



PLAN AMENDMENT REPORT

► FILE #:	4-G-21-SP (REVISED)	AGENDA ITEM #:	13
POSTPONEMENT(S):	4/8/2021, 5/13/2021	AGENDA DATE:	5/13/2021
► 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:

- **Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.**

COMMENTS:

Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/15/2021 and 6/29/2021. 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 #: 13

4-B-21-PA

AGENDA DATE: 5/13/2021

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 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, North: Commercial, Agriculture/forestry/vacant - MU-SD NWC - 1 (Callahan Drive Mixed Use Special District)

ZONING 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:

- ▶ **Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.**

- ▶ **Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.**

COMMENTS:

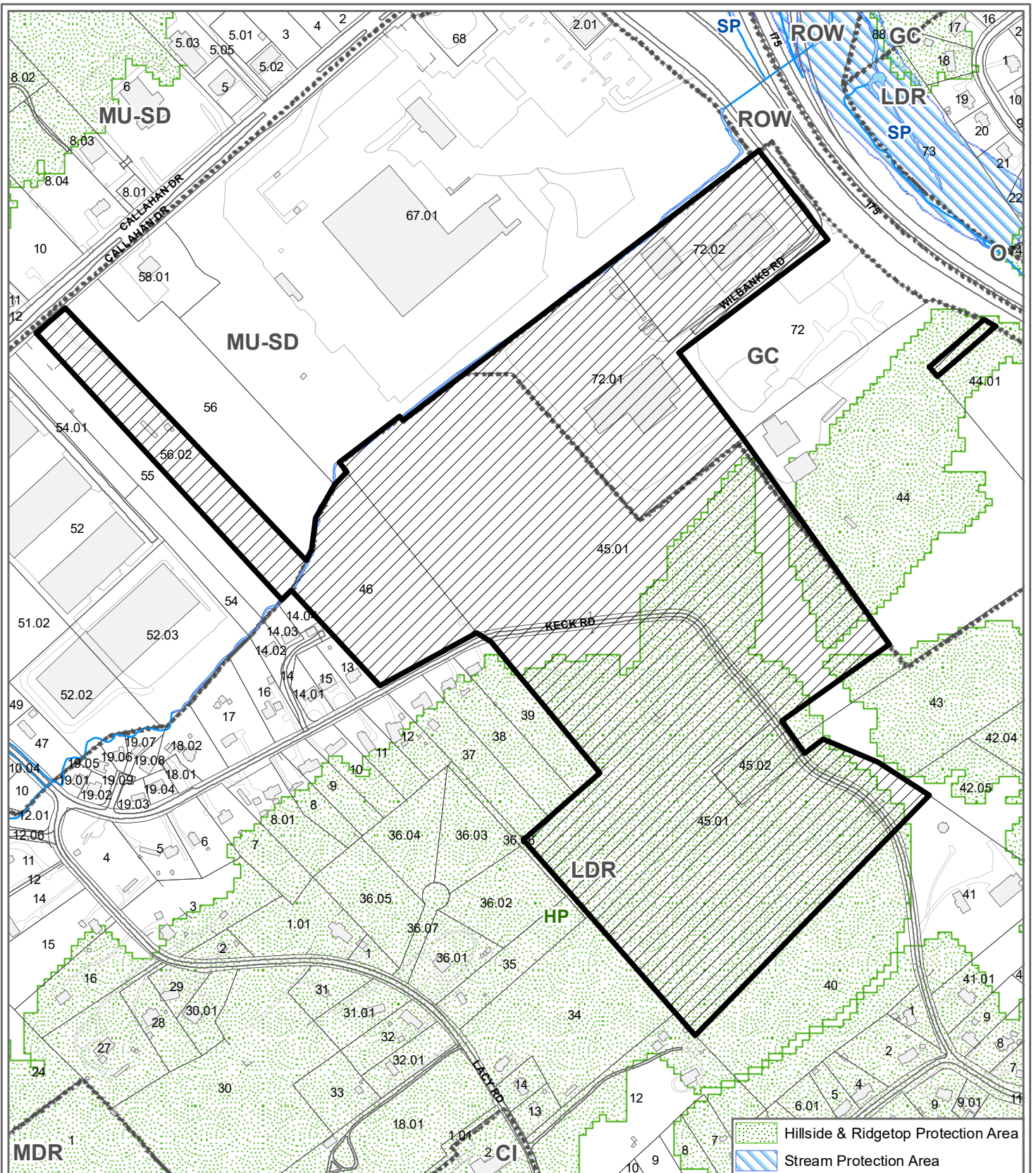
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**4-G-21-SP
NORTHWEST CITY SECTOR PLAN AMENDMENT**

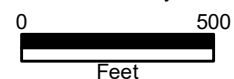


From: MU-SD NWC-1 (Mixed Use Special District) / GC (General Commercial) / LDR (Low Density Residential) / HP (Hillside Protection)
To: MU-SD NWC-1 (Mixed Use Special District) / HP (Hillside Protection)

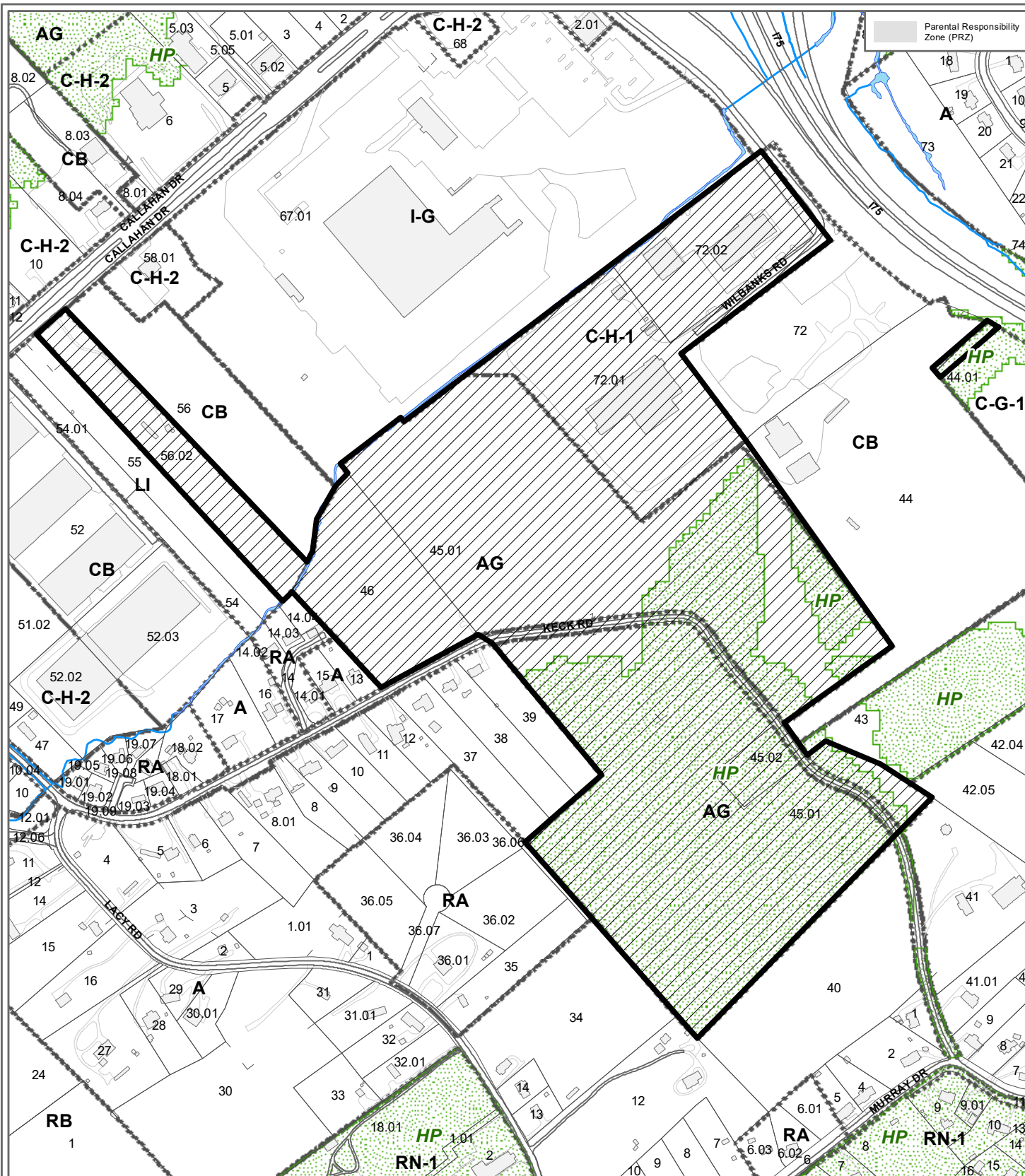
Original Print Date: 3/16/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wilbanks, LLC

