

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 4-G-21-SP

Related File Number:

Application Filed: 2/22/2021

Date of Revision: 3/16/2021

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 Wilbanks Rd a local street with a pavement width of 22ft.

## 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)

**Former Zoning:**

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

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

**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

Staff Recomm. (Abbr.):

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for aporions 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:

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.

Action:

Approved

Meeting Date: 6/10/2021

Details of Action:

Summary of Action:

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

**Date of Legislative Action:** 7/13/2021

**Date of Legislative Action, Second Reading:** 7/27/2021

**Ordinance Number:**

**Other Ordinance Number References:** O-100-2021

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**