

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 5-SF-22-C **Related File Number:**
Application Filed: 3/28/2022 **Date of Revision:**
Applicant: WILBANKS, LLC

PROPERTY INFORMATION

General Location: South side of Callahan Drive, northeast side of Keck Road
Other Parcel Info.:
Tax ID Number: 68 05401 OTHER: (SEE APPLICATION FOR ADDITION **Jurisdiction:** City and County
Size of Tract: 95 acres
Accessibility: Access is via Callahan Dr, a four lane minor arterial street with a divided center median within 110ft of right-of-way; and via Wilbanks Rd, a local street with 22ft of pavement width within a right-of-way with varying width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, Agricultural, Warehouse/distribution, Vehicle sales
Surrounding Land Use: North: Shipping facility -- I-G (General industrial)
South: Vacant land, Rural residential, Single family residential -- A (Agricultural), HP (Hillside Protection Overlay)
East: I-75 Interstate -- PC (Planned Commercial), A (Agricultural)
West: Commercial, Office/warehouse, Single family residential -- CB (Business and Manufacturing), A (Agricultural), RA (Low Density Residential)
Proposed Use: **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 Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), C-H-1- (Highway Commercial), HP (Hillside Protection)
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 Drive Industrial Development

No. of Lots Proposed: 11 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 6 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 and Site Access Study prepared by Cannon & Cannon, Inc., as last revised on April 25, 2022, and approved by the Knox County Department of Engineering and Public Works, City of Knoxville Department of Engineering, and Planning Commission staff (Exhibit A). Any recommended improvements to be made by the developer will be determined by the agency(s) with jurisdiction during the design plan stage for the subdivision, including the design details and timing of the installation of the improvements,
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.
5. Providing a note on the final plat that access to Keck Road shall be prohibited.
6. Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) district for the area within the City of Knoxville, including but not limited installation of the road and other infrastructure, and the individual developments. A certificate of appropriateness must be approved by Planning staff before grading and building permits are issued.

Comments: This proposal is to modify the previously approved concept plan for this industrial development (4-SF-21-C). The changes include increasing the number of lots from 5 to 11 and extending the new internal road approximately 1,000 ft further to the east. The additional lots were created by making the proposed lots smaller, not adding additional land area. Portions of the site were rezoned to I-G (General Commercial) and C-H-1 (Highway Commercial) in July 2021 (4-M-21-RZ) and LI (Light Industrial) in May 2021 (4-J-21-RZ) to match other existing zoning on the property and to allow the proposed warehouse/distribution uses on the site. There will be no road or driveway connections to Keck Road.

The site includes property in the City and County, which will require coordination for the review and permitting of the road and future site development. The Callahan Industrial Development Traffic Impact and Site Access Study (Cannon & Cannon, revised April 25, 2022) assumes a build-out scenario of 575,000 sqft of warehousing and distribution development with a new access point to Callahan Drive and an existing access to Wilbanks Road. Lots 8, 9, and 10 already have access to Wilbanks Road and will be the only lots that do have access to Wilbanks Road. All other lots will only access Callahan Road via the new internal road.

The traffic study recommends the installation of a three-phase traffic signal at the new Callahan Road 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, 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 the modification of two properties that the applicant does not control. The applicant is in discussions with those property owners and has indicated they are willing to allow the modifications. The eastern driveway for the property to the west will be removed because it is too

close to the new road and a right turn lane for the new road is also required in this location. Right-of-way dedication from the adjacent property may be required to install the right turn lane or the required intersection radius. Two driveway connections will be extended from the adjacent property to the west to the new road to improve access to this property, especially the businesses to the rear of the site. The driveway for the car dealership across Callahan Road will be moved to the east side of their property to align with the new intersection, and their detention pond has to be moved to the west.

Action: Approved

Meeting Date: 5/12/2022

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 6 conditions.

Date of Approval: 5/12/2022

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: