



REZONING REPORT

▶ **FILE #:** 1-E-26-RZ

AGENDA ITEM #: 23

AGENDA DATE: 1/8/2026

▶ **APPLICANT:** SMART HOSPITALITY, LLC

OWNER(S): Smart Hospitality

TAX ID NUMBER: 141 04114 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1215 EVERETT RD

▶ **LOCATION:** South side of Everett Rd, west of Yarnell Rd

▶ **APPX. SIZE OF TRACT:** 14.44 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Everett Road, a major collector with a pavement width of 20 ft within a 40-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District, West Knox Utility District

Sewer Source: West Knox Utility District, First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Hickory Creek

▶ **PRESENT ZONING:** PR (Planned Residential) up to 5 du/ac

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Commercial

▶ **DENSITY PROPOSED:** up to 12 du/ac

EXTENSION OF ZONE: No, this would not be an extension.

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).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential, agriculture/forestry/vacant land - A (Agricultural)

South: I-40/I-75 Right-of-Way

East: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural)

West: Commercial - CB (Business and Manufacturing)

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.

STAFF RECOMMENDATION:

► **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.**

- 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

ESTIMATED TRAFFIC IMPACT: 1562 (average daily vehicle trips)

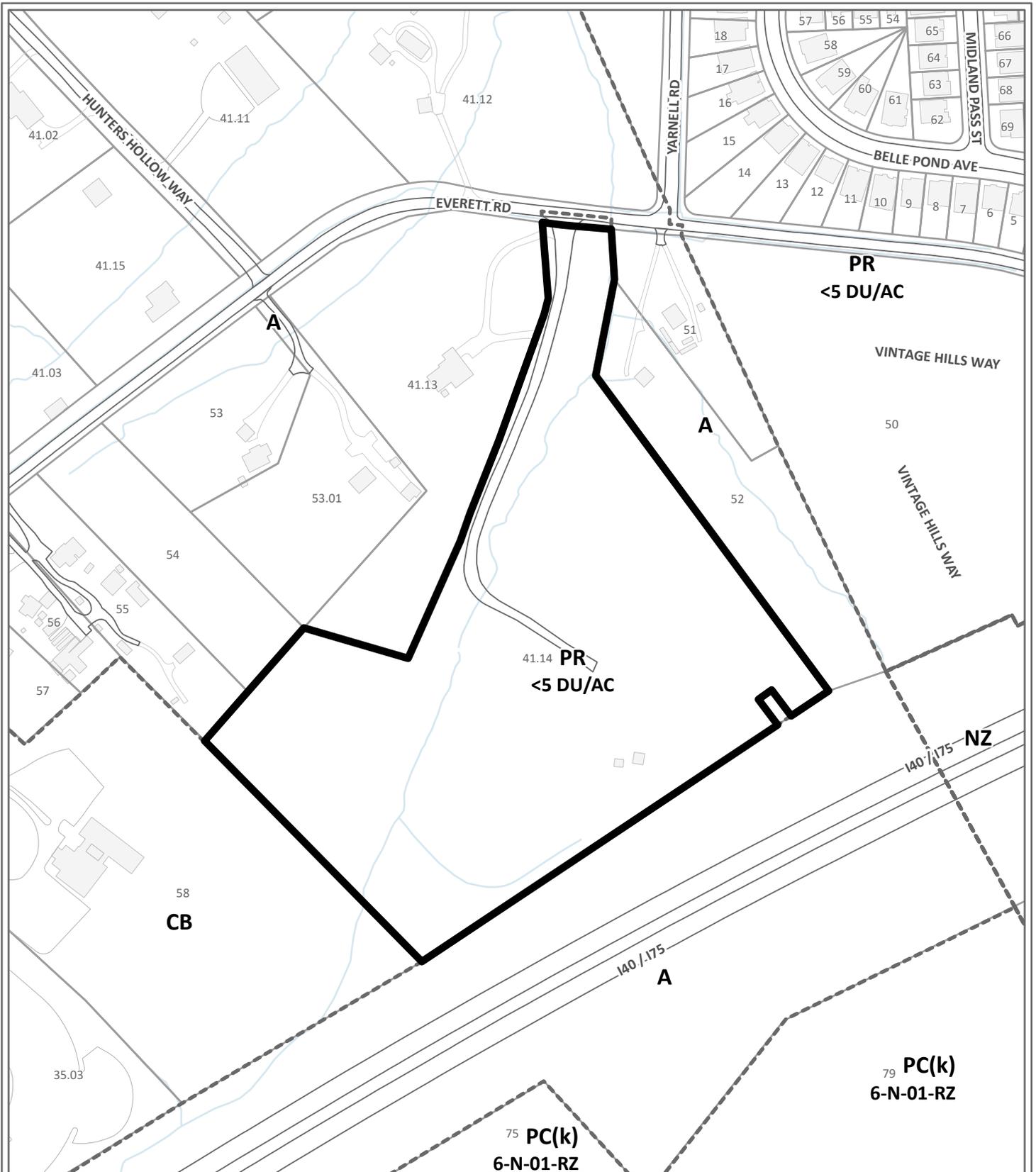
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 15 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 2/17/2026. 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.



REZONING

1-E-26-RZ

Petitioner: Smart Hospitality, LLC

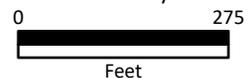


From: PR (Planned Residential) up to 5 du/ac

To: PR (Planned Residential) up to 12 du/ac

Map No: 141

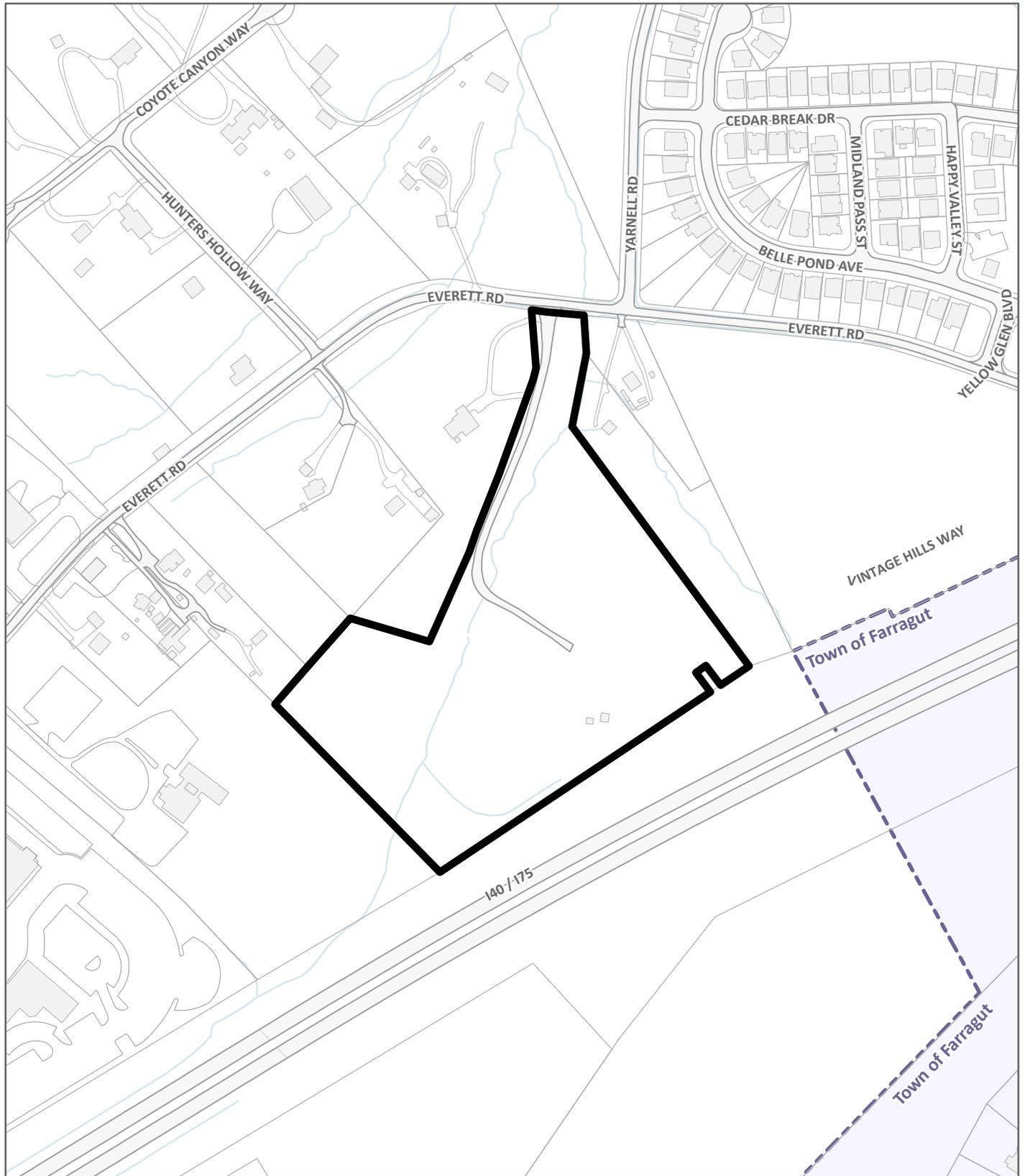
Jurisdiction: County



Original Print Date: 12/3/2025

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

Exhibit A. Contextual Images



LOCATION MAP

1-E-26-RZ



Case boundary

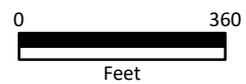


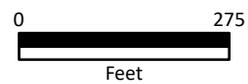
Exhibit A. Contextual Images



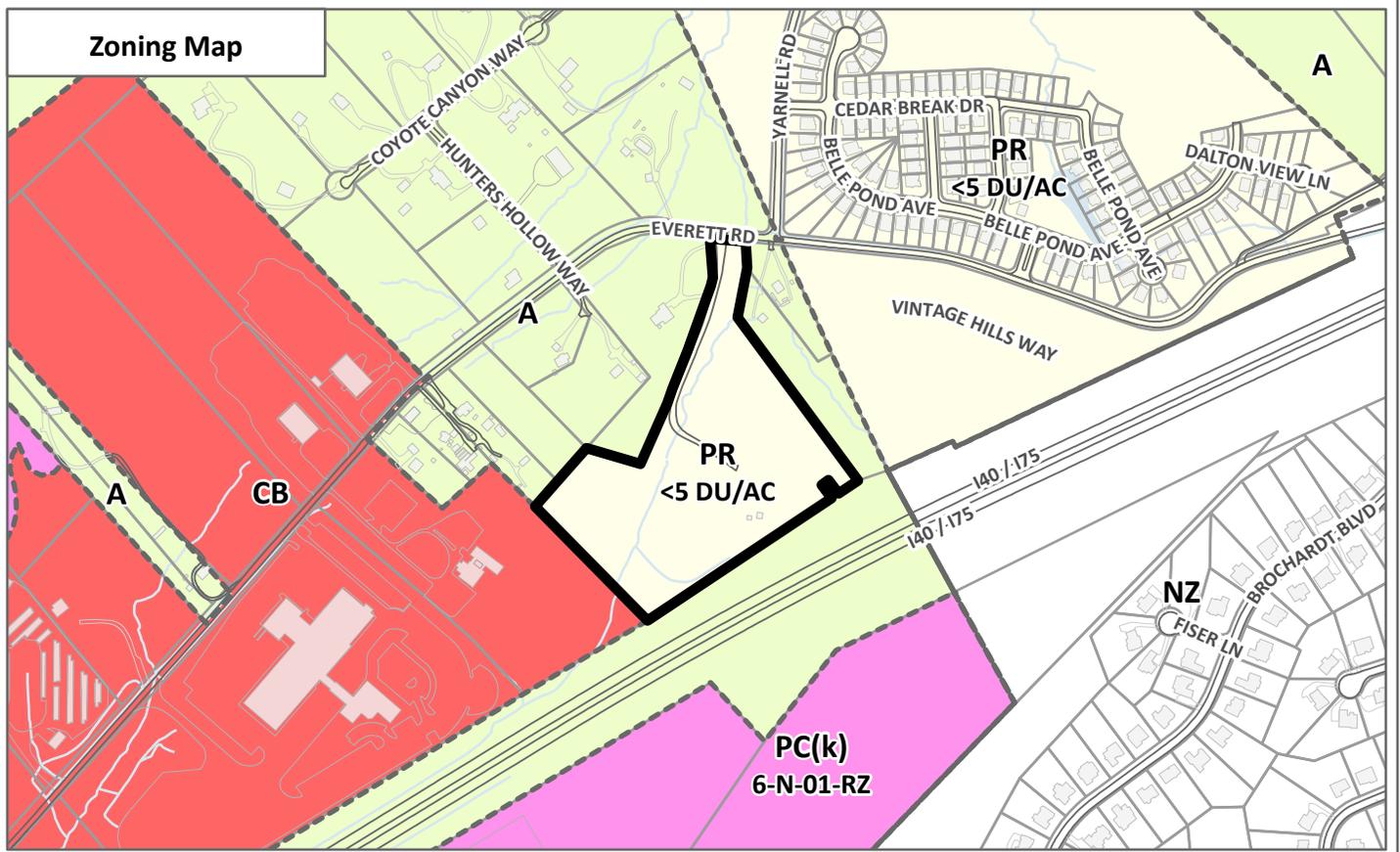
AERIAL MAP



