

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-M-21-RZ                      **Related File Number:** 4-B-21-PA  
**Application Filed:** 2/22/2021              **Date of Revision:**  
**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 05602                      **Jurisdiction:** County  
**Size of Tract:** 29.85 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** MU-SD NWC-1 / LDR / GC / HP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## 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) / AG (Agriculture) / C-H-1 (Highway Commercial) / HP (Hillside Protection) / C-G-1 (General 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:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD NWC-1 (Mixed Use Special District) / LDR (Low Density Residential) / GC (General Commercial) / HP (Hillside Protection)  
**Requested Plan Category:** MU-SD NWC-1 (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 I-G (General Industrial) / HP (Hillside Protection Overlay) for portions of parcels 068 04501 and 068 04401 (0.61 acre portion); approve I-G (General Industrial) for parcels 068 07201, 068 05602 and 068 046; approve C-H-1 (Highway Commercial) for a portion of parcel 068 04401 (8.24 acre portion) because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET:

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 will be accommodated by the expansion of general industrial and highway commercial uses.

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

1. The I-G (Light Industrial) zone provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.

2. The C-H Highway Commercial Zoning District is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses. The C-H District is divided into two levels of intensity related to the overall form and design of the development; however, uses are the same across all levels.

3. The HP Overlay is intended to protect hillsides and hillside development when development occurs in these areas with significant topographic features because there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence.

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

2. The land disturbance standards of the HP (Hillside Protection) Overlay will reduce potential impacts related to clearing and grading in this area.

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) / HP (Hillside Protection) 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:** 6/10/2021

**Details of Action:**

**Summary of Action:** Approve I-G (General Industrial)/HP (Hillside Protection Overlay) for portions of parcels 068 04501 and 068 04401 (0.61 acre) and approve I-G (General Industrial) for parcels 068 07201, 068 05602 and 068 046; approve C-H-1 (Highway Commercial) for a portion of parcel 068 04401(8.24 acres) 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-102-2021

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**