

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-A-26-DP **Related File Number:**
Application Filed: 4/23/2026 **Date of Revision:**
Applicant: SMART HOSPITALITY, LLC

PROPERTY INFORMATION

General Location: South side of Everett Rd, west of Yarnell Rd
Other Parcel Info.:
Tax ID Number: 141 04114 **Jurisdiction:** County
Size of Tract: 14.44 acres
Accessibility: Access is via Everett Road, a major collector with a pavement width of 20 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Multi-Family Development: Apartments, Townhomes, Clubhouse **Density:** 10 du/ac
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family residential dwellings on small suburban lots and larger rural lots, as well as trucking and warehousing operations. Large wooded areas and considerable topography exist between developed uses.

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: CB (Business and Manufacturing), PR(k) (Planned Residential), up to 10 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A request to rezone this property from A (Agricultural) to I (Industrial) was denied in 1983 (7-T-83-RZ). In 2003, a request to rezone this property from A to CB (Business and Manufacturing) was approved for a reduced area on appeal to County Commission (9-K-03-RZ). The property was rezoned in 2018 from A to PC (Planned Commercial) (11-B-18-RZ) and from PC to PR (Planned Residential) up to 5 du/ac in 2019 (8-J-19-RZ). In 2026, the property was rezoned to PR(k) up to 10 du/ac with conditions (1-E-26-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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the Development Plan for up to 144 dwelling units, subject to 8 conditions.

Staff Recomm. (Full):

1. Installing all landscaping as shown on the landscape plan.
2. The maximum height of the attached dwellings shall be 35 feet and the apartments' shall be 45 ft.
3. Implementing reforestation of graded slopes as shown on the plan for a land disturbance of 0.98 acres within the Hillside Protection area. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Entering into a memorandum of understanding (MOU) with Knox County Engineering and Public Works for completing other off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Implementing the recommendations of the Serenity at Everett Road Traffic Impact Study (Ardurra, 4/24/2026) as required by Knox County Engineering and Public Works during the design plan phase. If the TIA is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.

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

Comments:

This proposal is for 120 apartment units and 24 townhomes at Everett Road and Yarnell Road. The development amenities include a clubhouse, swimming pool, picnic area, and dog park with a walking trail around the property.

A similar site plan was approved in 2019 (10-C-19-UR) before the recent rezoning to PR with up to 10 du/ac. This proposal features apartment buildings of the same size and configuration as the original plans, but adds two additional apartment buildings (Buildings 3 and 8 on the plans) and features townhouses at the rear of the property instead of garages and a car wash.

The property is zoned PR (Planned Residential) with a density of up to 10 du/ac, subject to 2 conditions:

- 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.
- The traffic study's primary recommendation is to convert the intersection of Everett Road at Yarnell Road from side-street stop control to a single-lane roundabout. The applicant will partner with the County to complete the work.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, 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

A. The property is zoned PR (Planned Residential) with a density of up to 10 du/ac. The property has been surveyed and includes 14.446 acres, which would allow up to 144 dwelling units. The applicant is proposing 144 dwelling units.

B. The PR zone allows townhomes and apartments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The PR zone establishes a maximum height for single family houses, but all other uses have a maximum height established by the Planning Commission. Staff recommends a maximum height of 35 ft for the townhomes and 45 ft for the apartment buildings, consistent with the other residential houses and apartments in the general area.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) and is within the Hillside Protection area on the Future Land Use Map. SR calls for a range of housing size and styles, including some small-scale attached dwellings. The recommended disturbance within the HP area is 0.96 acres. The applicant is disturbing closer to 2.16 acres and will reforest around Buildings 9 and 10.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The multifamily development is consistent with Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity.

B. The landscaping along the entry road is consistent with Implementation Policy 2, to ensure that development is sensitive to the existing community character. Because the site is forested and the plan shows grading up to the property line, landscaping is provided around the perimeter of the property.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 6/11/2026

Details of Action:

Summary of Action: Approve the Development Plan for up to 144 dwelling units, subject to 8 conditions.

Date of Approval: 6/11/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: