

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 8-A-19-SP                      **Related File Number:** 8-J-19-RZ  
**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.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural/Vacant/Forestry  
**Surrounding Land Use:**  
**Proposed Use:** Multifamily Residential Dwellings                      **Density:** Less than 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** General Commercial  
**Growth Policy Plan:** Planned Growth Area  
**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)



**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 9/23/2019

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**