# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 4-B-21-PA Related File Number: 4-M-21-RZ

Application Filed: 2/22/2021 Date of Revision:

Applicant: WILBANKS, LLC



#### PROPERTY INFORMATION

**General Location:** South side of Callahan Drive, west of I-75, north of Primus Road.

Other Parcel Info.:

**Tax ID Number:** 68 05602 OTHER: 068 046, 04501, 04502, 07201 (A PA **Jurisdiction:** City

Size of Tract: 29.85 acres

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

# GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, industrial, agriculture/forestry/vacant

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northwest City Sector Plan Designation: MU-SD NWC-1 / GC / LDR / HP

Growth Policy Plan: Planned Growth Area

**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.

# ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 726 Callahan Dr.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial), C-G-1 (General Commercial), AG (Agriculture) / HP (Hillside Protection)

Former Zoning:

Requested Zoning: I-G (General Industrial) / HP (Hillside Protection)

Previous Requests: 2-C-96-RZ (A to CB); 4-R-97-RZ (County CB to City C-6)

**Extension of Zone:** Yes, MU-SD NWC- 1 is adjacent to the north and west.

**History of Zoning:** None noted.

# PLAN INFORMATION (where applicable)

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**Current Plan Category:** MU-SD NWC-1(Callahan Drive Mixed Use Special District) / GC (General Commercial) / LDR (Low

Density Residential) / HP (Hillside Protection)

Requested Plan Category: MU-SD NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection)

# SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) Staff Recomm. (Abbr.):

for portions of parcels 068 04501 and 068 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 068 07201 because it is consistent with the surrounding

development and adjacent to an interstate interchange and commercial corridor.

Staff Recomm. (Full):

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.

Approved Meeting Date: 6/10/2021

**Details of Action:** 

Action:

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)/HP (Hillside Protection Overlay) **Summary of Action:** 

for portions of parcels 068 04501 and 068 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046, and 068 07201 because it is consistent with the surrounding

development and adjacent to an interstate interchange and commercial corridor.

Date of Approval: 6/10/2021 **Date of Denial:** Postponements: 4/8/2021, 5/13/2021

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

7/29/2021 02:11 PM Page 2 of 3 Date of Legislative Action: 7/13/2021 Date of Legislative Action, Second Reading: 7/27/2021

Ordinance Number: Other Ordinance Number References: O-101-2021

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

Amendments:

If "Other":

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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