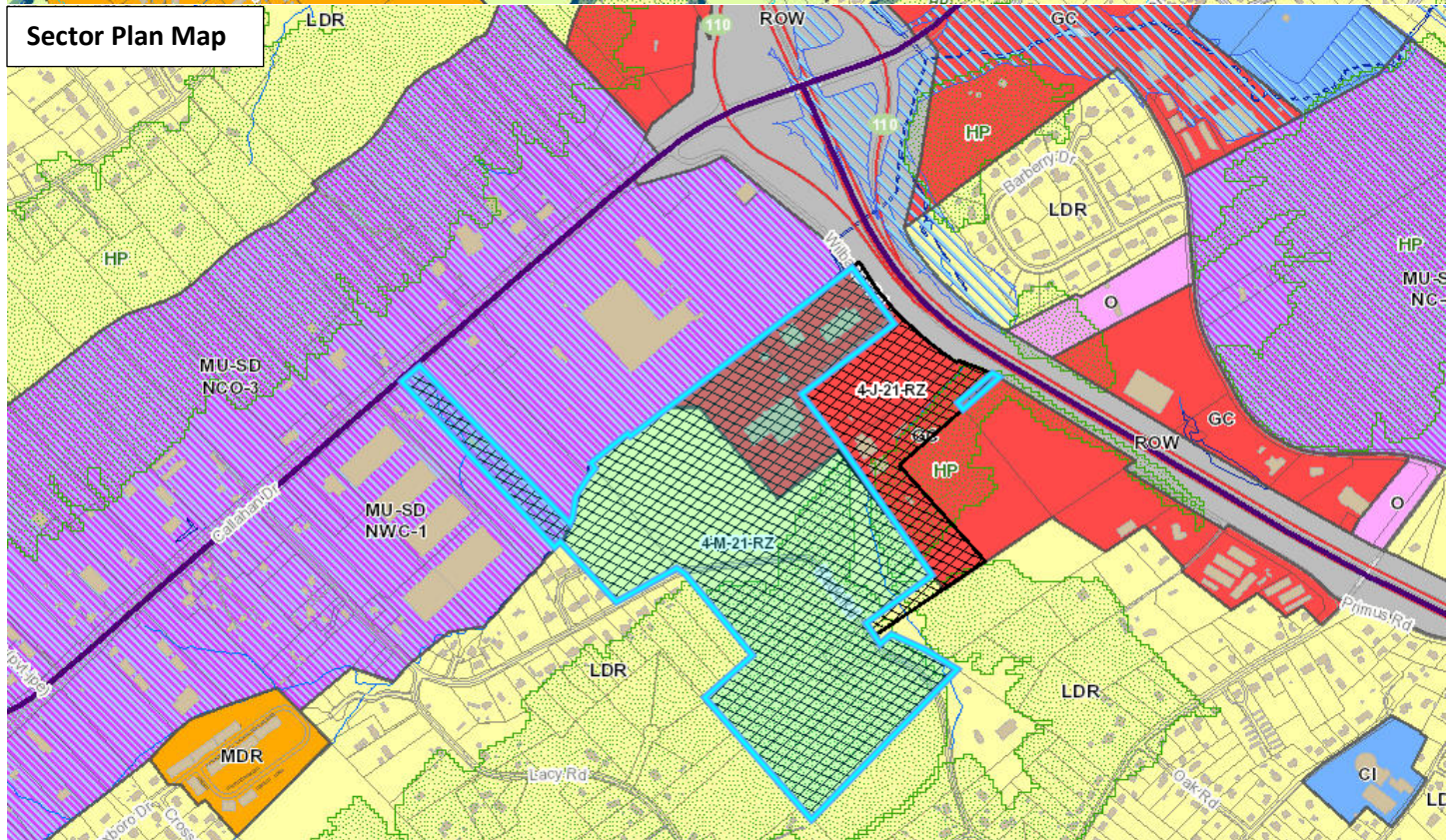
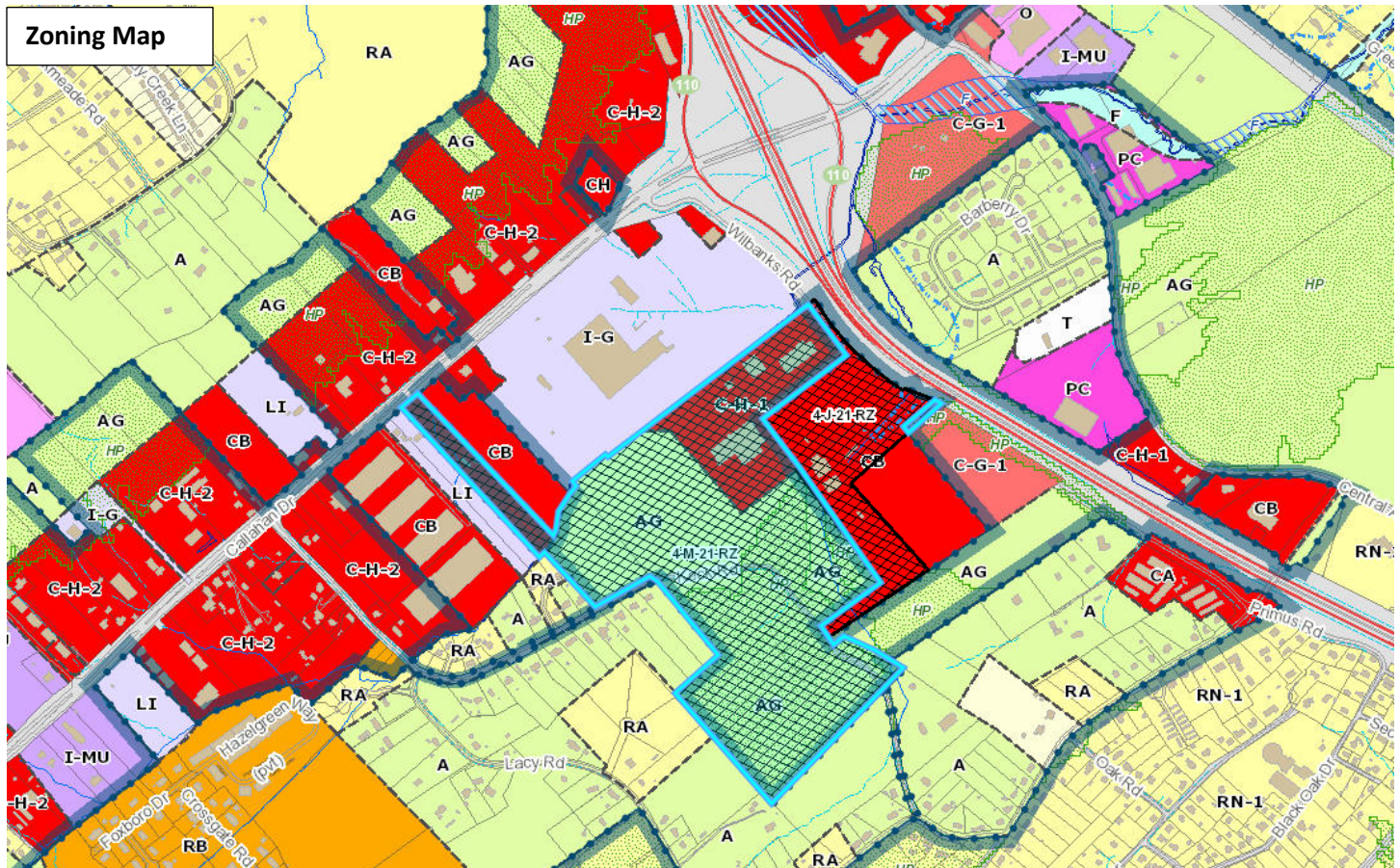


Exhibit B. 4-G-21-SP / 4-B-21-PA / 4-M-21-RZ Contextual Images

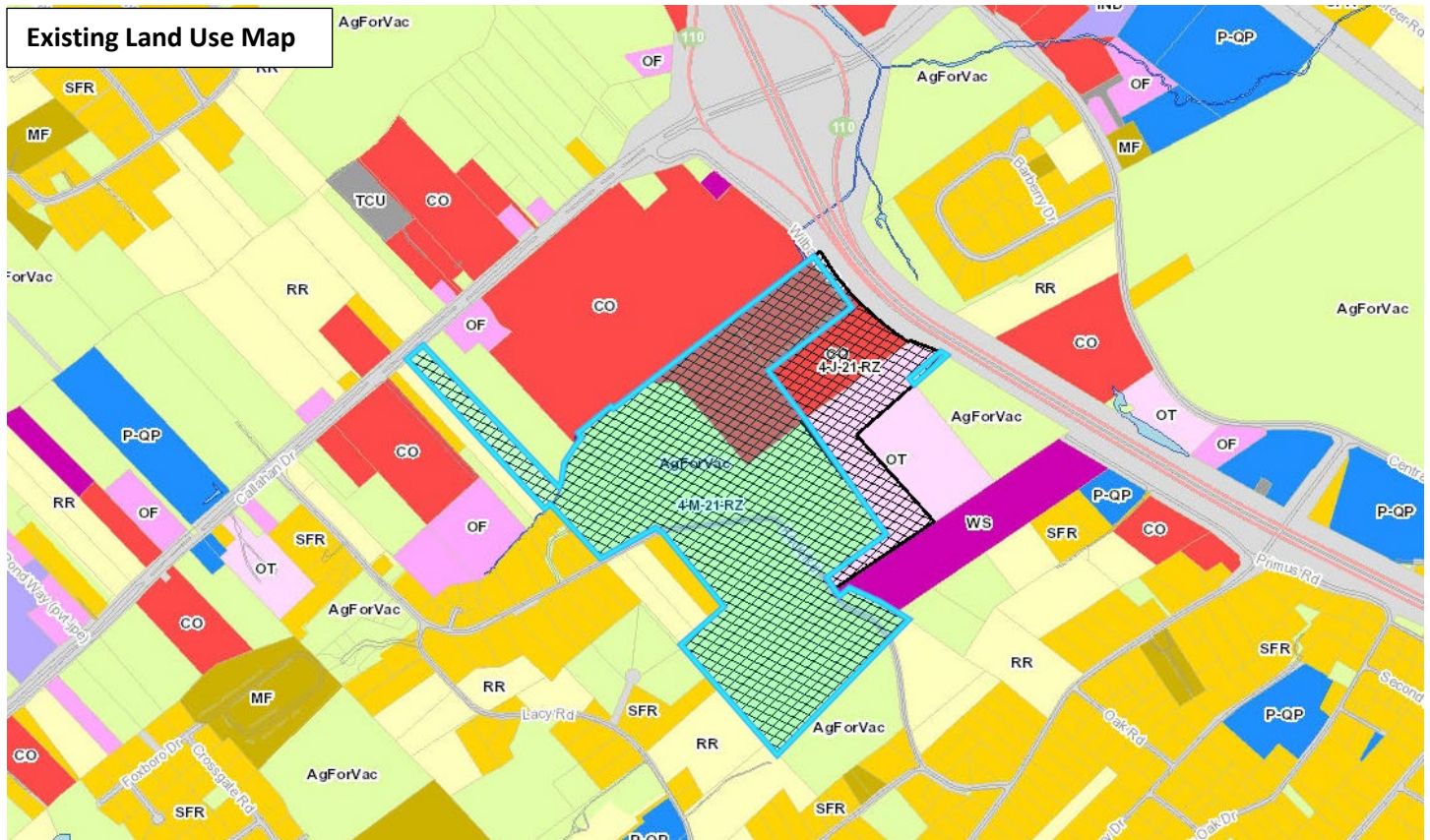
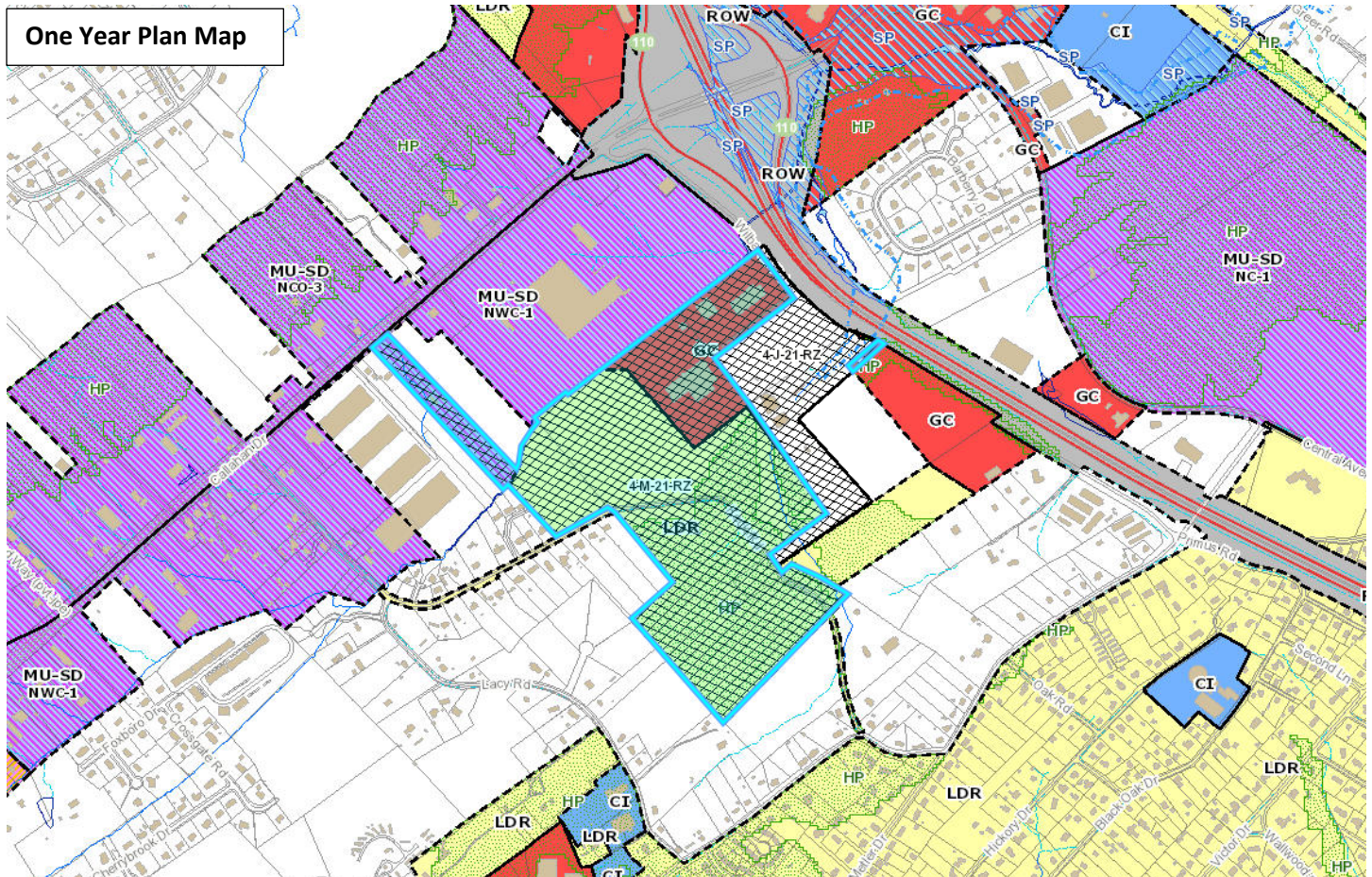


Exhibit B. 4-G-21-SP / 4-B-21-PA / 4-M-21-RZ Contextual Images





Dori Caron <dori.caron@knoxplanning.org>

Fwd: FW: Wilbanks Rezoning 4-J-21-RZ

Liz Albertson <liz.albertson@knoxplanning.org>

Mon, Mar 29, 2021 at 10:43 AM

To: Amy Brooks <amy.brooks@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>

FYI - The applicant is requesting to remove a parcel from the rezoning/plan amendment application for the giant Wilbanks file. Should I forward this information to the Planning Commissioners?

----- Forwarded message -----

From: **Alan Grissom** <agrissom@cannon-cannon.com>

Date: Mon, Mar 29, 2021 at 10:22 AM

Subject: FW: Wilbanks Rezoning 4-J-21-RZ

To: Liz Albertson <liz.albertson@knoxplanning.org>Cc: Teddy Phillips <tphillips@phillipsih.com>

Liz,

Please see confirmation from applicant to remove TLD Properties, Parcel 068 07202 from the rezoning application.

Thank you

Regards,

ALAN GRISSOM, P.E.

PROJECT MANAGER



MAIN 865.670.8555

DIRECT 865.770.4009

EMAIL agrissom@cannon-cannon.com

Cannon & Cannon, Inc.

[8550 Kingston Pike](#)

Knoxville, Tennessee 37919

www.cannon-cannon.com*enhancing community life by design*

From: Teddy Phillips <tphillips@phillipsih.com>
Sent: Monday, March 29, 2021 10:20 AM
To: Alan Grissom <agrissom@cannon-cannon.com>; Tapp, Brian (Avison Young - US) <brian.tapp@avisonyoung.com>
Subject: RE: Wilbanks Rezoning 4-J-21-RZ

Alan

At this time we do not want to include Worldwide/TLD Properties LLC from our zoning request.

Thanks

Teddy Phillips

CEO & Vice Chairman



10201 Parkside Drive, Suite 300
Knoxville, TN 37922

o: (865) 392.3052

c: (865) 599.0022

f: (865) 688.8369

--

A handwritten signature in blue ink that reads "Liz Albertson".

Liz Albertson, AICP
Senior Planner
865-215-3804
liz.albertson@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

Fwd: FW: Wilbanks Rezoning 4-J-21-RZ

Liz Albertson <liz.albertson@knoxplanning.org>

Mon, Mar 29, 2021 at 1:34 PM

To: Alan Grissom <agrissom@cannon-cannon.com>

Cc: Teddy Phillips <tphillips@phillipsih.com>, Dori Caron <dori.caron@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Hi Alan -

Does this mean for case number 4-M-21-RZ to remove the rezoning request from C-H-1 to I-G for [6614 Wilbanks Road](#), parcel ID 068 07202?

Do you also mean to remove from case number 4-B-21-PA, the One Year Plan Amendment, from GC/HP to MU-SD NWC-I/HP for [6614 Wilbanks Road](#), parcel ID 068 07202?

Do you also mean to remove from case number 4-G-21-SP, the Sector Plan Amendment, from GC/HP to MU-SD NWC-I/HP for [6614 Wilbanks Road](#), parcel ID 068 07202?

Please let us know.

Thank you,
-Liz

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

Fwd: FW: Wilbanks Rezoning 4-J-21-RZ

Alan Grissom <agrissom@cannon-cannon.com>

Mon, Mar 29, 2021 at 1:46 PM

To: Liz Albertson <liz.albertson@knoxplanning.org>

Cc: Teddy Phillips <tphillips@phillipsih.com>, Dori Caron <dori.caron@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Correct, from the application the below is the request on removal

TLD Properties**Parcel # 068 07202****City of Knoxville Zone: C-H-1****New Zoning Request: I-G****Current SP/OYP: GC****Proposed SP / OYP: MU-SD NWC-1*****Existing Land Use: Commercial***

Thank you

Regards,

ALAN GRISSOM, P.E.

PROJECT MANAGER



MAIN 865.670.8555

DIRECT 865.770.4009

EMAIL agrissom@cannon-cannon.com

Cannon & Cannon, Inc.

8550 Kingston Pike

Knoxville, Tennessee 37919

4/1/2021

Knoxville - Knox County Planning Mail - Fwd: FW: Wilbanks Rezoning 4-J-21-RZ

www.cannon-cannon.com

enhancing community life by design

[Quoted text hidden]



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-M-21-RZ 4-B-21-PA 4-G-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	Zoning District
Northwest City	See attachment.
Planning Sector	Sector Plan Land Use Classification
	Existing Land Use
	Planned Growth Area
	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 _____

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel

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 (One Year Plan & 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	\$6,000.00	\$7,200.00
Fee 2		
0527	\$800.00	
Fee 3		
0517	\$900.00 \$400.00	

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

Elizabeth Albertson

Digitally signed by Elizabeth Albertson
Date: 2021.02.23 15:32:20 -05'00'

Elizabeth Albertson

Please Print

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

Date

Staff Signature