CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number:	8-A-19-SP	Related File Number:	
Application Filed:	6/26/2019	Date of Revision:	
Applicant:	AZIZ KHERANI / SMART HOSPITALITY, LLC		

PROPERTY INFORMATION

General Location:	On the south side of Everett Rd, north of I-40 near the Watt Rd. exit.		
Other Parcel Info.:			
Tax ID Number:	141 04114	Jurisdiction:	County
Size of Tract:	14.45 acres		
Accessibility:	Access is via Everett Rd., a major collector street with 20' of pavement within a 50' right-of-way.		

8-J-19-RZ

GENERAL LAND USE INFORMATION

Existing Land Use:	Agricultural/Vacant/Forestry		
Surrounding Land Use:			
Proposed Use:	Multifamily Residentia	al Dwellings	Density: Less than 5 du/ac
Sector Plan:	Northwest County	Sector Plan Designation:	General Commercial
Growth Policy Plan:	Planned Growth Area	l i	
Neighborhood Context:	This site is adjacent to the north side of the I-40 right of way, near the commercial and industrial node at the Watt Road/Everett Road interchange, abutting rural residential and low density residential properties.		

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

Street:

1215 Everett Road

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	PC (Planned Commercial)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	11-A-18-SP (AG to GC)/11-B-18-RZ (A to PC); 7-T-83-RZ (A to I DENIED)
Extension of Zone:	LDR and PR are within 110' feet of this location.
History of Zoning:	11-A-18-SP/11-B-18-RZ: AG/A to GC/PC, 9-E-03-SP: A to CB (reduced area)

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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.):	Adopt Resolution (8-A-19-SP), amending the Northwest County Sector Plan to LDR (Low Density Residential). (See attached resolution, Exhibit A.)		
Staff Recomm. (Full):	development, po the Northwest C	opulation or traffic warrant recor	ector plan designation is recommended as trends in sideration of the sector plan. The population growth in ce other sectors of Knox County and additional e needed.
Comments:	SECTOR PLAN these):	AMENDMENT REQUIREMENT	S FROM GENERAL PLAN (May meet any one of
			MENDMENT OF THE LAND USE PLAN: nting amendment of the land use plan.
	THE PLAN AND No additional str	MAKE DEVELOPMENT MORE reet improvements have been m s last updated, however, a new	DS OR UTILITIES THAT WERE NOT ANTICIPATED IN EFEASIBLE: ade in the area since the Northwest County Sector wastewater treatment facility is being constructed for
		R SIGNIFICANT ERROR OR C	
	OF THE ORIGIN Population grow	NAL PLAN PROPOSAL: th in the Northwest County Sec	R TRAFFIC THAT WARRANT RECONDISERATION or continues to outpace other sectors of Knox County. residential development warrant reconsideration of the
	 State law regarding amendments of the general plan (which includes Sector Plan amendm changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The provides for two methods to amend the plan at TCA 13-3-304: 1. The Planning Commission may initiate an amendment by adopting a resolution and cert amendment to the Legislative Body. Once approved by majority vote of the Legislative Body amendment is operative. 2. The Legislative Body may also initiate an amendment and transmit the amendment to the Commission. Once the Planning Commission has considered the proposed amendment ar not approved, or taken no action, the Legislative Body may approve the amendment by may and the amendment is operative. 		y the Tennessee Legislature in 2008. The law now TCA 13-3-304: endment by adopting a resolution and certifying the oved by majority vote of the Legislative Body, the endment and transmit the amendment to the Planning as considered the proposed amendment and approved,
Action:	Approved	·	Meeting Date: 8/8/2019
Details of Action:			
Summary of Action:	Planning Commission recommends adoption of resolution (8-A-19-SP), amending the Northwest County Sector Plan to LDR (Low Density Residential). (See attached resolution, Exhibit A.)		
Date of Approval:	8/8/2019	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to public	cation?: 🔲 Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	9/23/2019	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: