



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-T-23-RZ  
1-I-23-SP

**AGENDA ITEM #:** 27  
**AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** AZIZ A. KHERANI  
**OWNER(S):** Aziz A. Kherani Chotu Inc.

**TAX ID NUMBER:** 83 082 [View map on KGIS](#)

**JURISDICTION:** Commission District 9

**STREET ADDRESS:** 5500 STRAWBERRY PLAINS PIKE

▶ **LOCATION:** Southwest side of Strawberry Plains Pike and E. Governor John Sevier Highway

▶ **TRACT INFORMATION:** 8.68 acres.

**SECTOR PLAN:** East County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Strawberry Plains Pike, a minor arterial, with a pavement width of 25-ft within a right-of-way width of 60-ft. Access is also via E. Governor John Sevier Highway, a major arterial with a pavement width of 54-ft within a right-of-way width of 112-ft.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

**WATERSHED:** Swan Pond Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), LI (Light Industrial), LDR (Low Density Residential), SP (Stream Protection) / A (Agricultural), F (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial), SP (Stream Protection) / CA (General Business), RB (General Residential), F (Floodway)

▶ **EXISTING LAND USE:** Rural Residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, CA is adjacent and GC is adjacent. RB is not adjacent.

**HISTORY OF ZONING REQUESTS:** 3-I-08-RZ: A and F to PC and F (Withdrawn)

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Commercial - GC (General Commercial) - CA (General Business)  
South: Industrial - LI (Light Industrial) - LI (Light Industrial)  
East: Commercial - GC (General Commercial) - CA (General Business)  
West: Rural residential - MDR (Medium Density Residential) - A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This is a commercial node at the intersection of Strawberry Plains Pike and

**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to GC (General Commercial) and SP (Stream Protection) for a portion of parcel 083 082 because it is a minor extension at an existing commercial node.**
  
- ▶ **Approve the CA (General Business) and RB (General Residential) and F (Floodway) zones for portions of parcel 083 082 because it is a minor extension of an existing commercial node and consistent with the sector plan.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This is a minor extension of a commercial node at the intersection of a major arterial and a minor arterial. A smaller adjacent parcel along the right-of-way is already designated GC (General Commercial). The applicant is also requesting to retain the MDR (Medium Density Residential) designation for a portion of the parcel. Additional residential development may support the expansion of commercial uses at this node.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have not been significant new roads in this area, however, the request to expand the GC designation and retain the MDR designation on a portion of the property at the intersection of an existing major arterial and minor arterial is consistent with the location criteria for both land use classifications.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't a significant error or omission in the plan, however, additional commercial growth at this node near a large industrial area is expected, especially if the MDR (Medium Density Residential) area is built out.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for housing and this plan amendment could enable additional opportunities for commercial and residential development.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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. This area is along a major intersection of two arterial streets, which are currently designated as GC and MDR in the sector plan. The applicant is requesting to expand a portion of the CA (General Business) zone and rezone another portion of the parcel to RB (General Residential), which is presently supported by the sector plan.
2. The addition of RB zoning at this location could increase the potential for residential development at this location because a portion of the site is currently zoned A (Agricultural).
3. Local data sources and national data trends note an increased demand for housing and this rezoning could enable additional opportunities for residential development.

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

1. The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. This intersection has CA zoning at this location currently, however, this request represents a minor extension of that existing zone district.
2. The RB zone provides for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The RB zoning provides a transition zone between

the commercial node and the adjacent agricultural, single family residential areas.

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 are no negative impacts anticipated from the proposed rezoning. The existing Floodway zoning would be retained for this site as well.

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:

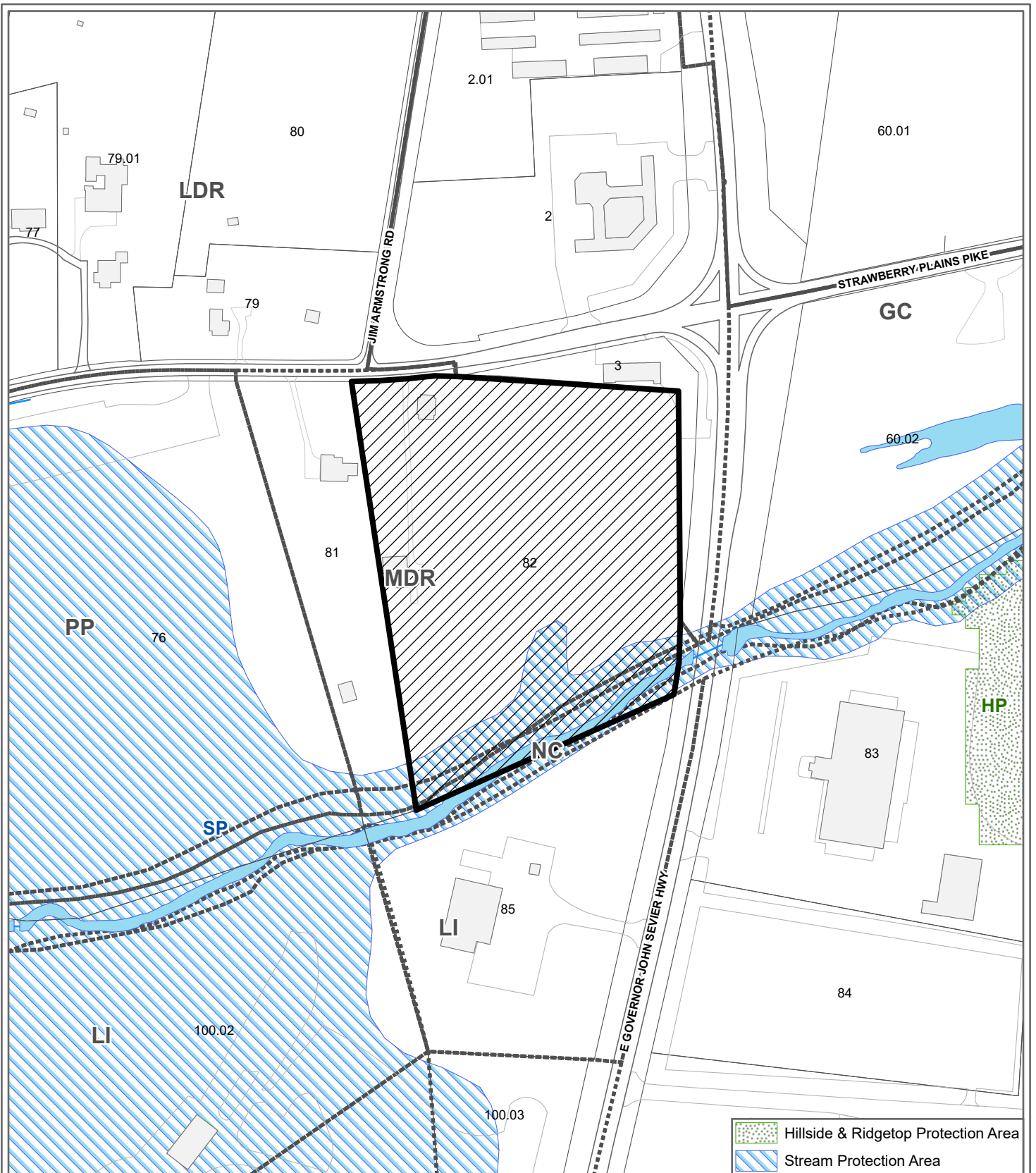
1. The proposed CA rezoning is consistent with the recommended expansion of the GC designation for this intersection and the RB zoning is consistent with the existing MDR designation for this parcel.
2. The proposed rezoning is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan.
3. Rezoning is not in conflict with any other adopted plans or policies.



ESTIMATED TRAFFIC IMPACT: 0 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/21/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



 Hillside & Ridgetop Protection Area  
 Stream Protection Area

**1-I-23-SP / 1-T-23-RZ**  
**EAST COUNTY SECTOR PLAN AMENDMENT**

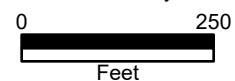


From: MDR (Medium Density Residential), LI (Light Industrial), LDR (Low Density Residential), SP (Stream Protection)  
 To: GC (General Commercial), SP (Stream Protection)

