



SUBDIVISION REPORT - CONCEPT

▶ FILE #: 5-SF-22-C

AGENDA ITEM #: 25

AGENDA DATE: 5/12/2022

▶ SUBDIVISION: CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT

▶ APPLICANT/DEVELOPER: WILBANKS, LLC

OWNER(S): Wilbanks, LLC

TAX IDENTIFICATION: 68 05401 (SEE APPLICATION FOR ADDITIONAL PARCELS) [View map on KGIS](#)

JURISDICTION: City and County Council District 3, Commission District 7

STREET ADDRESS: 900 Callahan Dr. (See application for additional addresses)

▶ LOCATION: South side of Callahan Drive, northeast side of Keck Road

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Beaver Creek

▶ APPROXIMATE ACREAGE: 95 acres

▶ ZONING: I-G (General Industrial), C-H-1- (Highway Commercial), HP (Hillside Protection)

▶ EXISTING LAND USE: Vacant land, Agricultural, Warehouse/distribution, Vehicle sales

▶ PROPOSED USE: Commercial subdivision

SURROUNDING LAND USE AND ZONING: North: Shipping facility -- I-G (General industrial)
South: Vacant land, Rural residential, Single family residential -- A (Agricultural), HP (Hillside Protection Overlay)
East: I-75 Interstate -- PC (Planned Commercial), A (Agricultural)
West: Commercial, Office/warehouse, Single family residential -- CB (Business and Manufacturing), A (Agricultural), RA (Low Density Residential)

▶ NUMBER OF LOTS: 11

SURVEYOR/ENGINEER: Jeff Beckett / Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Callahan Dr, a four lane minor arterial street with a divided center median within 110ft of right-of-way; and via Wilbanks Rd, a local street with 22ft of pavement width within a right-of-way with varying width.

▶ SUBDIVISION VARIANCES REQUIRED: None

STAFF RECOMMENDATION:

▶ APPROVE the Concept Plan subject to 6 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
3. Implementation of any street and intersection improvements and recommendations outlined in the Traffic Impact and Site Access Study prepared by Cannon & Cannon, Inc., as last revised on April 25, 2022, and

approved by the Knox County Department of Engineering and Public Works, City of Knoxville Department of Engineering, and Planning Commission staff (Exhibit A). Any recommended improvements to be made by the developer will be determined by the agency(s) with jurisdiction during the design plan stage for the subdivision, including the design details and timing of the installation of the improvements,

4. Installation of the traffic signal at the new intersection with Callahan Drive if required by the Knoxville Department of Engineering during the design plan phase. The Knoxville Department of Engineering may require the traffic volumes to be validated during the time of permitting.
5. Providing a note on the final plat that access to Keck Road shall be prohibited.
6. Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) district for the area within the City of Knoxville, including but not limited installation of the road and other infrastructure, and the individual developments. A certificate of appropriateness must be approved by Planning staff before grading and building permits are issued.

COMMENTS:

This proposal is to modify the previously approved concept plan for this industrial development (4-SF-21-C). The changes include increasing the number of lots from 5 to 11 and extending the new internal road approximately 1,000 ft further to the east. The additional lots were created by making the proposed lots smaller, not adding additional land area. Portions of the site were rezoned to I-G (General Commercial) and C-H-1 (Highway Commercial) in July 2021 (4-M-21-RZ) and LI (Light Industrial) in May 2021 (4-J-21-RZ) to match other existing zoning on the property and to allow the proposed warehouse/distribution uses on the site. There will be no road or driveway connections to Keck Road.

The site includes property in the City and County, which will require coordination for the review and permitting of the road and future site development. The Callahan Industrial Development Traffic Impact and Site Access Study (Cannon & Cannon, revised April 25, 2022) assumes a build-out scenario of 575,000 sqft of warehousing and distribution development with a new access point to Callahan Drive and an existing access to Wilbanks Road. Lots 8, 9, and 10 already have access to Wilbanks Road and will be the only lots that do have access to Wilbanks Road. All other lots will only access Callahan Road via the new internal road.

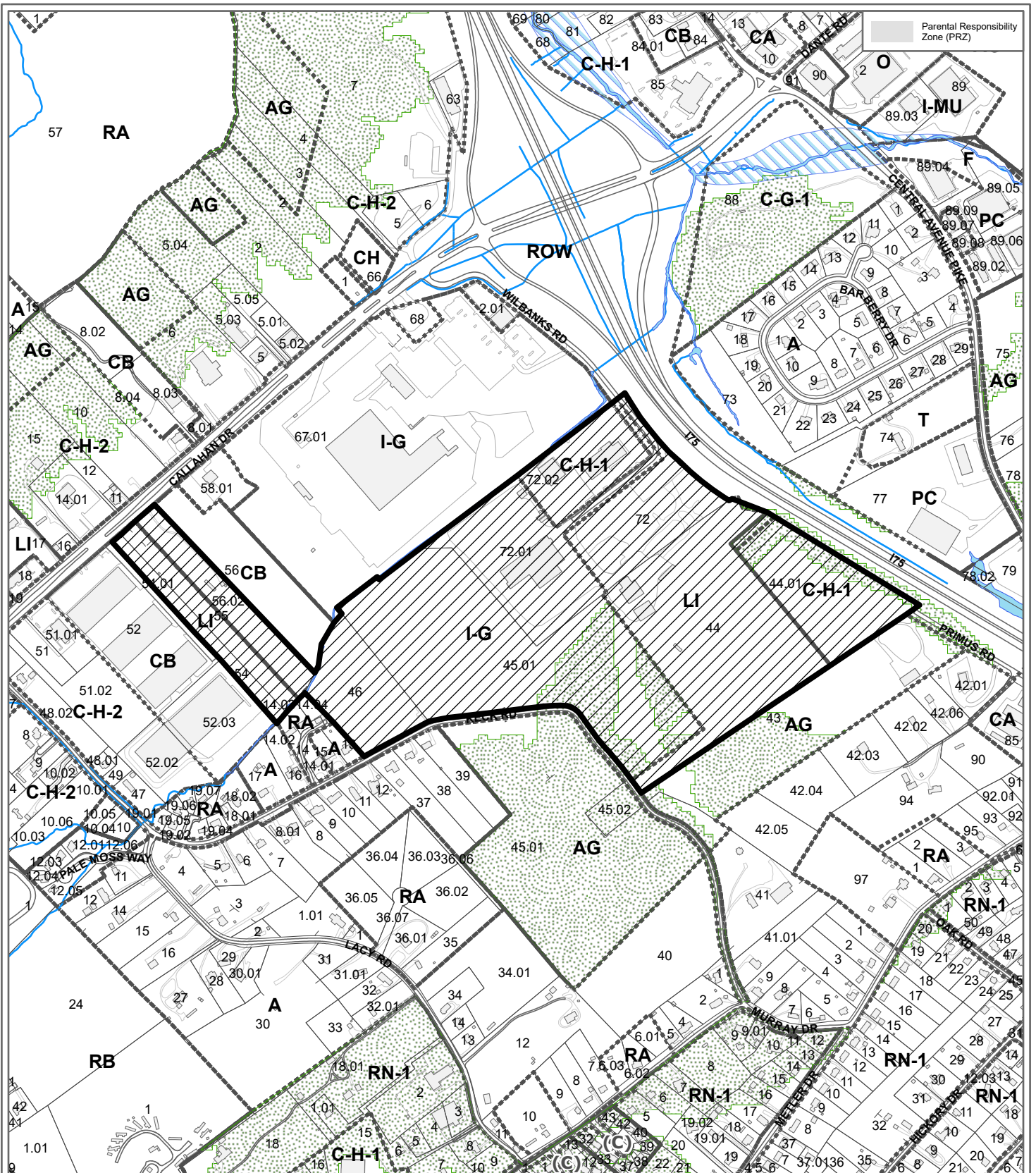
The traffic study recommends the installation of a three-phase traffic signal at the new Callahan Road intersection. The proposed intersection is approximately one-quarter mile from the existing traffic signal at the I-75 southbound ramps. The City of Knoxville Department of Engineering is supportive of the request for a traffic signal, however, the traffic volumes need to be validated during permitting to ensure the traffic signal is warranted as the traffic volumes begin to normalize.

The new intersection will require the modification of two properties that the applicant does not control. The applicant is in discussions with those property owners and has indicated they are willing to allow the modifications. The eastern driveway for the property to the west will be removed because it is too close to the new road and a right turn lane for the new road is also required in this location. Right-of-way dedication from the adjacent property may be required to install the right turn lane or the required intersection radius. Two driveway connections will be extended from the adjacent property to the west to the new road to improve access to this property, especially the businesses to the rear of the site. The driveway for the car dealership across Callahan Road will be moved to the east side of their property to align with the new intersection, and their detention pond has to be moved to the west.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

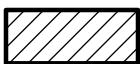
ESTIMATED STUDENT YIELD: Not applicable.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**5-SF-22-C
CONCEPT PLAN**

Petitioner: Wilbanks, LLC



Commercial subdivision in I-G (General Industrial), C-H-1 (Highway Commercial), HP (Hillside Protection)

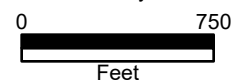
Map No: 0

Jurisdiction: City and County

Original Print Date: 4/19/2022

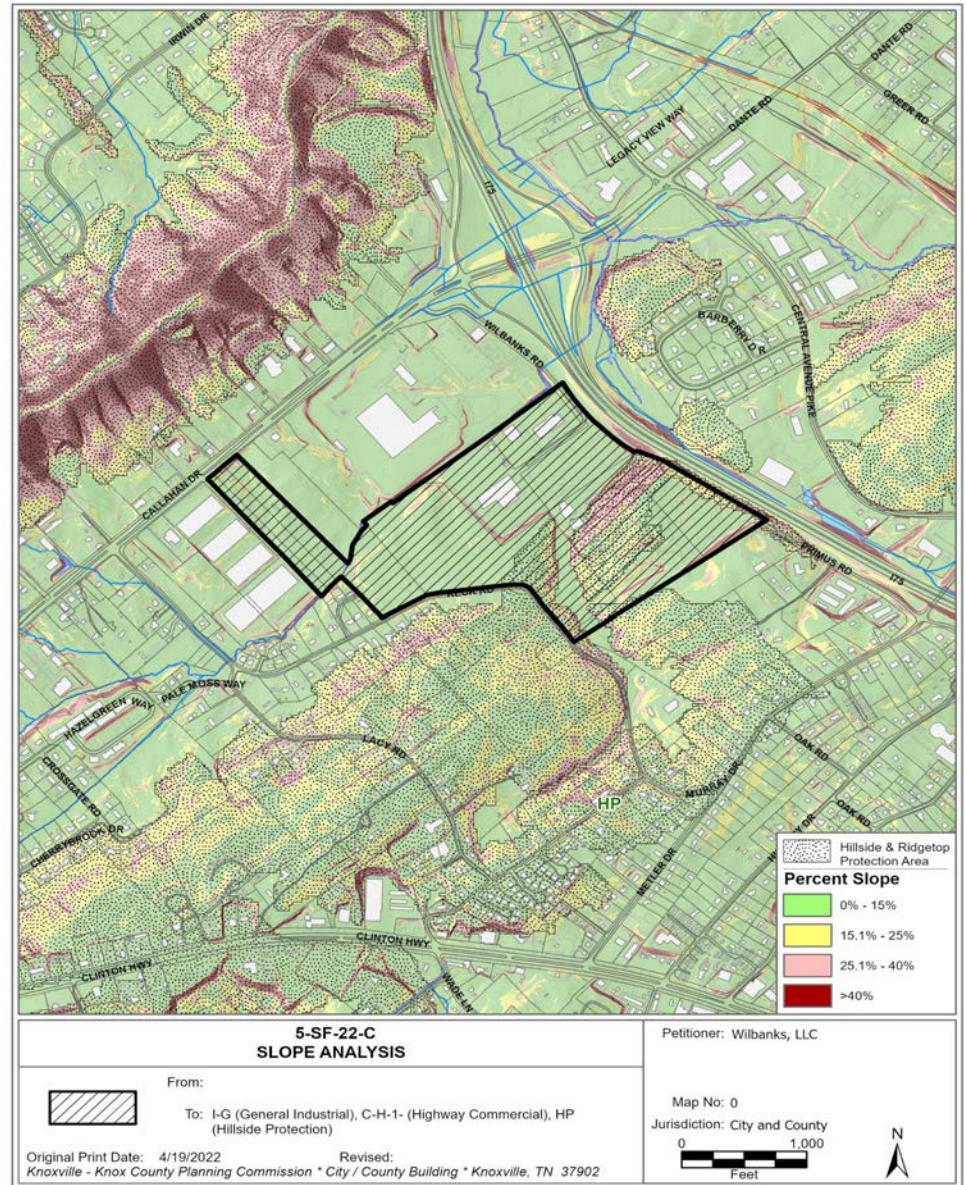
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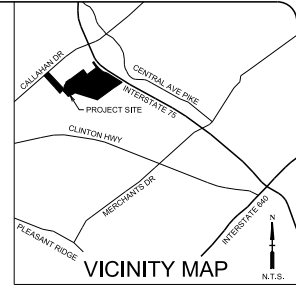
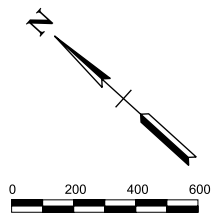
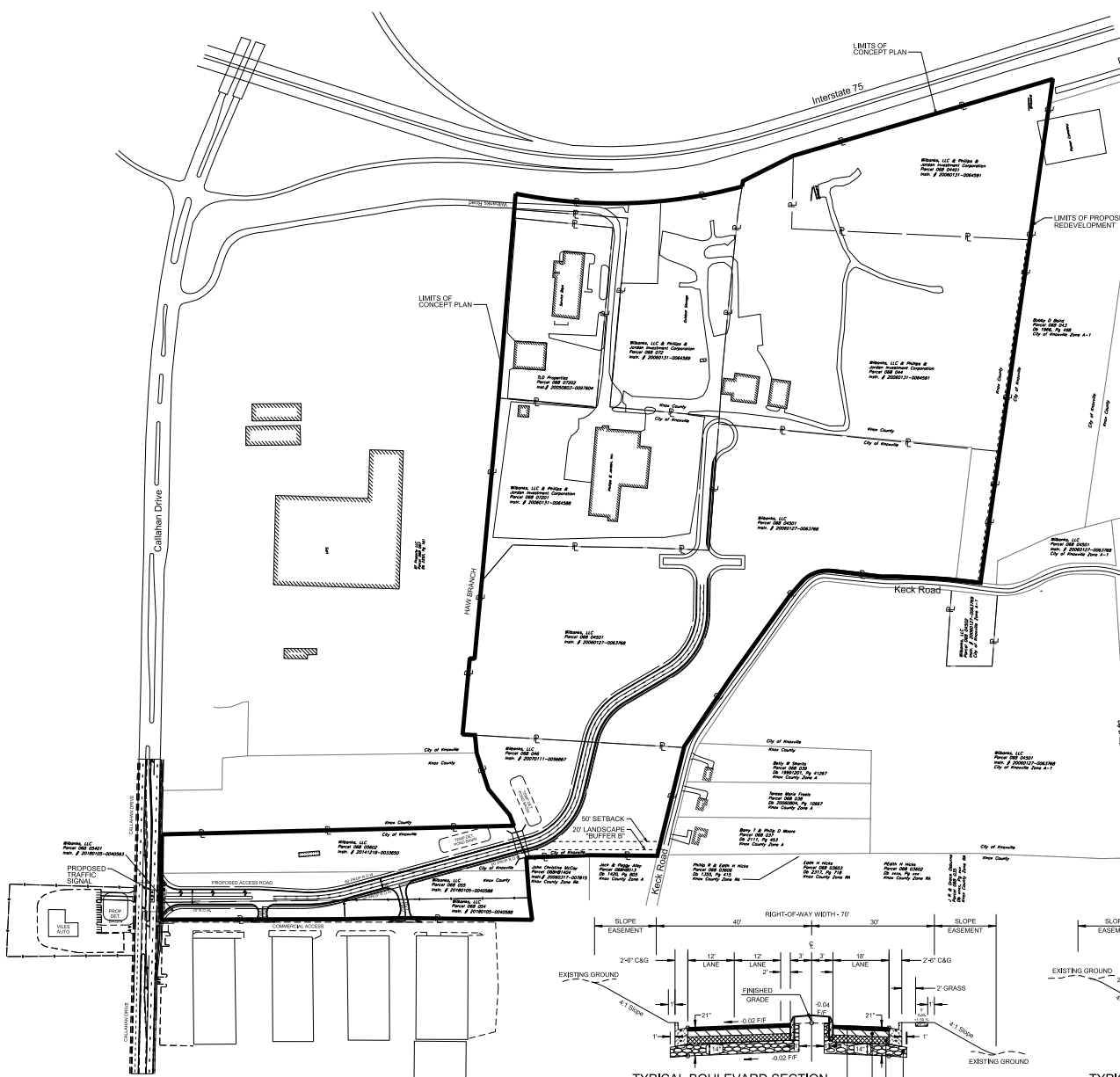
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	95.79		
Non-Hillside	76.00	N/A	
0-15% Slope	8.07	100%	8.1
15-25% Slope	5.85	50%	2.9
25-40% Slope	4.11	20%	0.8
Greater than 40% Slope	1.76	10%	0.2
Ridgetops			
Hillside Protection (HP) Area	19.79	Recommended disturbance budget within HP Area (acres)	12.0
		Percent of HP Area	61%

NOTE: This slope analysis is for the entire site, including the HP area in the City and County. A separate slope analysis will be performed specifically for the City's HP overlay district during permitting.



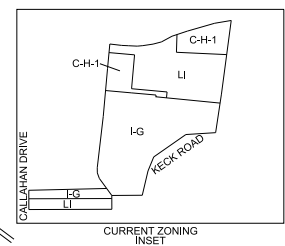


Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the state of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer: Jeff Beckett
 TN License No. 105572
 Date: March 28, 2022



04/25/2022



GENERAL NOTES
 1) PROPERTY REFLECTS PARCELS;
 CITY OF KNOXVILLE:
 068 05602 - 726 CALLAHAN DRIVE, KNOXVILLE, TN 37912
 068 046 - 48 KECK ROAD, KNOXVILLE, TN 37912
 068 04501 - 6318 KECK ROAD, KNOXVILLE, TN 37912
 068 04401 - 6302 KECK ROAD, KNOXVILLE, TN 37912
 068 07201 - 6601 WILBANKS ROAD, KNOXVILLE, TN 37912
 068 07202 - 6614 WILBANKS RD, KNOXVILLE, TN 37912
 KNOX COUNTY:
 068 05401 - 399 CALLAHAN DRIVE, KNOXVILLE, TN 37912
 068 054 - 0 CALLAHAN DRIVE, KNOXVILLE, TN 37912
 068 055 - 728 CALLAHAN DRIVE, KNOXVILLE, TN 37912
 068 072 - 6621 WILBANKS ROAD, KNOXVILLE, TN 37912
 068 044 - 6300 KECK ROAD, KNOXVILLE, TN 37912

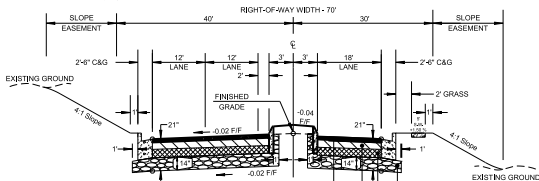
TOTAL ACRES = 95+/-, 11 PROPOSED LOTS
 2) CURRENT ZONING:
 I-G, GENERAL INDUSTRIAL ZONING DISTRICT
 C-H-1, HIGHWAY COMMERCIAL
 LI, LIGHT INDUSTRIAL
 HP, HILLSIDE PROTECTION

PUBLIC UTILITIES
 WATER: HALL DALE POWELL UTILITY DISTRICT
 SEWER: HALL DALE POWELL UTILITY DISTRICT
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 PHONE: AT&T

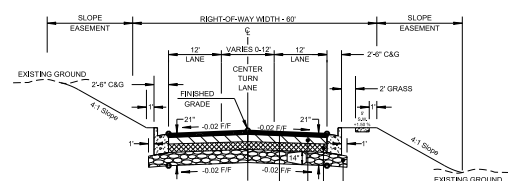
3) THE PROPOSED LOTS WILL ADHERE TO THE LANDSCAPE SCREENING REGULATIONS AS PART OF INDIVIDUAL SITE LAYOUT PLAN.

5-SF-22-C
 4/25/2022

PROPOSED PAVEMENT SCHEDULE	
① ASPHALTIC CONCRETE SURFACE (HOT MIX) PG64-22 GRADING "D" SURFACE @ 1-1/2" THICK (APPROX. 159 LB./S.Y.) 411-91-10 ACS MIX (PG64-22) GRADING "D"	
② BITUMINOUS PLANT MIX BASE (HOT MIX) PG64-22 GRADING "B" BASE @ 2" THICK (APPROX. 229 LB./S.Y.) 307-01-08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-M) GRADING "B-M2"	
③ BITUMINOUS PLANT MIX BASE (HOT MIX) PG64-22 GRADING "A" @ 3-1/2" THICK (APPROX. 402.5 LB./S.Y.) 307-01-01 ASPHALT CONCRETE MIX (PG64-22) (BPMB-M) GRADING "A"	
④ MINERAL AGGREGATE BASE @ 14" THICK 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"	



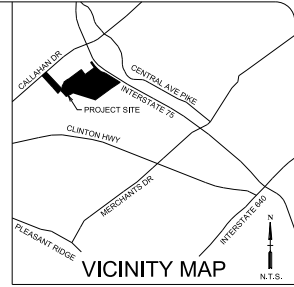
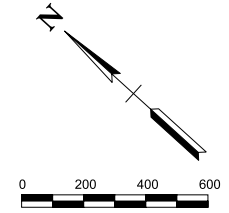
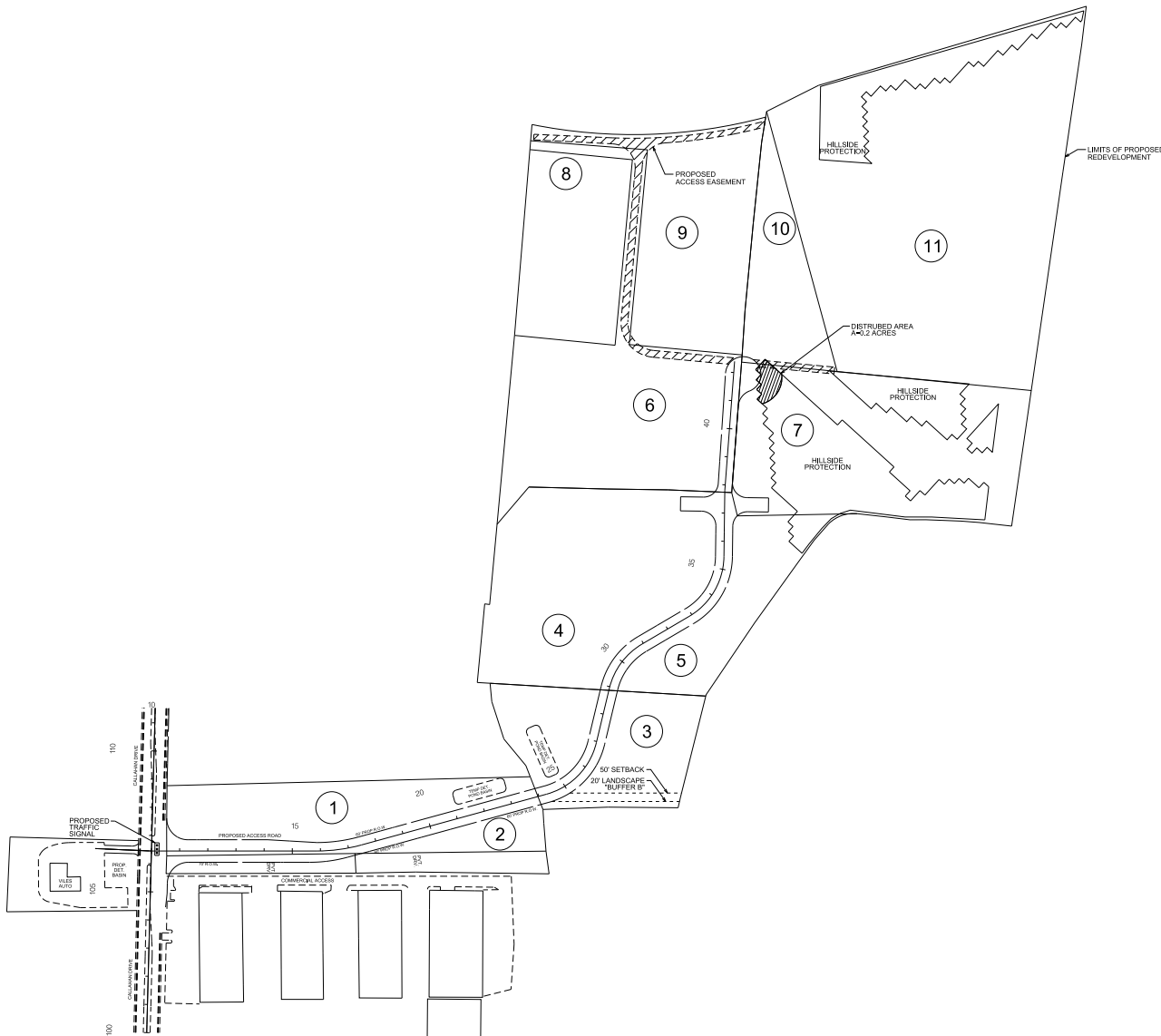
TYPICAL BOULEVARD SECTION
 (PUBLIC ACCESS ROAD)
 STA. 10+66 TO STA. 14+25
 SEE SHEET 2



TYPICAL TANGENT SECTION
 (PUBLIC ACCESS ROAD)
 STA. 14+25 TO STA. 36+47
 SEE SHEET 2

REVISED PER CITY/COUNTY PLANNING COMMENTS	4-25-2022
REVISIONS	DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SUPERVISORS 706.576.1555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919	
CLIENT:	WILBANKS, LLC.
PROJECT:	CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT
CONCEPT PLAN FILE NO. 5-SF-22-C	
CCI PROJECT NO. 01555-0000	DRAWING DATE MARCH 28, 2022
PM RJB	PC RJB
DRAWN SKD	
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PRELIMINARY



GENERAL NOTES

- 1) PROPERTY REFLECTS PARCELS;
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- KNOX COUNTY:
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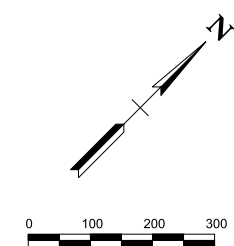
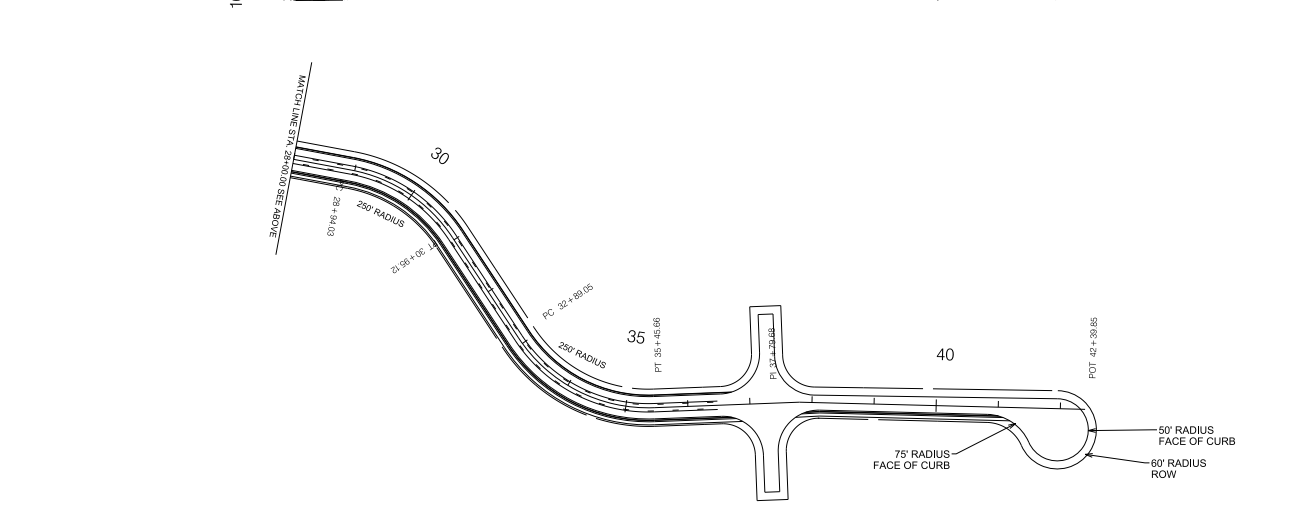
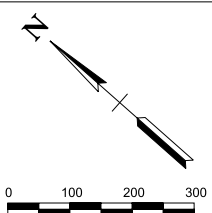
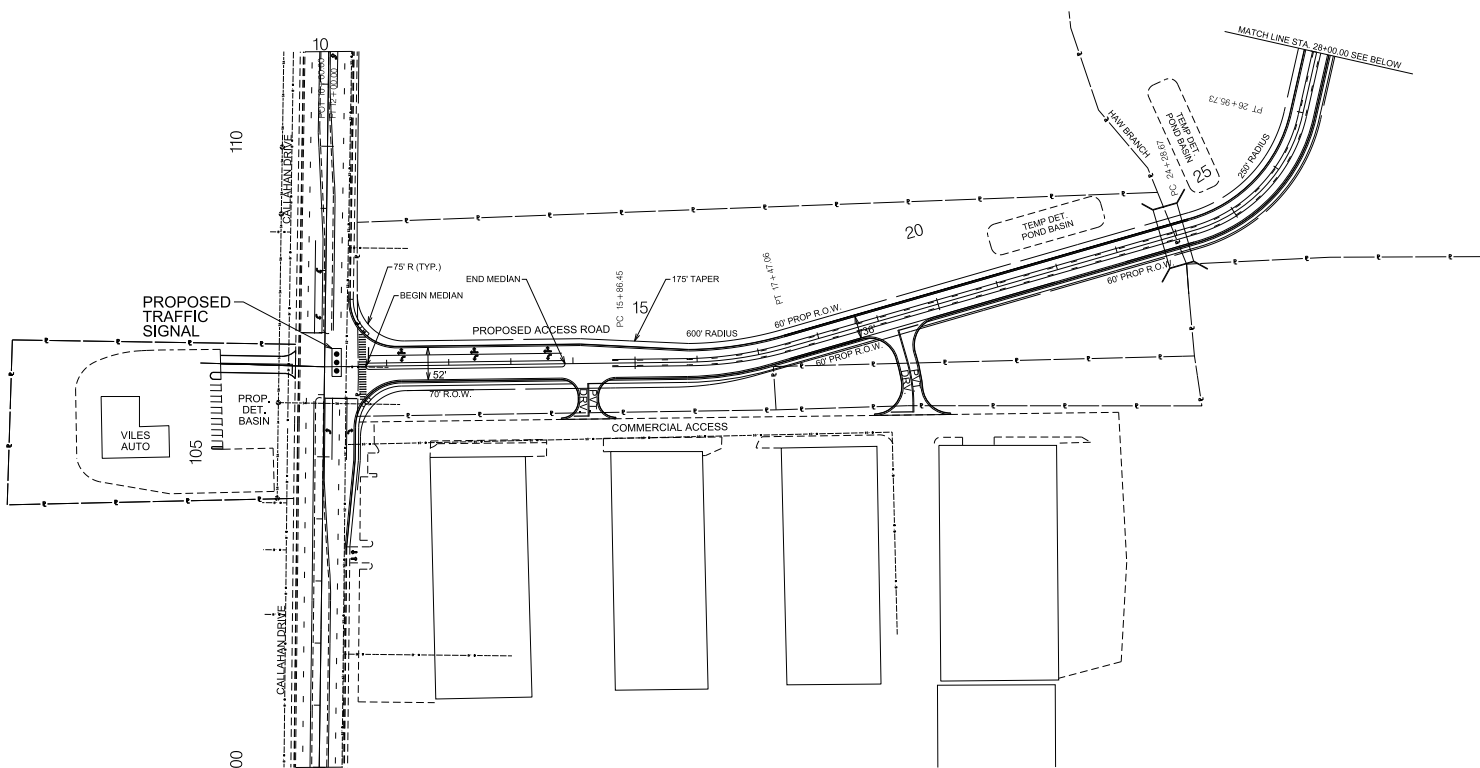
TOTAL ACRES = 95+/-, 11 PROPOSED LOTS

- 2) CURRENT ZONING:
 I40, GENERAL INDUSTRIAL ZONING DISTRICT
 C40-H, HIGHWAY COMMERCIAL
 LI, LIGHT INDUSTRIAL
 HP, HILLSIDE PROTECTION

PUBLIC UTILITIES
 WATER: HALLSDALE POWELL UTILITY DISTRICT
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 GAS: KNOXVILLE UTILITIES BOARD
 PHONE: AT&T

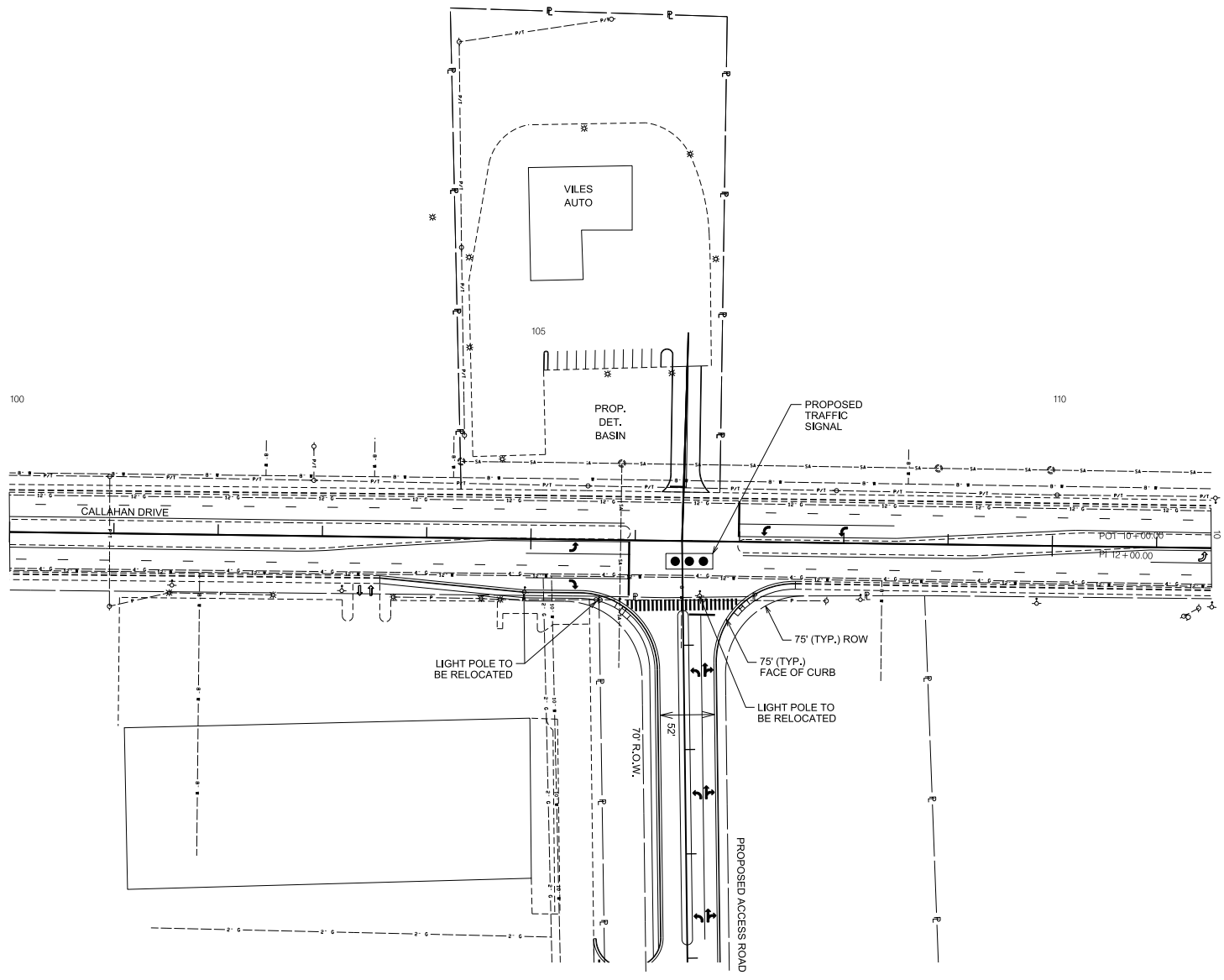
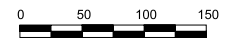
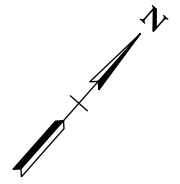
5-SF-22-C
 4/25/2022

REVISED PER CITY/COUNTY PLANNING COMMENTS	4-25-2022							
REVISIONS	DATE							
 865.570.1555 8550 Kingston Pike Knoxville, TN 37919								
CLIENT:	WILBANKS, LLC.							
PROJECT:	CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT							
CONCEPT PLAN PROPOSED LOTS FILE NO. 5-SF-22-C								
PRELIMINARY	CCI PROJECT NO. 01555-0000							
	DRAWING DATE: MARCH 28, 2022							
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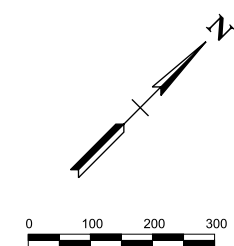
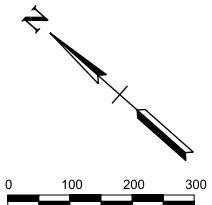
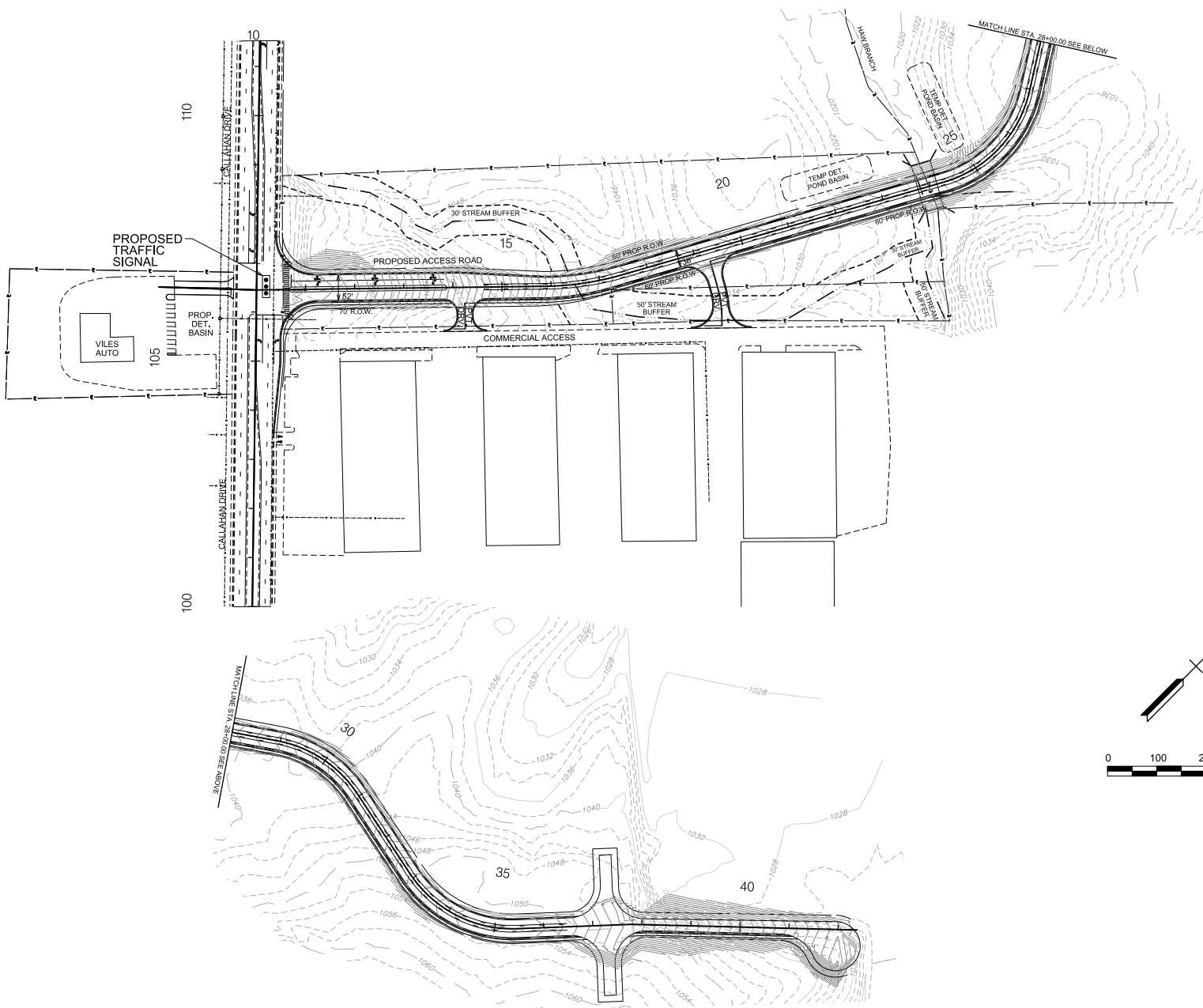
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4/25/2022

REVISED PER CITY/COUNTY PLANNING COMMENTS	4-25-2022							
REVISIONS	DATE							
 CONSULTING ENGINEERS - FIELD SURVEYORS 766.570.1555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919								
CLIENT:	WILBANKS, LLC.							
PROJECT:	CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT							
ROADWAY LAYOUT PLAN FILE NO. 5-SF-22-C								
PRELIMINARY	CCI PROJECT NO. 01555-0000							
	DRAWING DATE MARCH 28, 2022							
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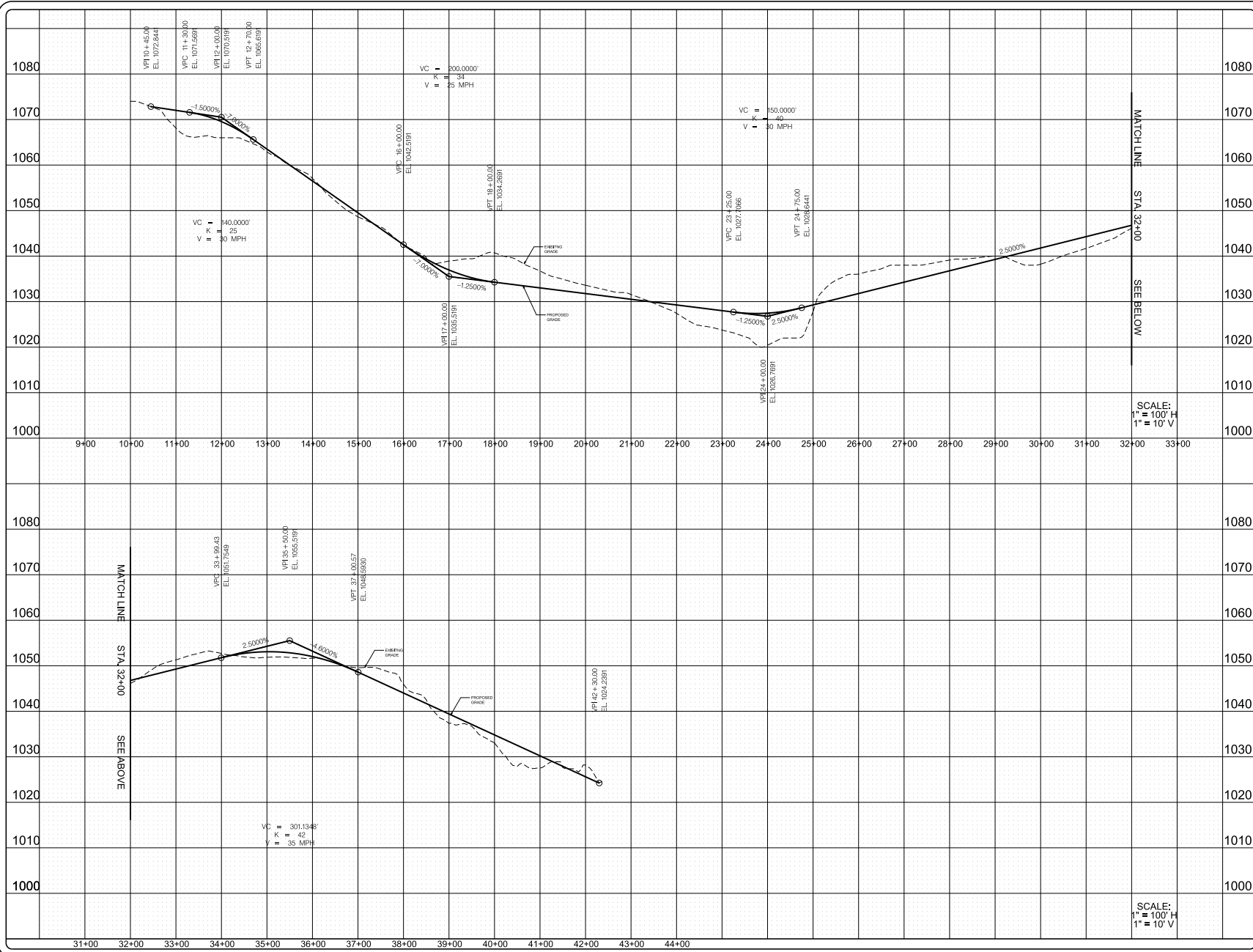
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REVISED PER CITY/COUNTY PLANNING COMMENTS	4-25-2022							
REVISIONS	DATE							
 CONSULTING ENGINEERS - FIELD SURVEYORS Ph: 865.570.1555 8550 Kingston Dr. www.cannon-cannon.com Knoxville, TN 37929								
CLIENT:	WILBANKS, LLC.							
PROJECT:	CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT							
CALLAHAN DRIVE INTERSECTION FILE NO. 5-SF-22-C								
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DRAWN	SKD							
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4/25/2022

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REVISIONS		DATE
 CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.878.6555 8850 Kingston Pk. www.cannon-cannon.com Knoxville, TN 37929		
CLIENT: WILBANKS, LLC.		
PROJECT: CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT		
ROADWAY GRADING PLAN FILE NO. 5-SF-22-C		
PRELIMINARY	CCI PROJECT NO. 01555-0000	
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	PM RJB	PC RJB
	DRAWN SKD	
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 CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.678.6555 8550 Kingston Pkwy www.cannon-cannon.com Knoxville, TN 37929									
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CALLAHAN INDUSTRIAL DEVELOPMENT KNOXVILLE, TENNESSEE

TRAFFIC IMPACT AND SITE ACCESS STUDY

CALLAHAN DRIVE
KNOXVILLE, TENNESSEE

CCI PROJECT NO. 01555-0000

REV 4

PREPARED FOR:

Phillips Infrastructure Holdings
10142 Parkside Drive, Suite 500
Knoxville, TN 37922

SUBMITTED BY:

Cannon & Cannon, Inc.
8550 Kingston Pike
Knoxville, TN 37919
865.670.8555



5-SF-22-C
TIS Version 2
4/25/2022

REVISED
April 25

2022

CALLAHAN INDUSTRIAL DEVELOPMENT

KNOXVILLE, TENNESSEE

TRAFFIC IMPACT AND SITE ACCESS STUDY

CALLAHAN DRIVE
KNOXVILLE, TENNESSEE

CCI PROJECT NO. 01555-0000



REVISION 4 (04/25/22)

This report replaces the previous version of the traffic impact study dated 03/28/2022 prepared for this project in its entirety. The associated changes are related to comments received from the Knoxville-Knox County Planning, which are located in Appendix F.

PREPARED FOR:

Phillips Infrastructure Holdings
10142 Parkside Drive, Suite 500
Knoxville, TN 37922

SUBMITTED BY:

Cannon & Cannon, Inc.
8550 Kingston Pike
Knoxville, TN 37919
865.670.8555

REVISED
April 25
2022

EXECUTIVE SUMMARY

This report provides a summary of a traffic impact and site access study that was performed for a proposed industrial development to be located along Callahan Drive in the City of Knoxville, Tennessee. The project site is located approximately one-half mile west of I-75 and south of Callahan Drive behind the existing UPS hub.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed development upon roadways in the vicinity of the project site. Discussion with City of Knoxville, Knox County, and Tennessee Department of Transportation officials resulted in six intersections being identified for detailed study. These are the Callahan Drive intersections with Old Callahan Drive, Yow Commercial Park Driveway, Viles Automotive Group Driveway, I-75 Southbound Ramps, I-75 Northbound Ramps, and Central Avenue Pike. Intersection evaluations such as capacity analyses and signal warrant analyses were conducted at the six study intersections for existing and future conditions, both with and without site generated traffic, in order to determine the anticipated impacts and to establish recommended mitigation measures. Additionally, the proposed site access location was reviewed and recommendations made related to its location and turn lane related needs.

The primary conclusion of this study is that the traffic generated from the proposed development will not have significant impacts at four of the six study intersections. While two of the study intersections indicated unacceptable levels-of-service at full project build-out without improvements, logical improvements are available to address these concerns.

The following is a listing of recommendations that were developed to address concerns that resulted primarily from traffic generated from the project site, or are offered to accommodate development of the site.

1. Construct the site access intersection as indicated on the project site plan, which includes relocation of the access driveways to Yow Commercial / Viles Auto to utilize this new intersection.
2. Install a three-phase traffic signal at this new site access intersection, which would include a left-turn phase into the project site and advance detector loops on the Callahan Drive approaches. This intersection is about one-half mile from the existing traffic signal at the I-75 southbound ramps. The City of Knoxville / Knox County should determine if such spacing justifies signal coordination between these signals, considering the dilemma zone advantages of the advance loops would be lost during hours when coordination is active. One possibility would be to run coordination during peak traffic hours and allow the site signal to run free during other hours.
3. At the proposed new site access intersection,
 - a. Construct the following turn lanes on Callahan Drive:
 - i. Eastbound right-turn lane with 100 feet of storage and a 180-foot bay taper
 - ii. Eastbound left-turn lane with 150 feet of storage and a 180-foot bay taper
 - iii. Westbound left-turn lane with 150 feet of storage and a 180-foot bay taper

- b. Proposed site access (northbound approach) cross-section:
 - i. Northbound left / through lane (12') and right lane (12')
 - ii. Provide one (1) receiving lane (18') into the proposed site access within the boulevard section to allow for heavy trucks. Additionally, this recommended width will allow enough room to by-pass a stalled vehicle within the boulevard.
 - iii. Median width of 10'
4. Place any site related landscaping and signage at the site access intersection in such a fashion as to maintain the existing intersection sight distances.

The following is a listing of concerns / recommendations that were identified at project study intersections that are primarily existing issues that can expect relatively minor impact from site traffic.

1. The intersection of Callahan Drive and I-75 Northbound ramps is expected to exhibit unacceptable levels-of-service during the PM peak hour for 2025 background and combined traffic conditions. The addition of a second northbound right-turn lane would address this issue.
2. The intersection of Callahan Drive and Central Avenue Pike is expected to exhibit marginal, but acceptable, level-of-service conditions during the PM peak hour for 2025 background and combined traffic conditions. Therefore, we are calling the City of Knoxville's attention to this issue that may require addressing in the near future.

CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the traffic generated from the proposed development will not have significant impacts at four of the six study intersections. While two of the study intersections indicated unacceptable levels-of-service at full project build-out without improvements, logical improvements are available to address these concerns.

The following is a listing of recommendations that were developed to address concerns that resulted primarily from traffic generated from the project site, or are offered to accommodate development of the site.

1. Construct the site access intersection as indicated on the project site plan, which includes relocation of the access driveways to Yow Commercial / Viles Auto to utilize this new intersection.
2. Install a three-phase traffic signal at this new site access intersection, which would include a left-turn phase into the project site and advance detector loops on the Callahan Drive approaches. This intersection is about one-half mile from the existing traffic signal at the I-75 southbound ramps. The City of Knoxville / Knox County should determine if such spacing justifies signal coordination between these signals, considering the dilemma zone advantages of the advance loops would be lost during hours when coordination is active. One possibility would be to run coordination during peak traffic hours and allow the site signal to run free during other hours.
3. At the proposed new site access intersection,
 - a. Construct the following turn lanes on Callahan Drive:
 - i. Eastbound right-turn lane with 100 feet of storage and a 180-foot bay taper
 - ii. Eastbound left-turn lane with 150 feet of storage and a 180-foot bay taper
 - iii. Westbound left-turn lane with 150 feet of storage and a 180-foot bay taper
 - b. Proposed site access (northbound approach) cross-section:
 - i. Northbound left / through lane (12') and right lane (12')
 - ii. Provide one (1) receiving lane (18') into the proposed site access within the boulevard section to allow for heavy trucks. Additionally, this recommended width will allow enough room to by-pass a stalled vehicle within the boulevard.
 - iii. Median width of 10'
4. Place any site related landscaping and signage at the site access intersection in such a fashion as to maintain the existing intersection sight distances.

The following is a listing of concerns / recommendations that were identified at project study intersections that are primarily existing issues that can expect relatively minor impact from site traffic.

1. The intersection of Callahan Drive and I-75 Northbound ramps is expected to exhibit unacceptable levels-of-service during the PM peak hour for 2025 background and combined traffic conditions. The addition of a second northbound right-turn lane would address this issue.
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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

Wilbanks, LLC.

Applicant Name	Affiliation	
3/28/2022	May 12, 2022	File Number(s)
Date Filed	Meeting Date (if applicable)	5-SF-22-C

CORRESPONDENCE *All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant
 Property Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Name	Company		
Jeff Beckett	Cannon & Cannon, Inc.		
Address	City	State	ZIP
8550 Kingston Pike	Knoxville	TN	37919
Phone	Email		
865.770.4035	jbeckett@cannon-cannon.com		

CURRENT PROPERTY INFO

Wilbanks, LLC	PO Box 50730 Knoxville, TN 37950	865.392.3052
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
900 Callahan Drive (See attached for all 11 parcels)	068 05401	(See attached for all 11 parcels) (See Concept Plan for 11 tracts)
Property Address	Parcel ID	
Hallsdale Powell Utility District	Hallsdale Powell Utility District	
Sewer Provider	Water Provider	Septic (Y/N)
		N

STAFF USE ONLY

South side of Callahan Drive, northeast side of Keck Road	95 acres
General Location	Tract Size
<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County City: 3rd; County: 7th District City: I-G, C-H-1, HP; County: LI	Vacant land, Industrial, Commercial Existing Land Use
Northwest City Planning Sector	GC & MU-SD, NWC-1 (Callahan Drive) Sector Plan Land Use Classification
	Urban 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

Callahan Drive Industrial Development

Related Rezoning File Number

Proposed Subdivision Name

4-M-21-RZ

Unit / Phase Number Combine Parcels Divide Parcel 11 Total Number of Lots Created

Other (specify) **Public Access Road and Intersection Improvements**

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change Proposed Plan Designation(s) _____

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
108	Concept Plan	
Fee 2		
		\$830
Fee 3		

MR

AUTHORIZATION

James F. Rose, President of
Applicant Signature

Wilbanks, LLC.

3/28/2022

Please Print

Date

865-219-7355
Phone Number

jrose@phillipsfi.com
Email

James F. Rose, President of Wilbanks, LLC
Property Owner Signature

James F. Rose

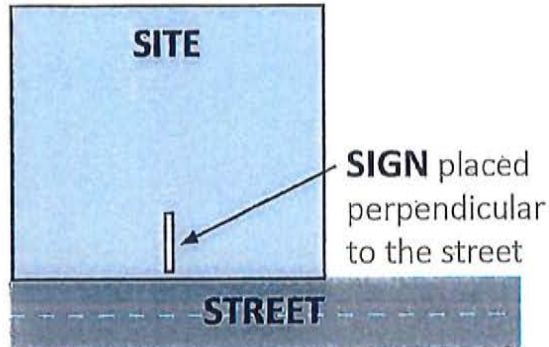
3/28/22
Date

3/29/22

Callahan Drive Industrial Development

Parcel ID	Parcel Address	Owner	Rec. Acreage	Calc. Acreage	Jurisdiction	Zoning
068 04501	6318 KECK RD	WILBANKS LLC	52.58		City	I-G
068 044	6300 KECK RD	WILBANKS LLC		19.39	County	LI
068 04401	6302 KECK RD	WILBANKS LLC	8.84		0 City	C-H-1
068 054	0 CALLAHAN DR	WILBANKS LLC	0		1 County	LI
068 07201	6601 WILBANKS RD	WILBANKS,LLC	11.08		0 City	I-G
068 05401	900 CALLAHAN DR	WILBANKS LLC	1		County	LI
068 046	0 KECK RD	WILBANKS LLC	6		0 City	I-G
068 07202	6614 WILBANKS RD	TLD PROPERTIES LLC	0	5.45	City	C-H-1
068 05602	726 CALLAHAN DR	WILBANKS LLC		3.85	City	I-G
068 072	6621 WILBANKS RD	WILBANKS LLC	0	7.64	County	LI
068 055	728 CALLAHAN DR	WILBANKS LLC	0	3.39	County	LI

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

April 27, 2022 and May 13, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Wilbanks LLC

Date: 3/29/22

File Number: 5-SF-22-C

Sign posted by Staff

Sign posted by Applicant