

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 4-SF-21-C

Related File Number:

Application Filed: 2/19/2021

Date of Revision:

Applicant: WILBANKS, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of Callahan Rd., north side of Keck Rd.

**Other Parcel Info.:**

**Tax ID Number:** 68 044, 04401, 04501, 04502 OTHER: , 046, 054, 05401, **Jurisdiction:** City and County

**Size of Tract:** 90 acres

**Accessibility:** Access is via Callahan Rd a four lane divided with center median Minor arterial road with 75 ft of pavement and 110ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land, Agricultural, Warehouse/distribution

**Surrounding Land Use:** North: Shipping facility - I-G (General industrial)  
South: Vacant land, single detached dwelling - A (Agricultural)  
East: I-75 Interstate / PC (Planned Commercial) & A (Agricultural)  
West: Commercial, Office/warehouse - CB (Business and Manufacturing)

**Proposed Use:** Public Access Road & Intersection Improvements

**Density:**

**Sector Plan:** Northwest City

**Sector Plan Designation:**

**Growth Policy Plan:** Urban Growth Area

**Neighborhood Context:**

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

**Street:** 900 Callahan Rd.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** LI, CB, C-H-1, C-H-2, C-G-1, AG

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Callahan Development / Public Access Road & Intersection Improvements

No. of Lots Proposed: 5 No. of Lots Approved: 0

Variances Requested: None

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 4 conditions.

Staff Recomm. (Full):

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 Study and Site Access Study prepared by Cannon & Cannon, Inc., as last revised on March 22, 2021, and approved by the Knoxville Department of Engineering and Public Works, City of Knoxville Department of Engineering, and Planning Commission staff. Any recommended improvements to be made by the developer will be determined by the agency(s) with jurisdiction, including the design details and timing of the installation of the improvements, shall be worked out during the design plan stage for the subdivision.
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.

Comments: This proposal is a new road to provide access to an industrial development with 5 lots. This development includes property that is in the City and County which will require coordination for the review and permitting of the road and future development of the site. A rezoning application has been submitted for this site and is also on the April Planning Commission agenda (4-M-21-RZ). The rezoning is not necessary to allow the Planning Commission to approve the new road, however, it will be needed for the property to be developed as proposed because approximately one-third of the site is currently zoned AG (General Agricultural).

The Callahan Industrial Development Traffic Impact and Site Access Study (Cannon & Cannon, revised March 22, 2021) assumes a build-out scenario of 575,000 sqft of warehousing and distribution development with a single access point along Callahan Drive. The traffic study recommends the installation of a three-phase traffic signal at the new 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, because the current traffic counts are lower than normal due to the pandemic and had to be adjusted using past traffic count data, 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 modification of two properties that are not controlled by the applicant but the applicant is in discussions with those property owners and has indicated they are will to allow the modifications so the intersection and traffic signal can be installed. The adjacent property to the west will have its eastern driveway access to Callahan Drive removed because it is too close to the new road and a right turn lane will be installed. The right turn lane may also cross over onto this property which will require right-of-way dedication. There will be two driveway connections from the adjacent property to the new road and will improve the access to this property, especially the businesses to the rear of the site. The driveway for the car dealership across Callahan Road will need to be moved to the east side of their property so it aligns with the new intersection. This will require their detention pond to be moved to the west.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

**Summary of Action:** APPROVE the Concept Plan subject to 4 conditions.

**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 Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**