Petitioner: Aziz A. Kherani

Map No: 83

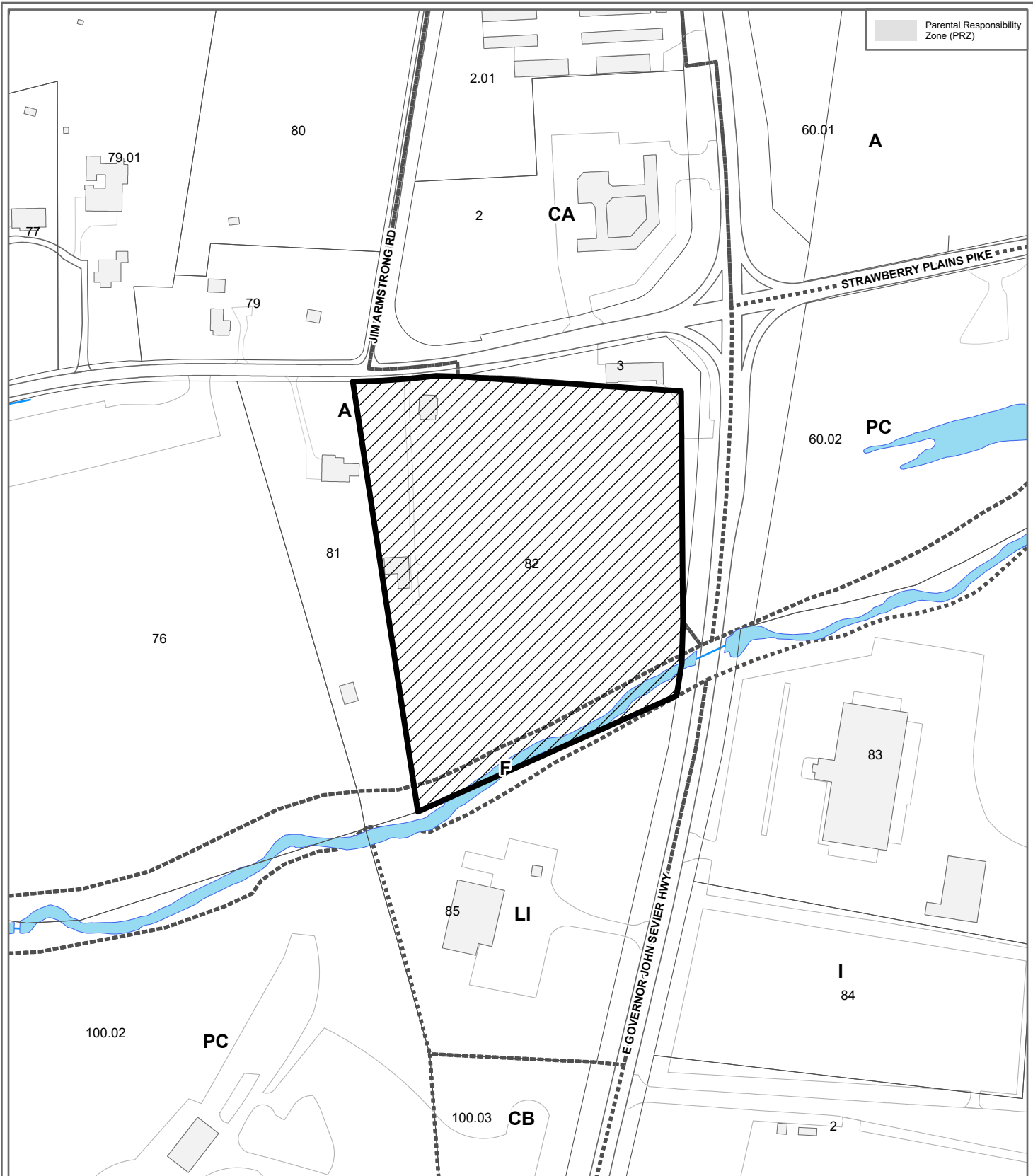
Jurisdiction: County



Original Print Date: 12/19/2022

Revised:

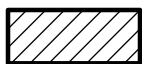
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-T-23-RZ  
REZONING**

From: A (Agricultural), F (Floodway)

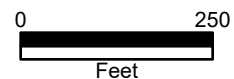
To: CA (General Business); RB (General Residential), F (Floodway)



Petitioner: Aziz A. Kherani

Map No: 83

Jurisdiction: County



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE EAST COUNTY SECTOR PLAN***

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East County Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Aziz A. Kherani has submitted an application for an amendment to the East County Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Medium Density Residential to General Commercial consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 12 , 2023, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

***NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:***

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the East County Sector Plan, with its accompanying staff report and map, file #1-I-23-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Chairman*

\_\_\_\_\_  
*Secretary*



# Exhibit A. 1-T-23-RZ\_1-I-23-SP Contextual Images

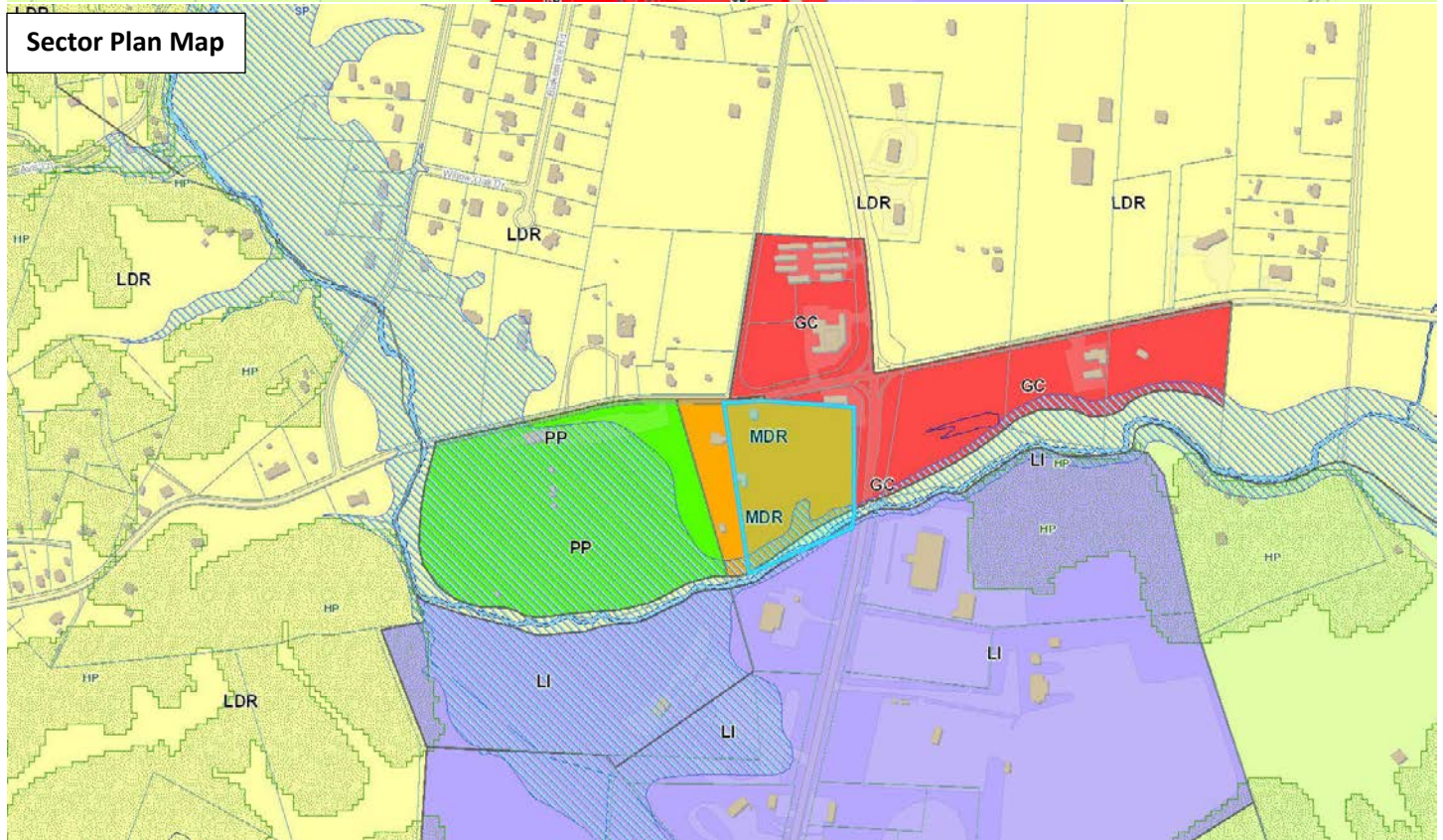
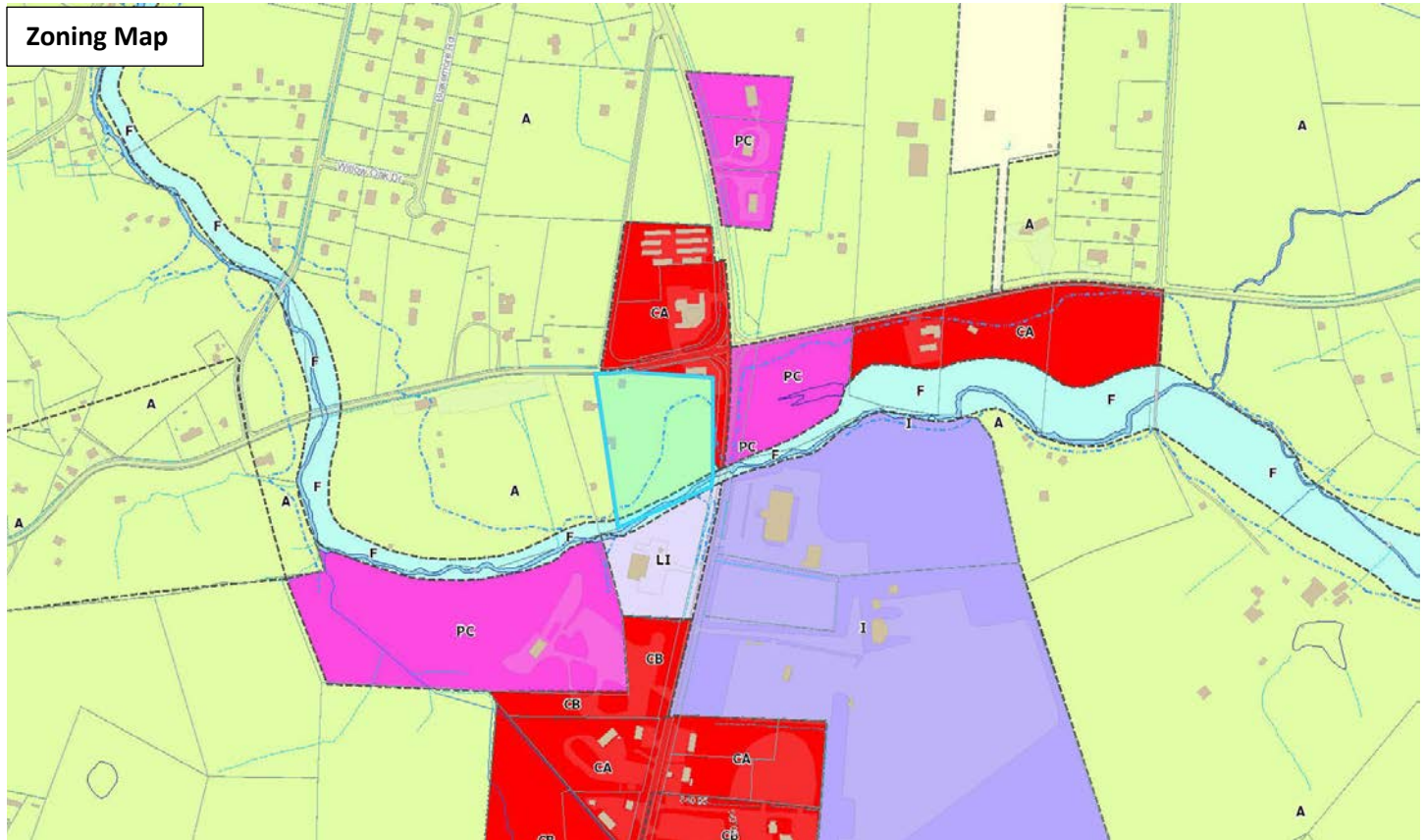




Exhibit A. 1-T-23-RZ\_1-I-23-SP Contextual Images







# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Aziz A. Kherani**

Applicant Name

Affiliation

**11/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-I-23-SP / 1-T-23-RZ**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**James I. Smith, PE Ardurra**

Name / Company

**10330 Hardin Valley Rd. Rd. Knoxville TN 37932**

Address

**865-690-6419 / jsmith@ardurra.com**

Phone / Email

## CURRENT PROPERTY INFO

**Aziz A. Kherani Chotu Inc.**

Owner Name (if different)

**3109 Stephens Landing Way Knoxville TN 37932**

Owner Address

**865-388-5431**

Owner Phone / Email

**5500 STRAWBERRY PLAINS PIKE**

Property Address

**83 082**

Parcel ID

**8.68 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southwest side of Strawberry Plains Pike and E. Governor John Sevier Highway**

General Location

City

**Commission District 9**

**A (Agricultural), F (Floodway)**

**Rural Residential**

Count

District

Zoning District

Existing Land Use

**East County**

Planning Sector

**MDR , LI, LDR and SP**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>CA (General Business) , RB (General Residential), F (Floodway)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>GC (General Commercial), SP (Stream Protection)</b>	
Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$2,617.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Aziz A. Kherani</b>	<b>11/28/2022</b>
Applicant Signature	Date
Please Print	

Phone / Email

<b>Aziz A. Kherani Chotu Inc.</b>	<b>11/28/2022</b>
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP  OYP
- Rezoning

Aziz A. Kherani

Applicant Name

11/28/2022

Date Filed

January 12th, 2023

Meeting Date (if applicable)

Chotu Inc.

Affiliation

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

James I Smith, P.E.

Name

2160 Lakeside Centre Way

Address

865-251-5084

Phone

Ardurra Group, Inc

Company

Knoxville

City

TN

State

37922

ZIP

jismith@ardurra.com

Email

## CURRENT PROPERTY INFO

Chotu Inc.

Property Owner Name (if different)

5500 Strawberry Plains Pike

Property Address

KUB

Sewer Provider

3109 Stephens Landing Way

Property Owner Address

083 082

Parcel ID

KUB

Water Provider

865-388-5431

Property Owner Phone

N

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

## ZONING REQUEST

Zoning Change   RB for residential portion / CA for business portion

Proposed Zoning \_\_\_\_\_

Plan Amendment Change   GC for business portion

Proposed Plan Designation(s) \_\_\_\_\_

12 units/acre for residential portion

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature

Aziz A. Kherani

11/21/2022

Please Print

Date

865-388-5431

reliancedevelopusa@gmail.com

Phone Number

Email

Property Owner Signature

Chotu Inc / President, Aziz Kherani

11/21/2022

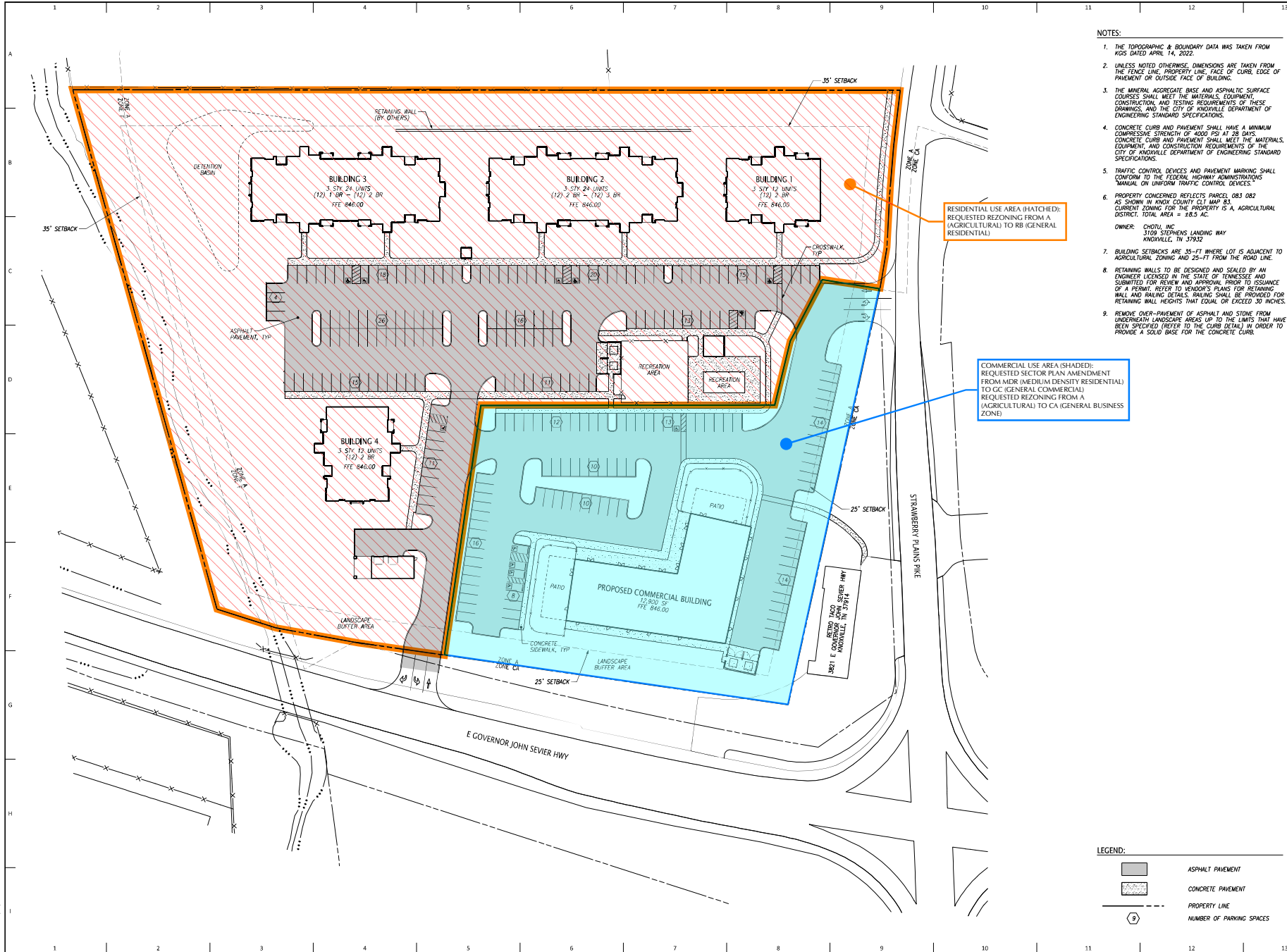
Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



File Name: I:\2024\25000\25000\25000.dwg  
Plot Date: 11/22/2025



**NOTES:**

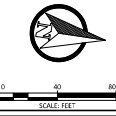
- 1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGS DATED APRIL 14, 2022.
- 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
- 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
- 4. CONCRETE CURBS AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURBS AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
- 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 6. PROPERTY CONCERNED REFLECTS PARCEL 083 082 AS SHOWN IN KNOX COUNTY CL1 MAP B1. CURRENT ZONING FOR THE PROPERTY IS A, AGRICULTURAL DISTRICT. TOTAL AREA = 9.5 AC.  
OWNER: CHOTU, INC  
3109 STEPHENS LANDING WAY  
KNOXVILLE, TN 37932
- 7. BUILDING SETBACKS ARE 35'-FT WHERE LOT IS ADJACENT TO AGRICULTURAL ZONING AND 25'-FT FROM THE ROAD LINE.
- 8. RETAINING WALLS TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT. REFER TO VENDOR'S PLANS FOR RETAINING WALL AND RAILING DETAILS. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES.
- 9. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAILS) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURBS.

RESIDENTIAL USE AREA (HATCHED):  
REQUESTED REZONING FROM A  
(AGRICULTURAL) TO RB (GENERAL  
RESIDENTIAL)

COMMERCIAL USE AREA (SHADED):  
REQUESTED SECTOR PLAN AMENDMENT  
FROM MDR (MEDIUM DENSITY RESIDENTIAL)  
TO GC (GENERAL COMMERCIAL)  
REQUESTED REZONING FROM A  
(AGRICULTURAL) TO CA (GENERAL BUSINESS  
ZONE)

**LEGEND:**

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE
- NUMBER OF PARKING SPACES



**CHOTU, INC**  
3109 STEPHENS  
LANDING WAY  
KNOXVILLE, TN 37932

MR. ADIZ KHERANI  
retiree@chotuuadigital.com  
865.388.5431

NO.	DATE	DESCRIPTION

**5500 STRAWBERRY PLAINS  
DEVELOPMENT**  
  
LAYOUT & PAVING PLAN

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

JOB NO: 190.002  
DATE:

**C1**

09/23/22