

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-A-26-DP **Related File Number:**
Application Filed: 1/14/2026 **Date of Revision:**
Applicant: CHRIS SLATE, PE STERLING ENGINEERING, INC

PROPERTY INFORMATION

General Location: South side of Everett Rd, southwest side of Yarnell Rd
Other Parcel Info.:
Tax ID Number: 141 050 (PARTIAL) **Jurisdiction:** County
Size of Tract: 15.68 acres
Accessibility: Access is via Everett Road, a major collector with 19-20 ft of pavement width within a right-of-way width that varies from 42-49 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multifamily Development **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), RC (Rural Conservation), HP (H
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is near the Watt Road exit off of I-40 and the commercial and industrial node at that interchange. The surrounding area otherwise consists of single family residential subdivisions and large undeveloped lots.

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

Street: 609 VINTAGE HILLS WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2013 the property was rezoned from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 5 du/ac and F (12-E-13-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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the development plan for a multifamily development with up to 224 dwelling units in the PR (Planned Residential) zone as depicted on the site plan, subject to 5 conditions.

Staff Recomm. (Full): 1) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
2) Implementing the recommendations of the Vintage Knoxville West Traffic Impact Study (CDM Smith, revised 02/05/2026) as required by Knox County Engineering and Public Works during the design plan phase.
3) Installing all landscaping as shown on the landscape plans within six months of issuance of the first occupancy permit for the project, or posting bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrances.
4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
5) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the noted conditions, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: The applicant is proposing to construct a multifamily development with up to 224 units located on the southwest side of Everett Road, southeast of Yarnell Road. The multifamily development was previously approved as a use on review in 2022 (1-E-22-UR) and is part of the Hickory Village Mixed Use Development approved in 2016 (3-SB-16-C/3-A-16-UR). That approval was for a mix of residential uses that included the single family detached residential subdivision to the northeast, an assisted living facility on the part of this parcel north of Everett Road, and this multifamily development, which was approved for up to 224 dwelling units. However, while the use was approved for this property, the site plans only included the single family detached residential subdivision, and a second approval was needed to approve the plans for the multifamily development. The plans were approved in 2022 but are no longer vested, prompting the need for a new approval of the site plans.

The property is zoned PR (Planned Residential) with up to 5 du/ac. This request pertains to the portion of the subject parcel south of Everett Road, which comprises 15.68 acres and yields a density of 14.30 du/ac for this phase of development. However, since the property was approved as part of a larger planned district in 2013 (12-E-13-RZ), the density for the overall development will be 4.4 du/ac.

The proposed development would have two points of access on Everett Road, a major collector. The main entrance would have a boulevard design and be located near the northwest corner of the site, adjacent to the pool and clubhouse. The secondary entrance would be to the east and positioned directly across from Yellow Glen Boulevard.

The proposed development features 72 one-bedroom units, 126 two-bedroom units, and 26 three-bedroom units within 8 three- and four-story buildings. The buildings meet the required 35-ft peripheral setback of the PR zone. The proposed parking includes 416 spaces, 403 of which will be surface parking and 13 will be in garages. The proposed parking exceeds the minimum number of parking spaces required by the Knox County Zoning Ordinance, which is 280 spaces. However, the ordinance does not have a maximum number of parking spaces permitted, and the amount of proposed parking has not increased since the previous 2022 approval.

A revised Traffic Impact Study (TIS) prepared by CDM Smith was submitted for review by the Knox County Department of Engineering and Public Works and Planning Commission staff. The TIS recommends the following improvements: Installing signage for a multi-way STOP for the intersection of Everett Road and Yarnell Road with advance STOP AHEAD signs posted for the Everett Road

approaches, minimizing landscaping with low growing vegetation to ensure that safe sight distance is maintained, developing the site accesses with a minimum 300-foot corner sight-distance as required by Knox County, and posting STOP signs (R1-1) for the proposed site access approaches to Everett Road.

The landscaping along Yarnell Road calls for trees planted at intervals, but the trees are located far enough from the right-of-way so as not to impede sight distance. The 300-ft distance from intersections is in the subdivision regulations as a recommended separation from roads. In this case, the spacing from the intersection is to the apartment entrance and not a road. The Knox County Department of Engineering and Public Works has approved the western access point as proposed, located 260 feet from the intersection of Everett and Yarnell Roads, measured center-to-center. Signage, sight distance, and stop signs will be evaluated at the time of permitting.

The multifamily development is adjacent to one single family home to the west. While the Knox County Zoning Ordinance does not require landscape screening between multifamily and single family residential uses, Planning recommended for the first 250 feet of the western property line to be planted with the "Type A – Dense" landscape screening (Knox County Ordinance, Section 4.10.11.B.1) to buffer the adjacent residence to the west. The house is located approximately 100 ft from the proposed pool area, which is likely to generate noise during warmer months. This buffer has been included in the landscaping plans.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).
In exercise of its administrative judgement, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) zone with up to 5 du/ac

A. The PR zone requires a development plan to be approved before any building permits can be issued. The PR zone allows detached and attached houses, multi-dwelling structures, accessory buildings, and community facilities.

B. The PR zone limits building height for houses and duplexes to three stories. The height of all other structures shall be determined by the Planning Commission. The proposed structures are three- and four-stories.

C. The development plan meets the 35-ft peripheral setback requirements of the PR zone.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is primarily designated SR (Suburban Residential) on the Future Land Use Map, while the southeastern section is designated RC (Rural Conservation) and HP (Hillside Protection). The SR place type allows up to 12 du/ac, and the RC place type allows up to 5 du/ac. The proposed development, when calculated using the mixed residential development as a whole, including the single-family detached residential development, yields a density of 4.4 du/ac.

B. The RC place type and HP area designation are intended to conserve hillside, forested, and other natural areas. The rear southeastern boundary has not previously been disturbed or cleared. A 0.38-acre replanting area with a mix of evergreen and native tree species has been added to the plans along the southeastern boundary line to reforest and stabilize the slopes.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan is consistent with Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. A shortage of housing is widely acknowledged, and the proposed development would increase the range of housing options in an area that has experienced significant residential growth, with nearby access to I-40. As stated previously, this is a subsequent phase of a mixed-use residential development.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and offer a wide range of housing choices. The proposed development plan is consistent with the intent of the Planned Growth Area.

Action: Approved with Conditions **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the development plan for a multifamily development with up to 224 dwelling units in the PR (Planned Residential) zone as depicted on the site plan, subject to 5 conditions.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

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: