

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 10 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 2 conditions.

Staff Recomm. (Full): 1) If any proposed development exceeds 750 daily trips, a traffic impact study must be provided to identify potential issues, including impacts to the intersection of Everett Road and Yarnell Road. The traffic impact study must be included with the submission of the development plan application.
2) Must enter into a memorandum or understanding (MOU) with Knox County Engineering & Public Works to address improvements commensurate with the addition of traffic/delay to maintain a good level of service and address any safety issues, as identified by the traffic study.

Comments: 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the late 1980s, there has been a gradual transition from A (Agricultural) zoning to CB (Business and Manufacturing), PC (Planned Commercial), and PR (Planned Residential) with up to 5 du/ac. Commercial zoning has been concentrated west of the subject property near the I-40/I-75 exit at N Watt Road. Residential zoning has been focused to the east near Yarnell Road.
2. The construction of an 82-lot single-family subdivision is ongoing approximately 0.20 miles east of the subject.
3. In 2022, a use-on-review for a 224-unit multi-family development was approved abutting the subject property to the east (1-E-22-UR).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and distinct development program.
2. There is a blue line stream that runs through the property along its western lot line. The PR zone would be appropriate to consider here, as it allows for development to be clustered away from natural features and on more optimal sections of the property.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding area.
2. The PR zone with up to 10 du/ac would help establish a transition in land use intensity along Everett Road between the commercial development to the west and the low-density residential development to the east.
3. The subject property's driveway access is within approximately 150 ft of the intersection at Yarnell Road and Everett Road. A condition is recommended for a proposed development exceeding 750 daily trips to provide a traffic impact study that includes assessing potential impacts to this intersection. Road improvements to Everett Road may be required to accommodate increased traffic and improve

roadway safety.

4. Since the property was rezoned in 2019 (8-J-19-RZ), site improvements have been made to ensure there is adequate sight distance in both the east and west directions.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property is designated as the SR (Suburban Residential) place type on the Future Land Use Map, which allows consideration of the PR zone up to 12 du/ac. The PR zone is a partially related zone to the SR place type and requires additional criteria to be met. The proposed rezoning meets the second criterion, as the allowable uses in the PR zone with up to 10 du/ac are consistent with the secondary uses recommended by the SR land use mix.

2. The SR place type recommends a housing mix of predominantly single-family subdivisions with smaller lots and attached residential uses such as duplexes, multiplexes, townhouses, and multifamily developments compatible in scale with single-family houses. The housing types permitted in the PR zone with up to 10 du/ac align with the housing mix of the SR place type.

3. The recommended conditions support the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development. A traffic impact study would be required to identify potential road improvements along Everett Road. Should road improvements be needed, the developer would be required to enter into a MOU (memorandum of understanding) to complete needed improvements to maintain a good level of service and address any safety issues.

4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact form of development and offering a wide range of housing choices. The rezoning supports the intent of the Planned Growth Area

Action: Approved with Conditions **Meeting Date:** 1/8/2026

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 10 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 2 conditions.

Date of Approval: 1/8/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/17/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved with Conditions **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**