

# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW



**File Number:** 10-C-19-UR **Related File Number:**  
**Application Filed:** 8/23/2019 **Date of Revision:**  
**Applicant:** SMART HOSPITALITY, LLC

### PROPERTY INFORMATION

**General Location:** South side of Everett Rd, north of I-40 / I-75, south of Yarnell Rd.  
**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:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling development **Density:** 4.98 du/ac  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR (Low Density Residential) pending  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is adjacent to the north side of the I-40/75 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 Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was rezoned from PC to PR < 5 du/ac in September 2019 (8-J-19-RZ).

### 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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 72 apartment units as shown on the development plan, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connecting the apartments to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
4. Installation of sidewalks for the apartment complex as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
5. Installing all landscaping for the apartment complex, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
6. Obtaining and recording a permanent sight distance easement across the frontage of lot 1R as required by the Knox County Department of Engineering and Public Works.
7. The amenities for the apartment complex are for the tenants and their guests only, and cannot be rented or otherwise open to the general public. These include amenities listed on the plan as the convenience store (grocery), car wash, storage units, outdoor storage spaces for recreational vehicles, campers, boats, and trailers, and clubhouse.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Comments:

This proposal is for a 72 unit apartment complex on a 14.45 acre tract at a density of 4.98 du/ac. The approved density on the site is up to 5 du/ac. The apartment complex will include 6 three story buildings with 12 dwelling units in each building. The majority of the proposed parking will be located in surface parking areas with 44 spaces located within 3 accessory structures on the rear portion of the property near the I-40/I-75 frontage. Amenities for the complex include a clubhouse, pool, volleyball court, asphalt walking trail that loops around the development, convenience store (grocery), car wash, and storage.

A private driveway system will provide access to the apartment complex. The main entrance for the proposed apartment complex will be off of Everett Road, approximately 194' from the Yarnell Road intersection. Currently there is not sufficient sight distance looking west on Everett Road because of a horizontal curve and the hill and vegetation on the adjoining property. The applicant has an agreement with the adjoining property owner to move their driveway and grade and clear the front of the property to obtain the necessary sight distance for the apartment access.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed apartment development is compatible with the scale and intensity of recent development in the area. An apartment complex was identified as a future phase to the Everett Woods subdivision that is to the northeast. These apartments have not yet been reviewed and approved. The proposed apartments are located to the rear of the property, away from the nearby existing residential structures.
3. The applicant has laid out the development to stay off the steeper portion of the site (southwest

corner) and out of the required stream buffer, with the exception of the driveway crossing.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed apartment complex is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review:  
The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector street.
3. The proposed residential development at a density of 4.98 du/ac, is consistent in use and density with the PR zoning of the property at a density of up to 5 du/ac.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential (LDR) uses for this site. The proposed development at a density of 4.98 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved with Conditions **Meeting Date:** 10/10/2019

**Details of Action:**

**Summary of Action:** APPROVE the Development Plan for up to 72 apartment units as shown on the development plan, subject to 8 conditions.

**Date of Approval:** 10/10/2019 **Date of Denial:** **Postponements:**

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

### LEGISLATIVE ACTION AND DISPOSITION

<b>Legislative Body:</b>	Knox County Board of Zoning Appeals
<b>Date of Legislative Action:</b>	<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>	<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>	<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>	<b>If "Other":</b>
<b>Amendments:</b>	<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>	<b>Effective Date of Ordinance:</b>