Map No: 68
Jurisdiction: County







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)

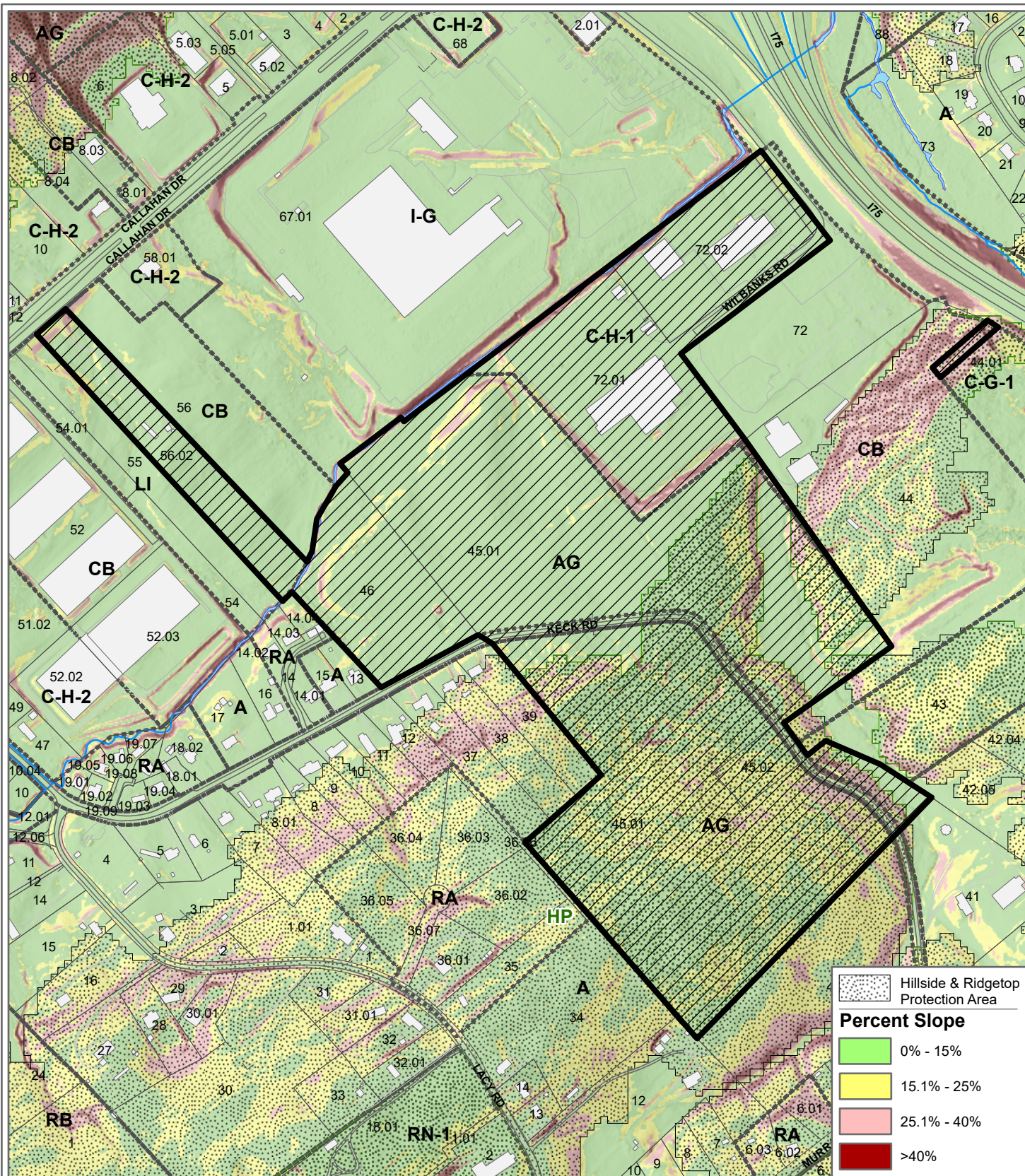
Original Print Date: 3/16/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wilbanks, LLC

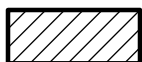
Map No: 68
Jurisdiction: County

0 500
Feet





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



Subject Property

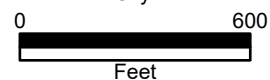
Original Print Date: 3/16/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Willbanks, LLC.

Map No.: 68

Jurisdiction: City



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

**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 to Callahan Drive Mixed Use Special District, from General Commercial / Hillside Protection Overlay to Callahan Drive Mixed Use Special District / Hillside Protection Overlay, from Low Density Residential / Hillside Protection Overlay to Callahan Drive Mixed Use Special District / Hillside Protection Overlay and from General Commercial to Callahan Drive Mixed Use Special District 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-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

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

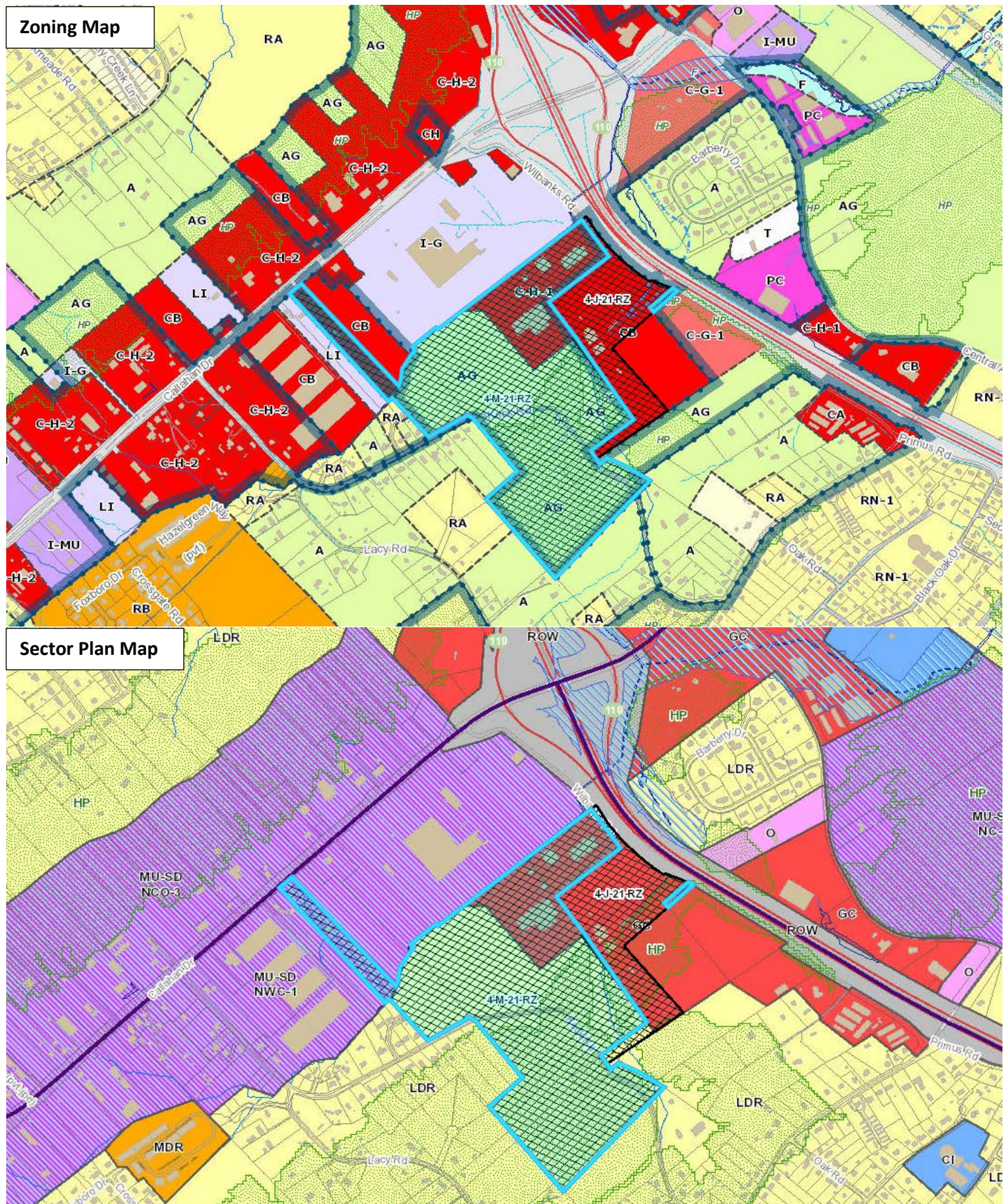


Exhibit B. 4-G-21-SP / 4-B-21-PA / 4-M-21-RZ Contextual Images

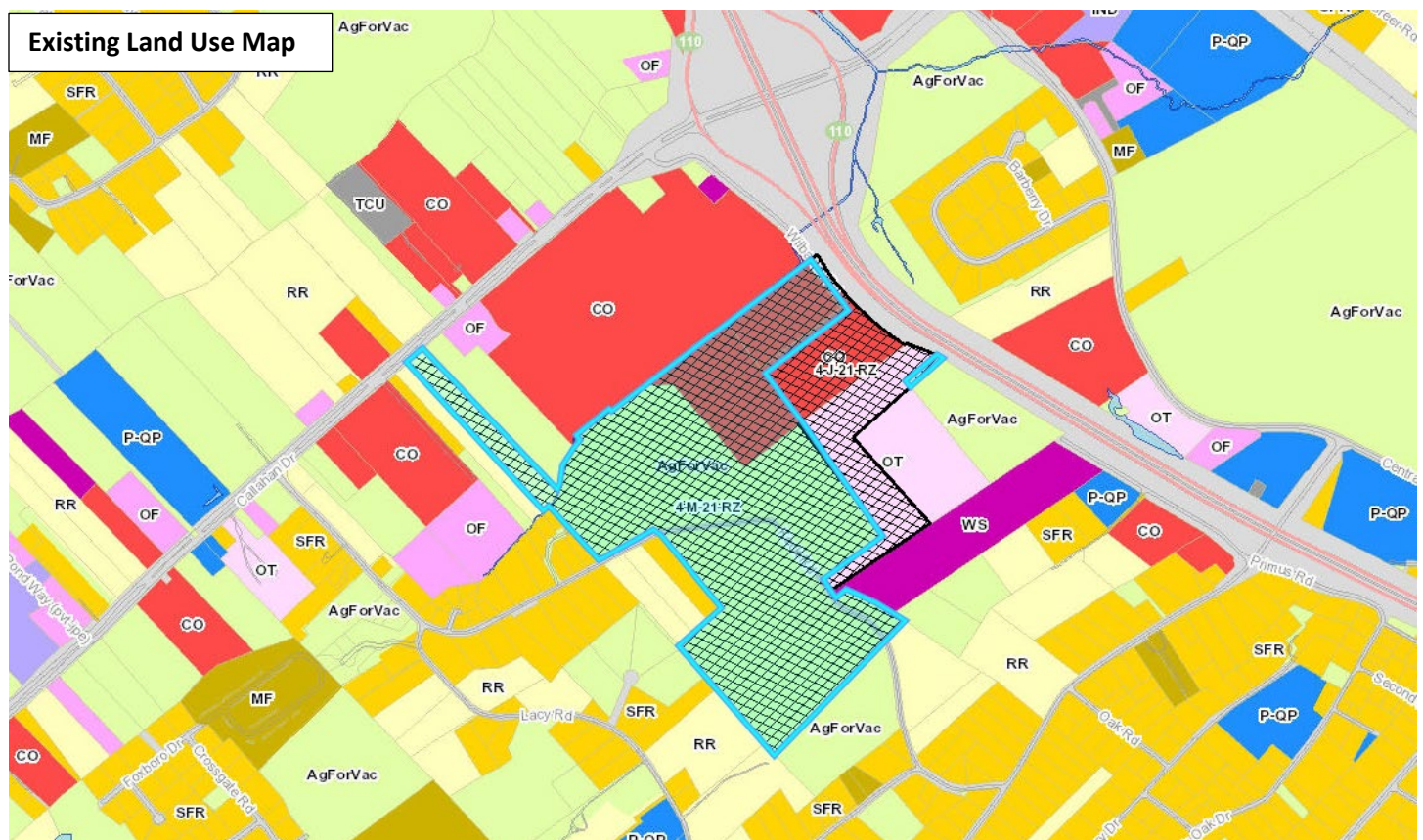
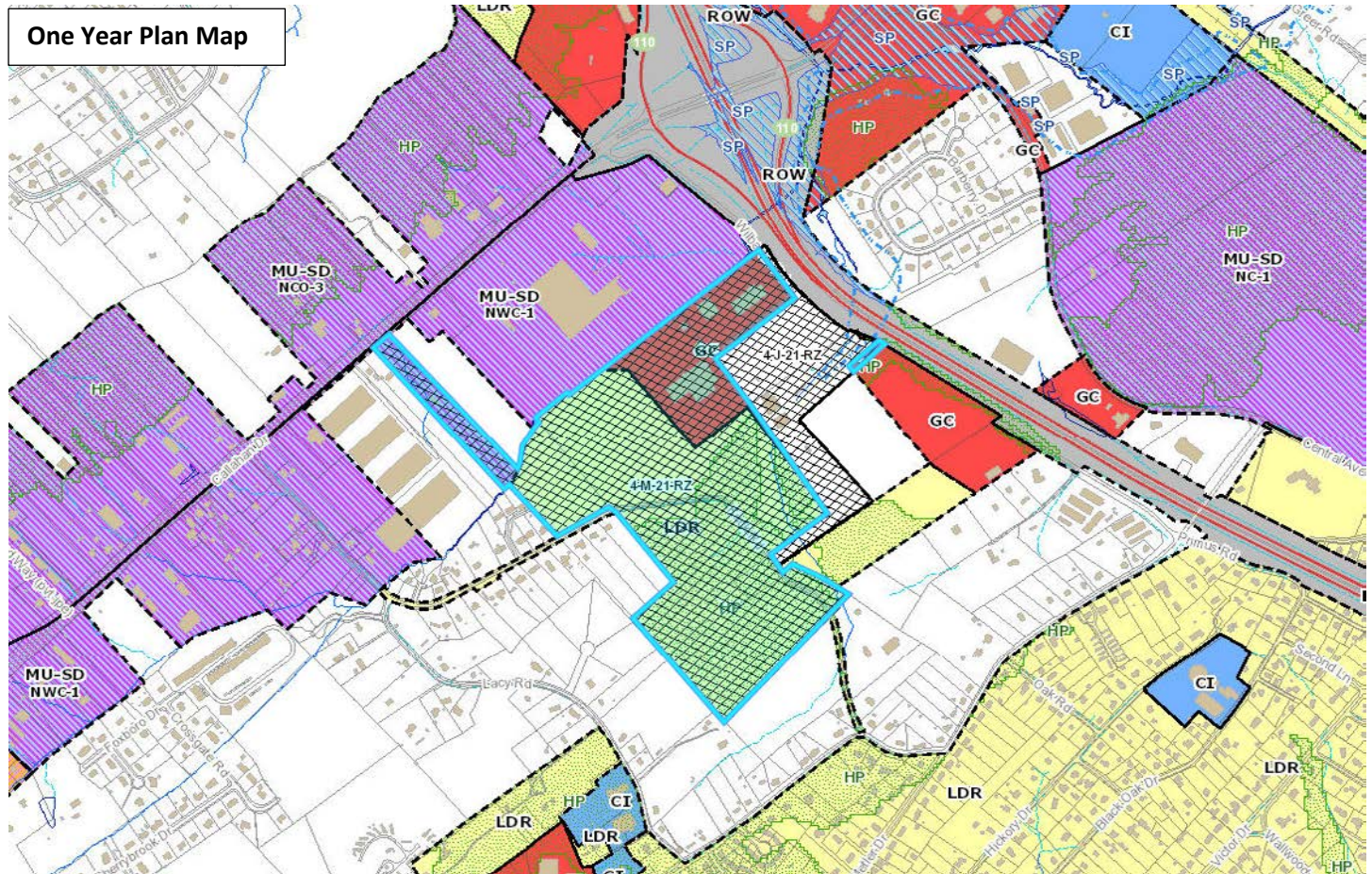


Exhibit B. 4-G-21-SP / 4-B-21-PA / 4-M-21-RZ Contextual Images





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

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A handwritten signature in blue ink, appearing to read "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

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[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)

Date Filed

Meeting Date (if applicable)

4-M-21-RZ

4-B-21-PA

4-G-21-SP

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

7

See attachment.

See attachment.

☐ City ☒ County

District

Zoning District

Existing Land Use

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 _____

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) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

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	
Fee 2		
0527	\$800.00	
Fee 3		
	\$400.00	
0517	\$900.00	

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

tphillips@phillipsih.com

Phone Number

Email

Elizabeth Albertson

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

Elizabeth Albertson

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

Staff Signature

Please Print

Date