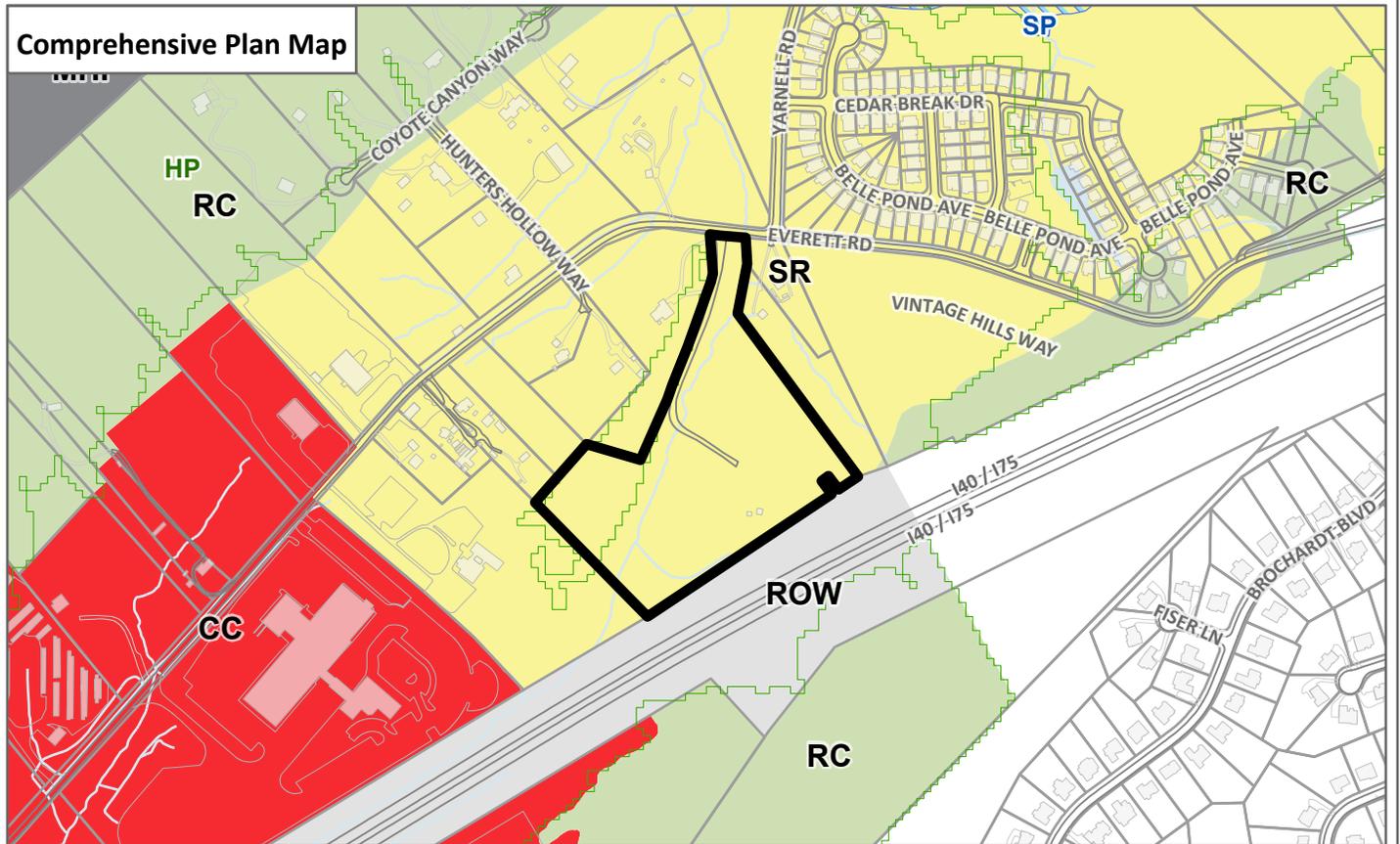
Case boundary



Zoning Map



Comprehensive Plan Map

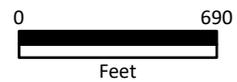


CONTEXTUAL MAPS 2

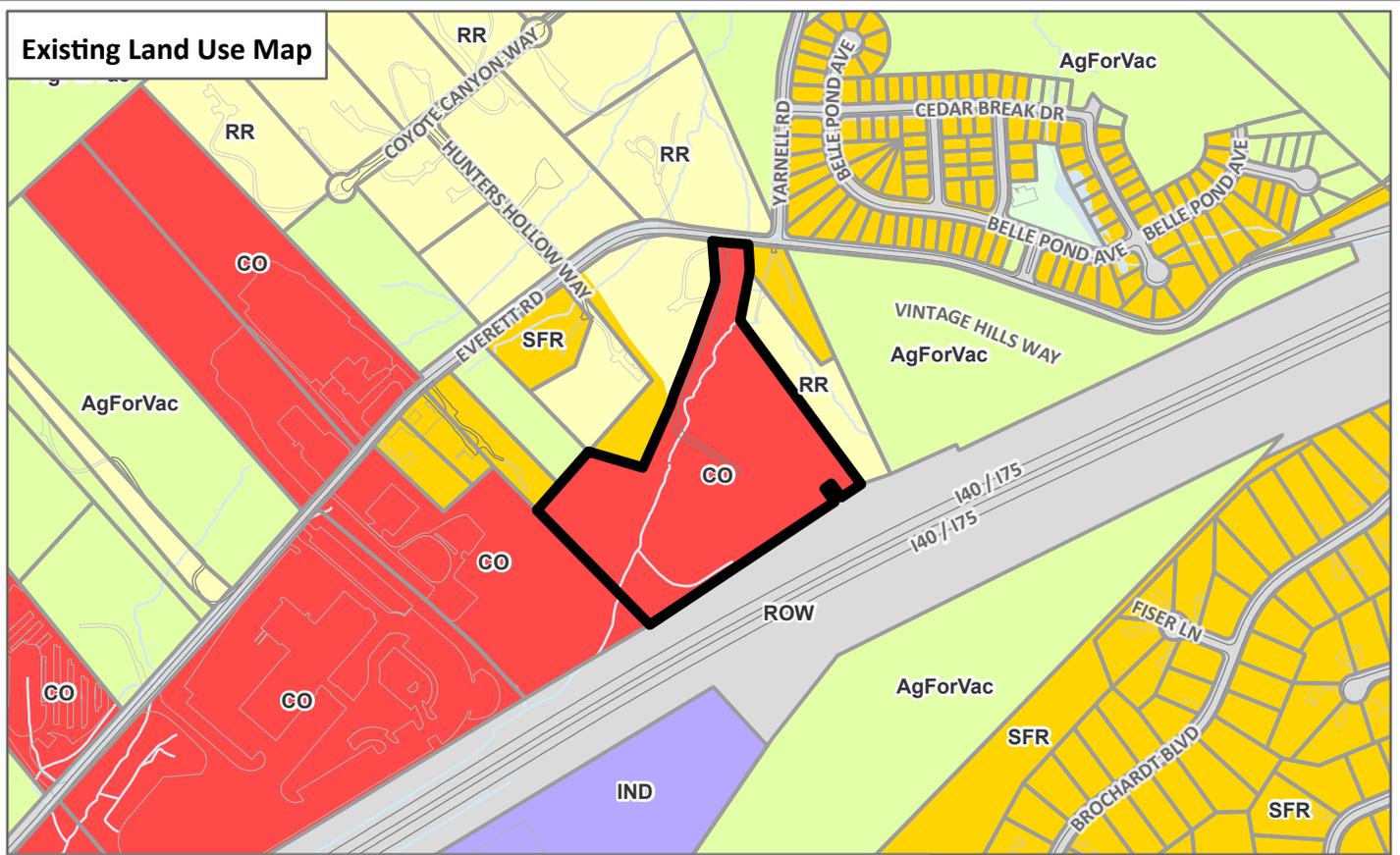
1-E-26-RZ



Case boundary



Existing Land Use Map

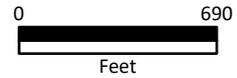


CONTEXTUAL MAPS 3

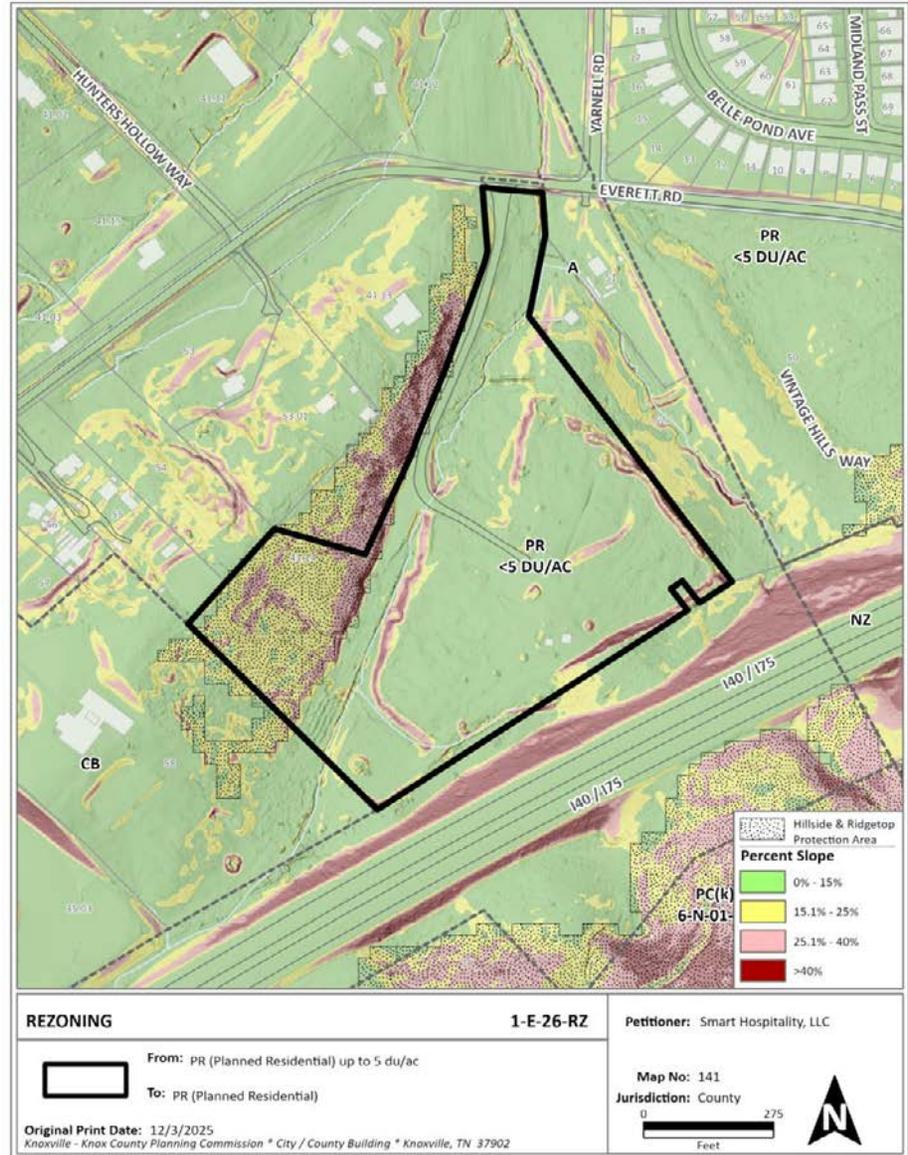
1-E-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	14.40		
Non-Hillside	12.24	N/A	
0-15% Slope	0.16	100%	0.16
15-25% Slope	1.36	50%	0.68
25-40% Slope	0.56	20%	0.11
Greater than 40% Slope	0.08	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	2.16	Recommended disturbance budget within HP Area (acres)	0.96
		Percent of HP Area	44.4%



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

December 26, 2025

January 9, 2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Aziz Kherani

Applicant Name

11-17-2025

Date