

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 4-J-21-RZ Related File Number: 4-E-21-SP
Application Filed: 2/22/2021 Date of Revision: 3/16/2021
Applicant: WILLBANKS, LLC

PROPERTY INFORMATION

General Location: South side of Callahan Drive, west of I-75, north of Primus Road
Other Parcel Info.:
Tax ID Number: 68 072 & 044 (PART OF) Jurisdiction: County
Size of Tract: 29.85 acres
Accessibility: Access is via Willbanks Rd, a single lane private road with approximately 36ft of pavement within a 50ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest City Sector Plan Designation: GC (General Commercial) / LDR (Low Density Res)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6612 Willbanks Road & 6300 Keck Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: LI (Light Industrial)
Previous Requests: 2-C-96-RZ: A to CB, 4-R-97-RZ: County CB to City C-6
Extension of Zone: No
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) / LDR (Low Density Residential) / HP (Hillside Protection)
Requested Plan Category: MU-SD (Mixed Use Special District) NWC-1 (North West City-1) & MU-SD (Mixed Use Special District) NWC-1 (North West City-1) / 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 LI (Light Industrial) zoning because it consistent with the surrounding development and adjacent to the interstate interchange and a commercial corridor.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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 may be provided by the expansion of light industrial uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The LI (Light Industrial) zone is intended to provide for areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. In order to achieve compatibility in transition of property in the same or neighboring zones, performance standards are applied at lot lines. Landscaping and buffering requirements are intended to augment the transition of this zone with neighboring residential areas.

2. The landscaping standard for the LI zone notes that ornamental vegetation shall be continually maintained in the required setbacks. In addition, along all property lines adjacent to residential districts ornamental vegetation shall be provided which will reach a minimum height of fifteen (15) feet at maturity and provide cover to within one (1) foot of the ground.

3. The exterior lighting standard for LI also notes that the exterior lighting of any site shall be oriented in such a manner as not to cause direct lighting to be cast onto any residentially zoned property.

4. Setbacks in the LI zone note that no building shall be located closer than fifty (50) feet to any street right-of-way line or lot line which abuts a residential or agricultural zone. Setbacks of buildings adjoining any other zoning district shall be equal to the adjoining district.

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 light industrial zone area that separate the single family residential neighborhood from the more intensive uses around the interstate interchange at Callahan Drive.

2. The Light Industrial zone standards for setbacks, exterior lighting and landscaping should help lessen the impact of this development.

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) as part of the Northwest City Sector Plan.

2. This amendment does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action:

Approve LI (Light Industrial) zoning because it consistent with the surrounding development and

adjacent to the interstate interchange and a commercial corridor.

Date of Approval:

4/8/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 5/24/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: