



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-A-26-DP

**AGENDA ITEM #:** 24

**AGENDA DATE:** 6/11/2026

▶ **APPLICANT:** SMART HOSPITALITY, LLC

OWNER(S): Smart Hospitality LLC

TAX ID NUMBER: 141 04114

[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

▶ **ZONING:** CB (Business and Manufacturing), PR(k) (Planned Residential), up to 10 DU/AC

PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Multi-Family Development: Apartments, Townhomes, Clubhouse

DENSITY PROPOSED: 10 du/ac

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).

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), PR (Planned Residential) up to 5 du/ac

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

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.

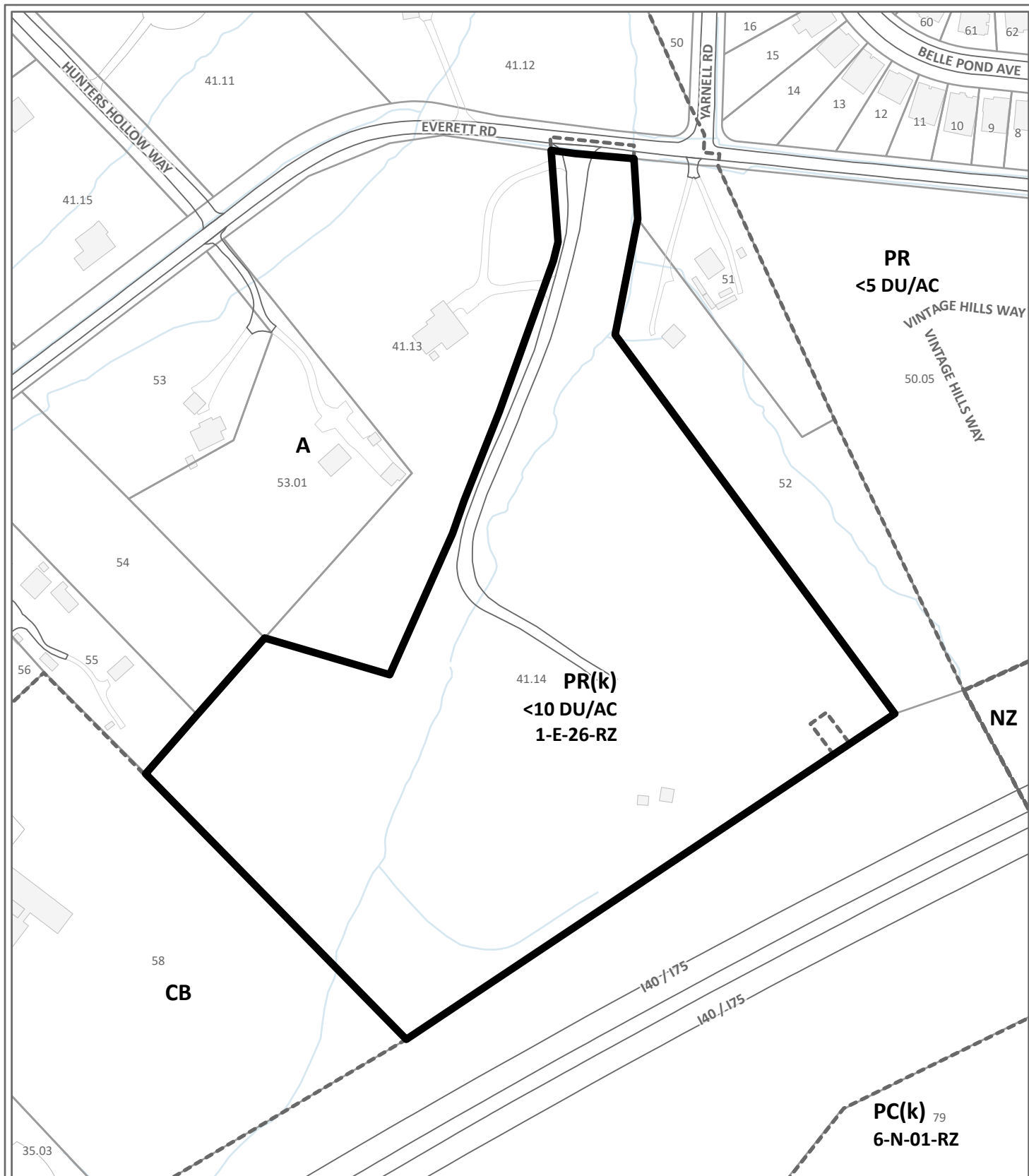
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 12 (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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



**DEVELOPMENT PLAN**

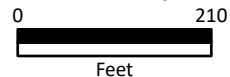
**6-A-26-DP**

**Petitioner:** Smart Hospitality, LLC



Multi-Family Development: Apartments, Townhomes, Clubhouse in CB (Business and Manufacturing), PR(k) (Planned Residential), <10 DU/AC

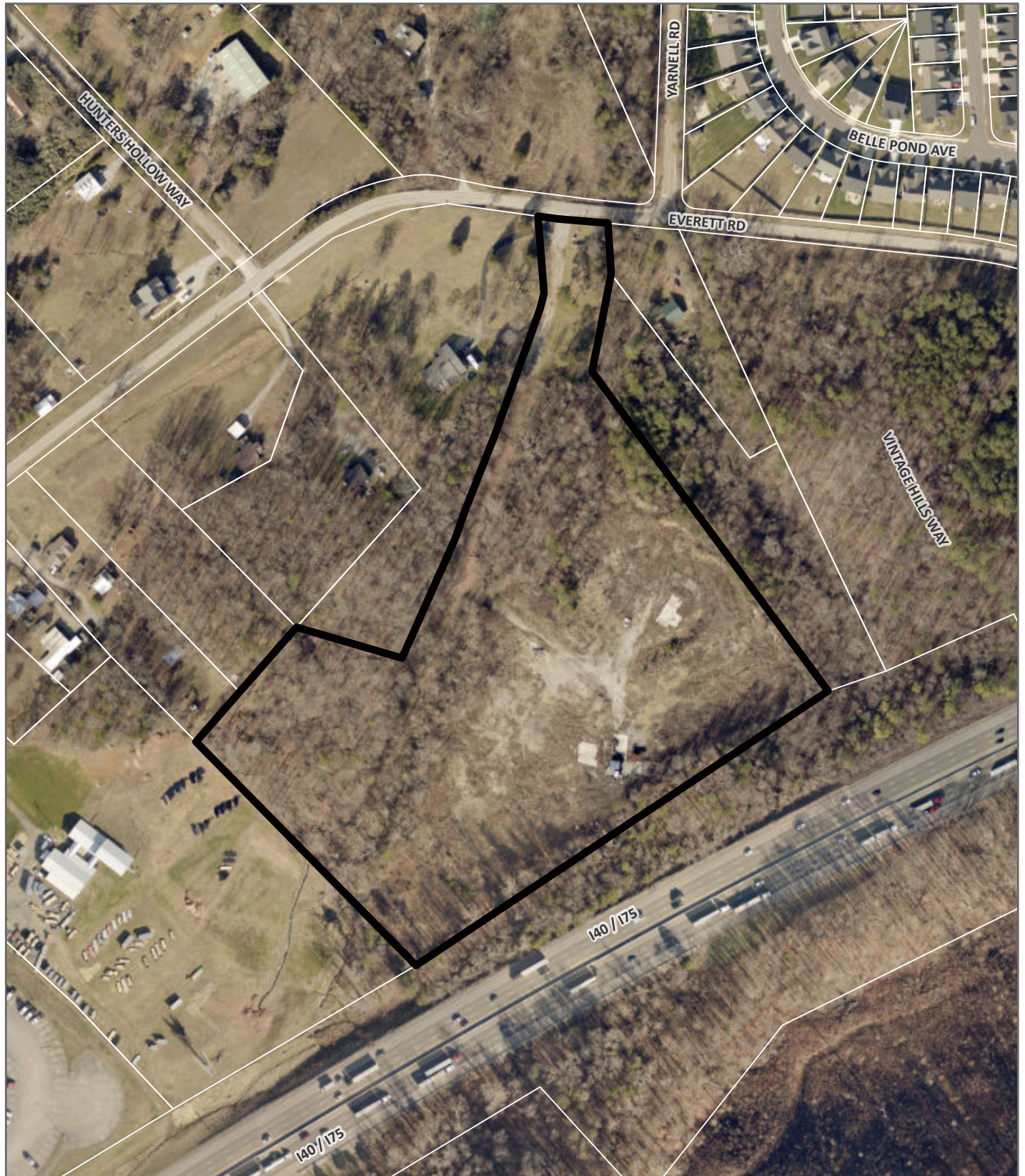
**Map No:** 141  
**Jurisdiction:** County



**Original Print Date:** 4/29/2026

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

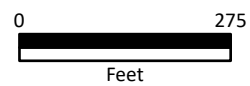
# Exhibit A. Contextual Images



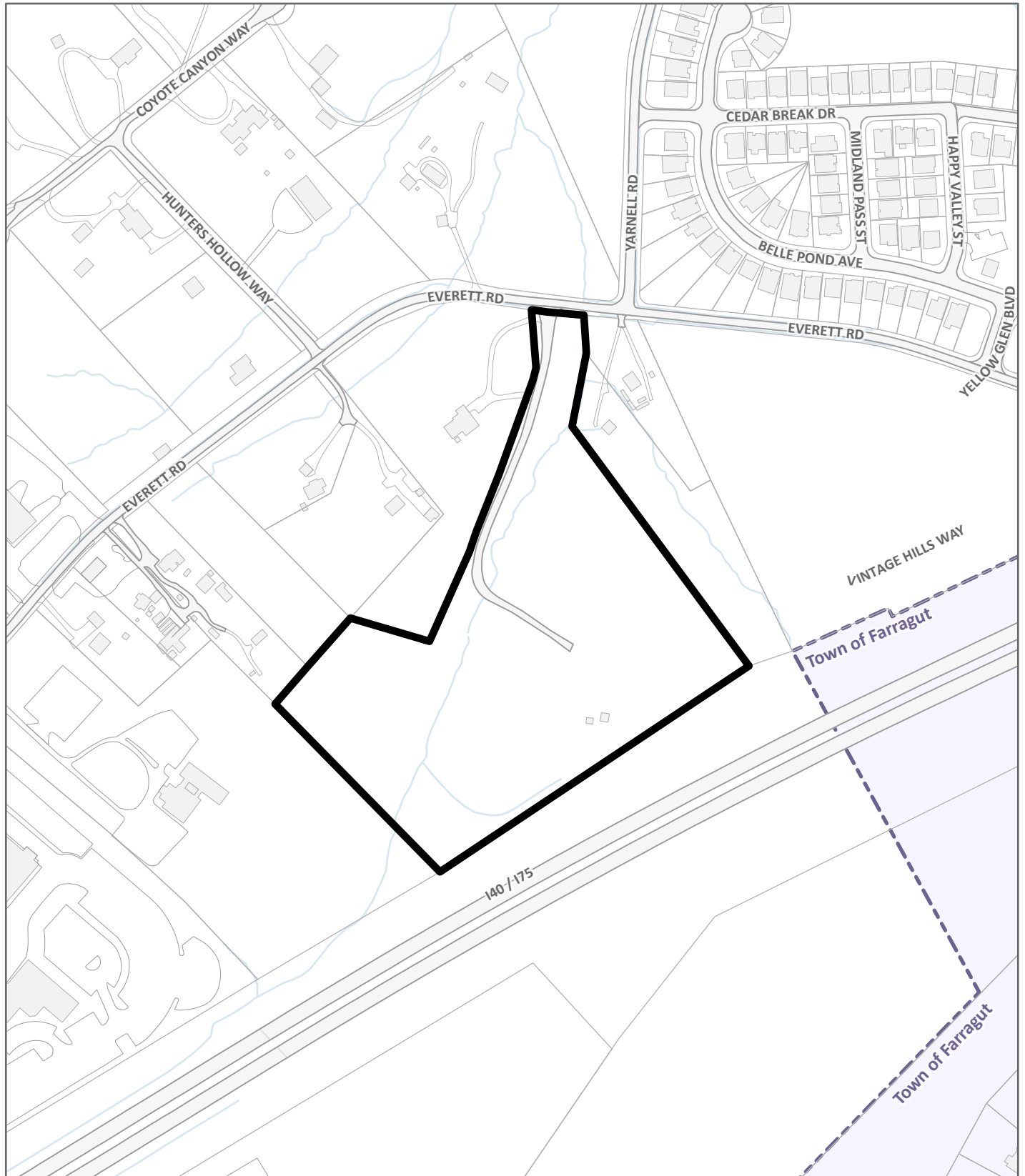
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

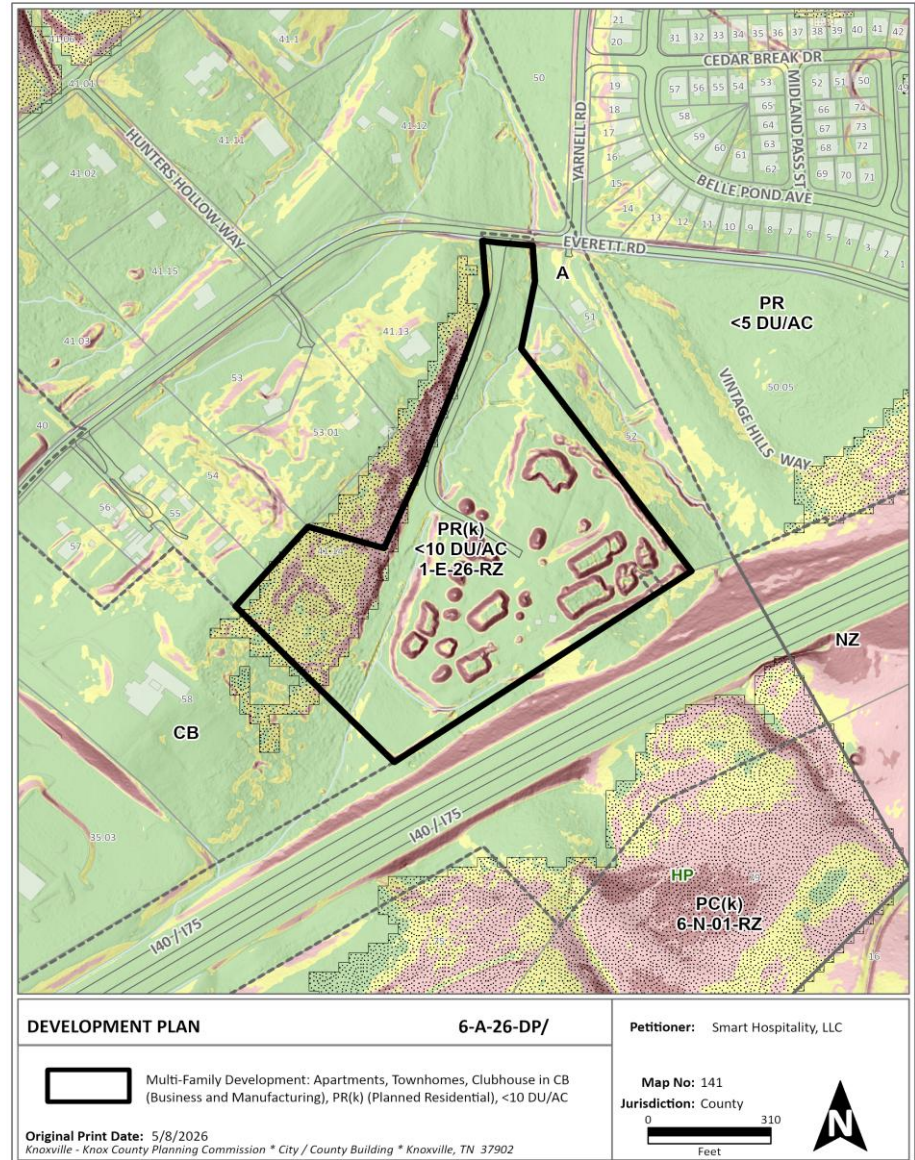
**6-A-26-DP**



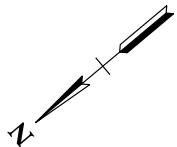
Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>14.44</b>		
Non-Hillside	12.28	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			
<b>Hillside Protection (HP) Area</b>	2.16	Recommended disturbance budget within HP Area (acres)	<b>0.96</b>
		Percent of HP Area	<b>44.4%</b>

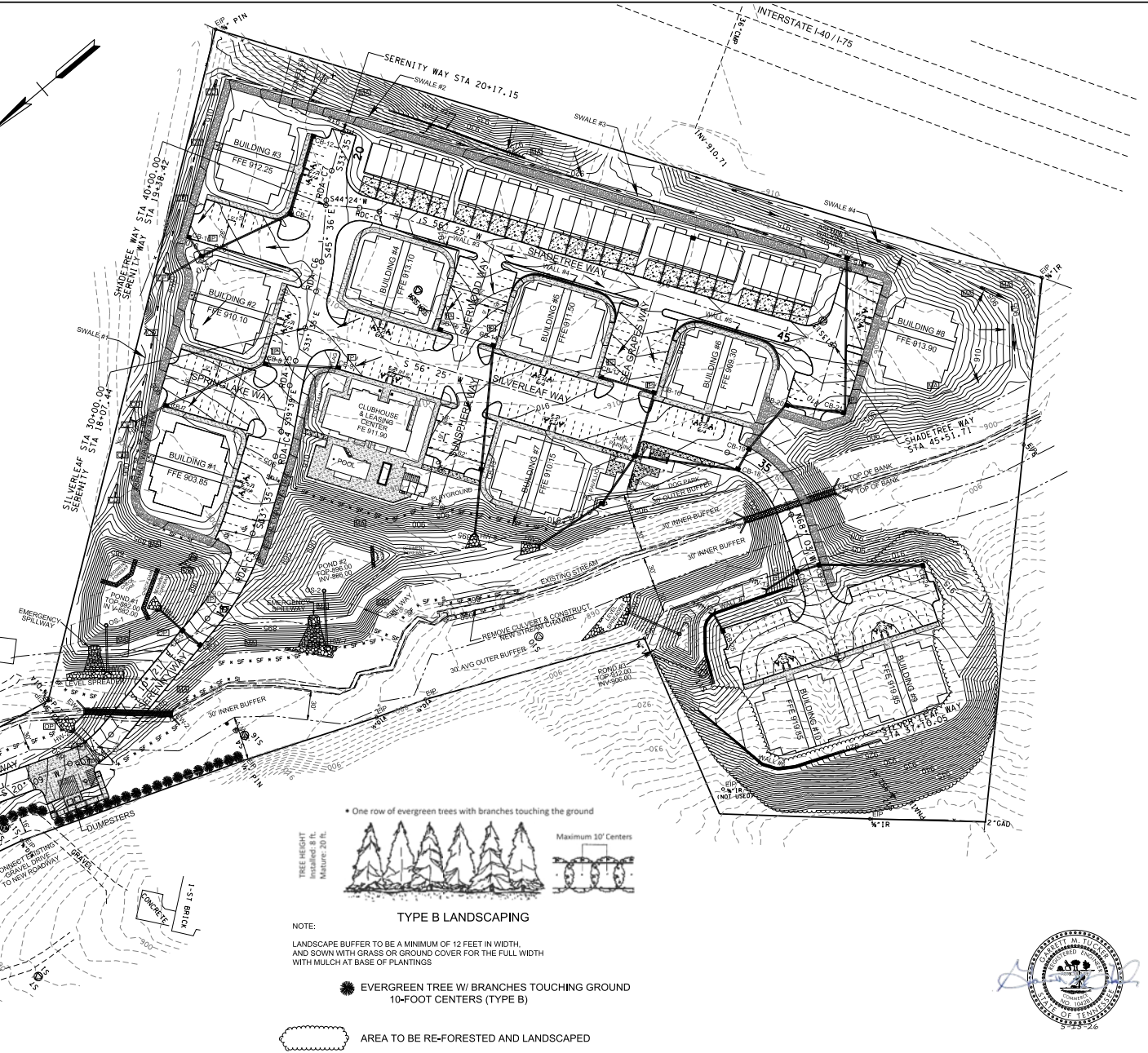


LEGEND			
SF * SF * SF * SF	SILT FENCE	o EIP	IRON PIN FOUND
[ ]	CONSTRUCTION EXIT	□	PIPE FOUND
[ ]	STORM DRAINLET PROTECTION	□	GAS VALVE
[ ]	STORM DRAIN OUTLET PROTECTION	□	WATER METER
[ ]	OVERLAND DRAINAGE PATTERN	○	MANHOLE
[ ]	EROSION CONTROL MATTING	□	SDN
[ ]	ROCK CHECK DAM	□	WATER VALVE
- - - 1150	EXISTING GRADE	□	FIRE HYDRANT
- - - 1100	PROPOSED GRADE	□	POWER/TELEPHONE
		□	GUY WIRE



**NOTES**

- ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER, CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.
- SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY SOIL, LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REPAIRED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- IN ACCORDANCE WITH THE TNCPG, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 12 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

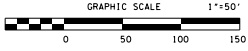


**TYPE B LANDSCAPING**

NOTE:  
LANDSCAPE BUFFER TO BE A MINIMUM OF 12 FEET IN WIDTH AND SOWN WITH GRASS OR GROUND COVER FOR THE FULL WIDTH WITH MULCH AT BASE OF PLANTINGS

• EVERGREEN TREE W/ BRANCHES TOUCHING GROUND 10-FOOT CENTERS (TYPE B)

AREA TO BE RE-FORRESTED AND LANDSCAPED



NO.	DATE	DESCRIPTION	BY	CKD.

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**SERENITY AT EVERETT ROAD**  
USE ON REVIEW

**PRELIMINARY**  
GRADING & DRAINAGE PLAN

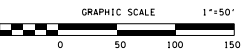
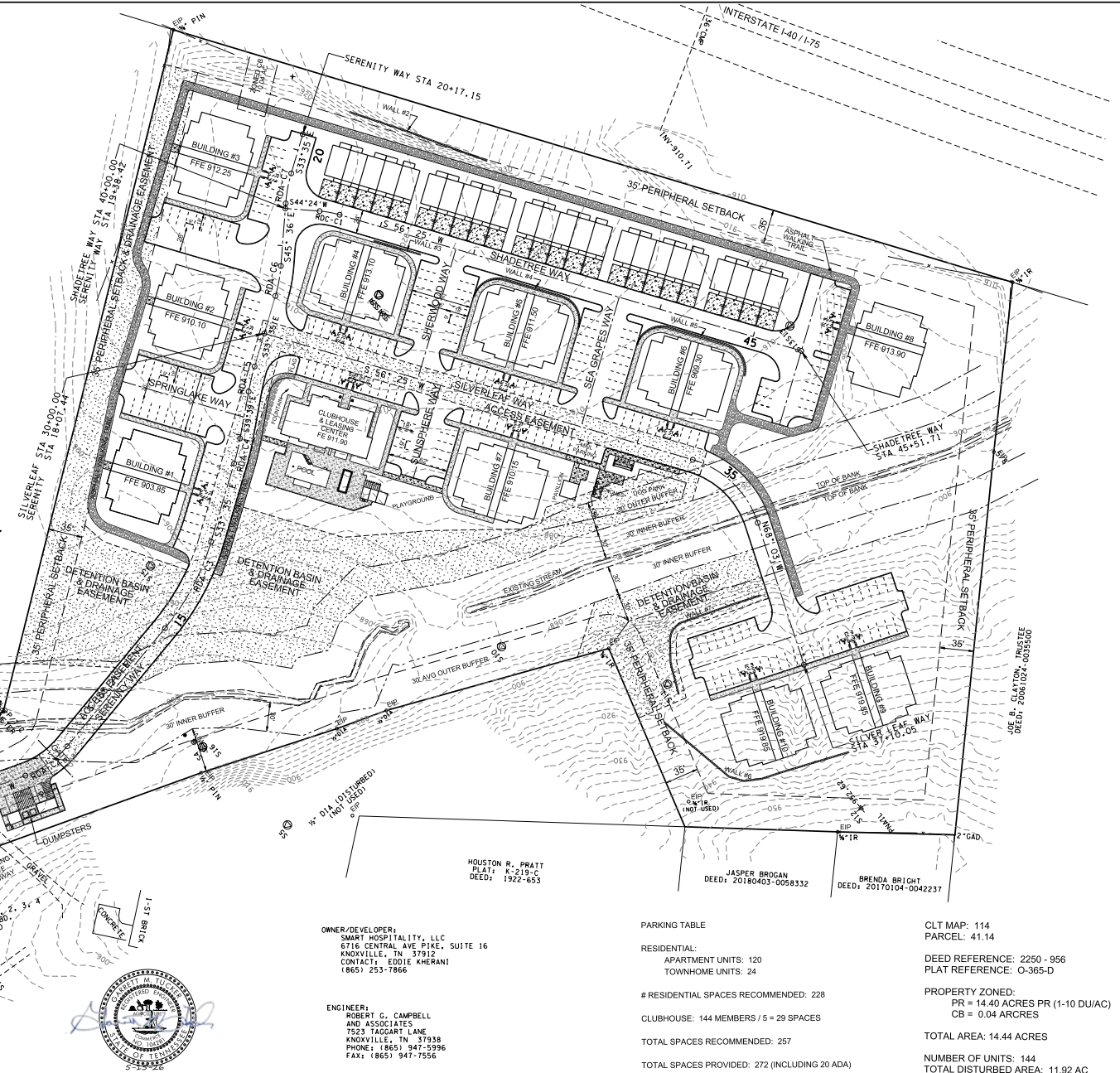
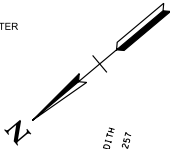
DESIGNED BY	CHECKED BY	SCALE	SHEET
CMT	RGC	1" = 50'	NO. C2
DRAWN BY	DATE	FILE NO.	
CMT	5-15-26	19086	



LEGEND			
SF * SF * SF * SF	SILT FENCE	o EIP	IRON PIN FOUND
[ ]	CONSTRUCTION EXIT	PIPE	PIPE FOUND
[ ]	STORM DRAINLET PROTECTION	G.V.	GAS VALVE
[ ]	STORM DRAIN OUTLET PROTECTION	W.M.	WATER METER
[ ]	OVERLAND DRAINAGE PATTERN	MANHOLE	MANHOLE
[ ]	EROSION CONTROL MATTING	W.V.	WATER VALVE
[ ]	ROCK CHECK DAM	W.V.	WATER VALVE
- - - 1150	EXISTING GRADE	III	FIRE HYDRANT
- - - 1150	PROPOSED GRADE	P/T	POWER/TELEPHONE
		G.W.	GUY WIRE

NOTES:

- 1) SITE ENTRANCE HAS BEEN LOCATED TO PROVIDE THE REQUIRED SIGHT DISTANCE ALONG EVERETT ROAD AND AVOID EXCAVATION, GRADING, AND CLEARING ON THE ADJACENT PARCEL.
- 2) RIPARIAN STREAM BUFFERS TO BE MAINTAINED IN ACCORDANCE WITH KNOX COUNTY STORMWATER ORDINANCE AND TDEC EXCEPT AT ENTRANCE LOCATION AND PROPOSED STREAM CROSSING.
- 3) AQUATIC RESOURCE ALTERATION PERMIT (ARAP) TO BE OBTAINED FOR ENTRANCE AND FOR CONSTRUCTION OF NEW MINOR ROAD CROSSING. REMOVAL OF EXISTING CROSSING, AND STREAM BANK STABILIZATION.
- 4) EXISTING GRAVEL DRIVEWAY ON LOT 1R TO REMAIN WITH SEPARATE ACCESS AS SHOWN PER DECLARATION OF EASEMENT RECORDED IN WB 2250 PG 953 TO REMAIN.
- 5) TDEC NOTICE OF COVERAGE: TNR136069  
AQUATIC RESOURCE ALTERATION PERMIT FOR MINOR ROAD CROSSINGS INSTALLATION AND REMOVAL TO BE OBTAINED.
- 6) HILLSIDE PROTECTION AREA: 2.16 ACRES.  
AREAS OUTSIDE OF BUILDINGS #9 & #10, PARKING, AND STORMWATER DETENTION TO BE RE-FORRESTED (0.98 NET ACRES DISTURBED).
- 7) PREVIOUS PLANNING SERVICES FILE NUMBER: 10-C-19-JR



OWNER/DEVELOPER:  
**SMART HOSPITALITY, LLC**  
 5716 CENTRAL AVE #16E, SUITE 16  
 KNOXVILLE, TN 37912  
 CONTACT: EDDIE KHERANI  
 (865) 253-1866

ENGINEER:  
**ROBERT G. CAMPBELL AND ASSOCIATES**  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7556

PARKING TABLE

RESIDENTIAL:	APARTMENT UNITS: 120
	TOWNHOME UNITS: 24
# RESIDENTIAL SPACES RECOMMENDED:	228
CLUBHOUSE:	144 MEMBERS / 5 = 29 SPACES
TOTAL SPACES RECOMMENDED:	257
TOTAL SPACES PROVIDED:	272 (INCLUDING 20 ADA)

CLT MAP: 114  
 PARCEL: 41.14

DEED REFERENCE: 2250 - 956  
 PLAT REFERENCE: O-365-D

PROPERTY ZONED:  
 PR = 14.40 ACRES PR (1-10 DU/AC)  
 CB = 0.04 ARCRES

TOTAL AREA: 14.44 ACRES

NUMBER OF UNITS: 144  
 TOTAL DISTURBED AREA: 11.92 AC

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

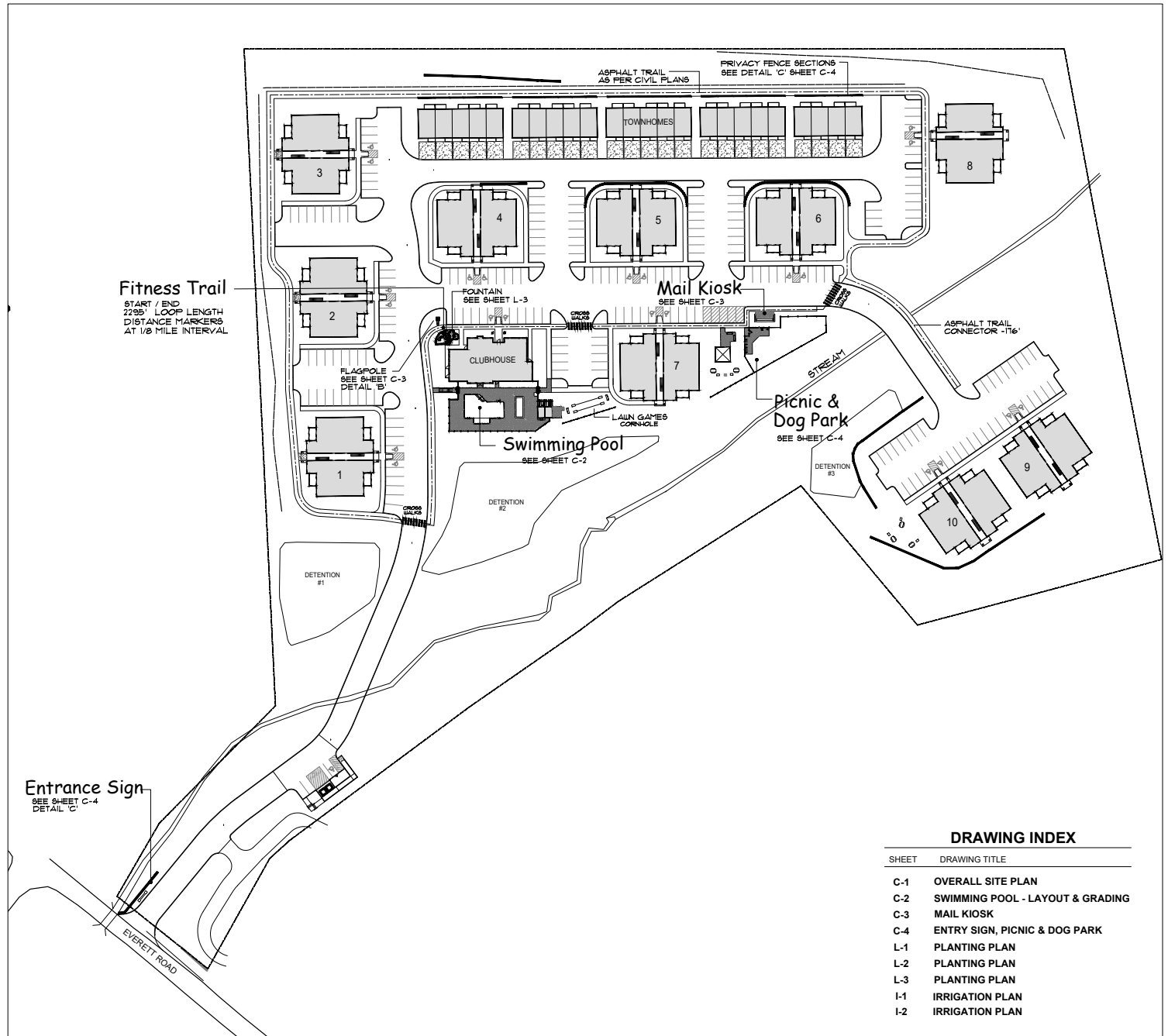
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**SERENITY AT EVERETT ROAD**  
 USE ON REVIEW  
 PLANNING SERVICES FILE NUMBER: 6-A-26-DP

GENERAL LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
CMT	RGC	1" = 50'	
DRAWN BY	DATE	FILE NO.	
CMT	5-15-26	19086	

NO. **C1**



**DRAWING INDEX**

SHEET	DRAWING TITLE
C-1	OVERALL SITE PLAN
C-2	SWIMMING POOL - LAYOUT & GRADING
C-3	MAIL KIOSK
C-4	ENTRY SIGN, PICNIC & DOG PARK
L-1	PLANTING PLAN
L-2	PLANTING PLAN
L-3	PLANTING PLAN
I-1	IRRIGATION PLAN
I-2	IRRIGATION PLAN



**MICHAEL VERSEN & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE ... LAND PLANNING  
 299 N. WEBB GARDNER RD., SUITE 201  
 KNOXVILLE, TN 37919  
 (615) 596-5531

Overall Site Plan

**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

JOB NO.	220025
DRAWN	MAV/RJM
DATE	JULY 2, 2020
REVISIONS	APR 23, 2021
	MAY 1, 2021



**C-1**

**LEGEND**

	CONCRETE PAVING		PROPOSED ENGINEERING CONTOUR
	PIPE SLEEVES 1/4" DIA. SCHEDULE 40 PVC		PROPOSED CONTOUR
	KEY NOTE TAG		PROPOSED SPOT ELEVATION
	DETAIL		TOP OF WALL
	SHEET NUMBER		BOTTOM OF WALL
	6 INCH PVC DRAIN LINE		PERCENTAGE OF SLOPE DIRECTION OF SLOPE - DOWN
			NDS 3 INCH AREA DRAINS WITH SQUARE FLAT GRATE (BLACK) RIVER BLOCK STONES AROUND DRAIN

**SWIMMING POOL SPECIFICATIONS**

**SCOPE OF WORK:**  
THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION AND OPERATION OF THE POOL AS PER PLANS.

THE WORK SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

- OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE PROJECT. SUPPLY COPIES TO OWNER AND LANDSCAPE ARCHITECT.
- PREPARE SUBMITTALS (SPECIFICATIONS, DRAWINGS AND CUT SHEETS OF ALL EQUIPMENT) AS NECESSARY FOR PERMITTING. SUBMIT COPIES TO OWNER AND LANDSCAPE ARCHITECT FOR FINAL APPROVAL PRIOR TO PERMIT SUBMISSION.
- LAYOUT THE POOL AREA. SECURE LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT PRIOR TO BEGINNING CONSTRUCTION.
- EXCAVATION AND DISPOSAL OF EXCESS SOIL. OFF-SITE ALONG WITH SITE GRADING.
- STEEL REINFORCEMENT, GRILES, PLUMBING & POOL MECHANICAL, SETTING FROST PROOF TILE AND PLASTERING.
- PLUMBING (WATER & GAS) AND ELECTRICAL HOOKUP OF POOL EQUIPMENT.
7. SITE CLEANUP.
- POOL START UP (ORAL & WRITTEN INSTRUCTION TO OWNERS).
9. GUARANTEE CONSTRUCTION WORK FOR A MINIMUM OF ONE YEAR FROM ACCEPTANCE.

REGULATORY AGENCY: NSRP, ASTM & APPROPRIATE STATE, COUNTY AND CITY GOVERNING BODIES.  
2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSCC)

**ADDITIONAL WORK INCLUDED:**

- GENERAL FINISH GRADING AND DRAINAGE OF POOL AREA.
- POOL DECKING WITH LIGHTWEIGHT GROUT.
- PLANTER WALLS

**WORK NOT INCLUDED:**

- LANDSCAPE, IRRIGATION AND LIGHTING.
- METAL FENCING.
- RETAINING WALL & SITE STRUCTURES.

**POOL MATERIALS:**

- GRIND POOL (AS PER PLANS) WITH DEPTHS AS SHOWN. CONTRACTOR TO VERIFY DEPTH REQUIREMENTS WITH OWNER PRIOR TO EXCAVATION.
- CUSTOM STEPS AND SWIM SHELF.
- FROST PROOF TILE WITH COLOR SELECTION BY OWNER.

**POOL EQUIPMENT:**

- POOL EQUIPMENT (PUMP & FILTER) SHALL BE SIZED FOR 8 HOUR TURNOVER RATE. CONTRACTOR SHALL SUBMIT CALCULATIONS & EQUIPMENT SPECIFICATIONS TO LANDSCAPE ARCHITECT.
- FILTER SHALL BE CARTRIDGE FILTER. CONTRACTOR TO SUPPLY OPTIONS IN BID FORM.
- AUTOMATIC SURFACE SKIMMERS AND DIRECTIONAL FLOW INLETS. CONTRACTOR TO SPECIFY NUMBER AND LOCATIONS NECESSARY FOR EFFICIENT WATER FLOW.
- 4" WATT LED UNDERWATER POOL LIGHTS WITH DIMMER SWITCHES, 25' WATT LED FOR SHELF.
- 8" MAIN POOL DRAIN AND SPA DRAIN WITH HYDROSTATIC RELIEF VALVE.
- MANUAL POOL CLEANING EQUIPMENT TO INCLUDE ONE VACUUM HEAD, VACUUM HOSE, TELESCOPIC POLE, DIP-NET, TEST KIT, WALL BRUSH.
- POOL HEATERS, GENERAL.
- ELECTRICAL AND SWITCH CONTROL FOR SEPARATE CONTROL OF POOL LIGHTING.
- AUTOMATIC WATER LEVELING - Y TEM
10. POOLARS CLEANING SYSTEM OR APPROVED EQUAL.
- AUTOMATIC CHLORINATOR - WITH OPTION OF SALT WATER SYSTEM.
12. REMOTE CONTROL SYSTEM FOR POOL. CONTRACTOR TO SPECIFY ALL ADDITIONAL EQUIPMENT NECESSARY FOR OPERATION.
13. POOL ALARM MECHANISMS AS PER CODE.
14. ALL ADDITIONAL EQUIPMENT NECESSARY FOR OPERATION. PROVIDE BROCHURES AND SPECIFICATIONS FOR ALL EQUIPMENT SUBMITTED IN PROPOSAL.

**CONSTRUCTION:**

A PRE-QUALIFIED COMPETENT SWIMMING POOL CONTRACTOR SHALL PERFORM ALL WORK ON THE POOL. CONTRACTOR MUST HAVE A CURRENT TENNESSEE GENERAL CONTRACTOR'S LICENSE, WHICH SPECIFICALLY QUALIFIES HIM FOR THIS WORK. CONTRACTOR SHALL SUBMIT COPIES OF LICENSE TO OWNER WITH BID FORM.

THE FOLLOWING SPECIFICATION ESTABLISHES THE MINIMUM CONSTRUCTION REQUIREMENTS. CONTRACTOR MAY SUBMIT ALTERNATE METHOD OF CONSTRUCTION FOR APPROVAL BY CONTRACTING OFFICER. THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ENGINEERING AND POOL MECHANICS NECESSARY FOR A QUALITY AND SATISFACTORY CONSTRUCTION AND OPERATION OF THE POOL. CONTRACTOR SHALL GUARANTEE POOL SHELL FOR MINIMUM OF ONE YEAR.

POOL WALLS TO BE STRUCTURALLY ENGINEERED BY CONTRACTOR. CONTRACTOR TO SUBMIT PLAN, DETAILS AND SPECIFICATIONS FOR POOL WALL STRUCTURE AND OTHER DETAILS REQUIRED FOR PERMIT WITH BID.

BASE BID SHALL INCLUDE INTERIOR PLASTERED WITH MARCITE. MARCITE TO HAVE ADD MIXTURE AS MANUFACTURED BY CBS FORMULA S100W (OR APPROVED EQUAL) TO IMPROVE DURABILITY. POOL PLASTER FINISH SHALL BE SMOOTH AND FREE OF POUGH SPOTS OR STAINS. PLASTER WORK SHALL BE INSTALLED BY A COMPETENT PLASTERER. OTHER TRADESMAN MAY NOT BE USED FOR THIS WORK. SUBMIT OPTIONS FOR "PEBBLE FINISH" OR APPROVED EQUAL. SUBMIT REFERENCE PROJECTS FOR VIEWING OF OPTIONAL FINISHES BY CLIENT.

CONTRACTOR SHALL INSTALL A BORDER OF 6 X 6 INCH FROST PROOF CERAMIC TILE AROUND THE PERIMETER OF POOL AND ON THE FACE OF CURB AND STEPS.  
CONTRACTOR SHALL SUBMIT TILE SAMPLES FOR APPROVAL BY OWNER.

**PLUMBING:**  
ALL PLUMBING AND FRESH WATER HOOKUP FOR POOL EQUIPMENT WILL BE SUPPLIED BY THE CONTRACTOR.

**ELECTRICAL:**  
ALL ELECTRICAL (INCLUDING HOOK-UP) TO BE INSTALLED BY LICENSED CLASS A ELECTRICAL CONTRACTOR. ELECTRICAL WORK COST TO BE INCLUDED IN PROJECT BID BY POOL CONTRACTOR.

**GAS HOOKUP:**  
ALL GAS WORK (INCLUDING HOOK-UP) TO BE INSTALLED BY A LICENSED CONTRACTOR. GAS WORK COST TO BE INCLUDED IN PROJECT BID BY POOL CONTRACTOR.

**GRADING:**  
CONTRACTOR SHALL GRADE POOL AND BACK YARD AS PER GRADING PLANS. PROVIDE A MINIMUM OF 6 INCHES OF TOPSOIL IN PLANTING AREAS.

**COORDINATION:**  
POOL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES ON THE PROJECT SITE. NOTIFY THE LANDSCAPE ARCHITECT SHOULD ANY DISCREPANCIES OR PROBLEMS OCCUR DURING CONSTRUCTION.

**CLEANUP:**  
DURING THE COURSE OF CONSTRUCTION, EXCESS AND WATER MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED. SITE SHALL BE THOROUGHLY CLEANED UPON COMPLETION OF WORK.

**TURNOVER:**  
UPON COMPLETION OF THE POOL, THE CONTRACTOR SHALL SUPPLY TO THE OWNER COPIES OF ALL EQUIPMENT MANUALS, GUARANTEES AND WARRANTIES. PROVIDE WRITTEN AND "HANDS ON" INSTRUCTION OF THE OPERATION OF THE POOL EQUIPMENT.

**SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE:**  
TOWARD COMPLETION OF WORK, A MEETING SHALL BE HELD BETWEEN OWNER, LANDSCAPE ARCHITECT AND POOL CONTRACTOR TO REVIEW ALL WORK FOR COMPLETION AND ACCEPTANCE. SHOULD ANY ITEMS BE FOUND TO BE INCOMPLETE A PUNCH LIST SHALL BE MADE TO DEFINE ANY OUTSTANDING WORK. UPON COMPLETION OF FINAL PUNCH LIST, WORK WILL BE ACCEPTED AS COMPLETE. FINAL PAYMENT SHALL NOT BE ISSUED UNTIL ALL WORK IS ACCEPTED.

**KEY NOTES**

- 1" INCH THICK REINFORCED CONCRETE ON COMPACTED STONE BASE WITH LIGHT BROOM FINISH. CANTILEVER EDGE AT SWIMMING POOL.
- MASONRY BLOCK PLANTER / SEAWALL WITH STONE VENEER AND CAP TO MATCH CLUBHOUSE. 8 INCH HT. X 16 INCH DEPTH. PROVIDE COUNTER FOOTER DRAIN AND TIE TO SUBSURFACE DRAIN SYSTEM.
- SWIMMING POOL TO BE ENCLOSED BY A FENCE / BARRIER WITH SELF-CLOSING, SELF-LATCHING GATE TO PREVENT UNCONTROLLED ACCESS BY CHILDREN FROM STREET OR FROM ADJACENT PROPERTIES. SAID FENCE OR WALL SHALL NOT HAVE OPENINGS THAT WOULD ALLOW A FOUR INCH DIAMETER SPHERE TO PASS THROUGH IT, AND SHALL BE MAINTAINED IN GOOD CONDITION. GATES LATCH TO BE MAGNA-LATCH OR APPROVED EQUAL WITH LATCH RELEASE KNOB LOCATED 58 INCHES ABOVE POOL DECK. FENCE TO BE AMERSTAR ECHOLON PLUS MAJESTIC 3 RAIL PANEL 60 INCH HT. MEET ALL 2018 ISPSCC CODE REQUIREMENTS FOR FENCING / STRUCTURE WALL ENCLOSURE.
- CONCRETE STEPS (12 INCH TREAD / 6 INCH RISER) WITH 34 INCH HT. METAL TUBE HANDRAILS. CONTRACTOR RESPONSIBLE FOR ENGINEERING OF STEPS AND FOOTINGS.
- GRIFFL COUNTER - METAL STUD 81/2" BUILT COUNTER WITH STONE VENEER AND TOP. OUTDOOR RATED COMMERCIAL GAS GRILL, INSERT WITH AUTOMATIC THERM AND EMERGENCY GAS SHUT OFF SWITCH. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO OWNER FOR APPROVAL. PROVIDE NATURAL GAS SERVICE TO AREA.
- POOL EQUIPMENT PAD WITH 6' HT. CUSTOM WOOD SCREEN FENCING. VERIFY SIZE WITH POOL CONTRACTOR FOR EQUIPMENT PRIOR TO CONSTRUCTION. OVERSIZE AREA FOR ADDITIONAL STORAGE. VERIFY SIZE WITH OWNER.

**SITE & GRADING NOTES**

- SURVEY:**  
SURVEY DATA SUPPLIED BY ENGINEER. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO PROJECT DESIGNER.
  - CODES, PERMITS AND STANDARDS:**  
CONTRACTOR / OWNER SHALL OBTAIN ALL NECESSARY GOVERNMENTAL / CONSTRUCTION PERMITS FOR WORK. CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES. MOST STRINGENT CONTRACTOR(S) SHALL BE A LICENSED GENERAL CONTRACTOR IN THE STATE OF TENNESSEE. SUBMIT COPIES OF PERMITS TO OWNER PRIOR TO CONSTRUCTION. INSTALL MATERIALS AND EQUIPMENT AS PER SPECIFICATIONS, INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTION. OWNER SHALL BE RESPONSIBLE TO SECURE ALL HOA / SUBDIVISION APPROVALS OF PLAN. CONSTRUCTION TO COMPLY WITH ALL APPLICABLE SECTIONS OF 2018 ISPSCC.
- THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS. SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

**3. LAYOUT:**  
THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACCESS AND ACTIVITY TO AREAS DESIGNED BY THE PROJECT MANAGER / OWNER WITHIN LIMITS OF CONSTRUCTION ZONE.

THE SITE LAYOUT IS BASED ON PROPOSED BUILDING LOCATION AS PER ENGINEERING PLANS. MINOR LAYOUT ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACHIEVE THE DESIGNED ALIGNMENT. VERIFY LAYOUT WITH PROJECT MANAGER.

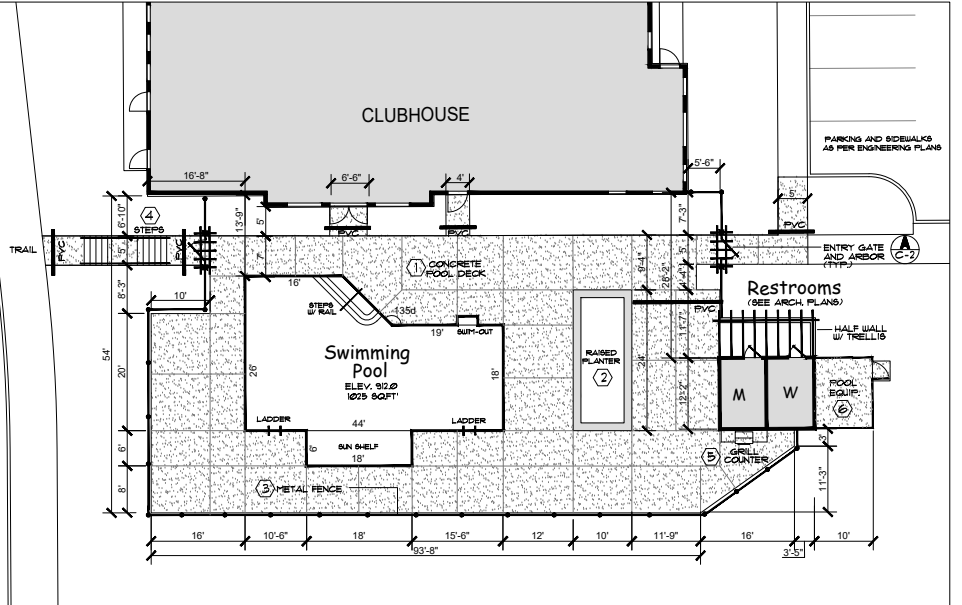
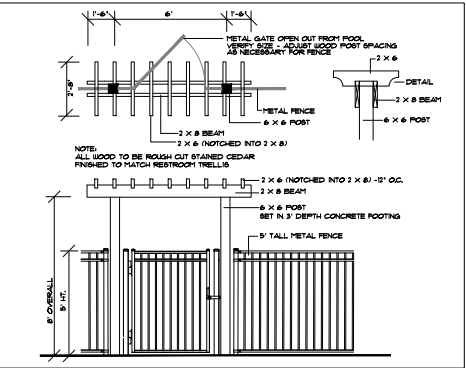
THE CONTRACTOR SHALL VERIFY ALL GRADES AND WRITTEN DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO PROJECT MANAGER IMMEDIATELY FOR DECISION.

**4. CLEARING:**  
COMPLY WITH LOCAL AND STATE ORDINANCES REGARDING DISPOSAL OF DEBRIS. DO NOT BURN DEBRIS ON SITE WITHOUT SPECIFIC WRITTEN APPROVAL OF LOCAL AUTHORITY. CLEAR AND GRUB FOR NEW CONSTRUCTION AS REQUIRED.

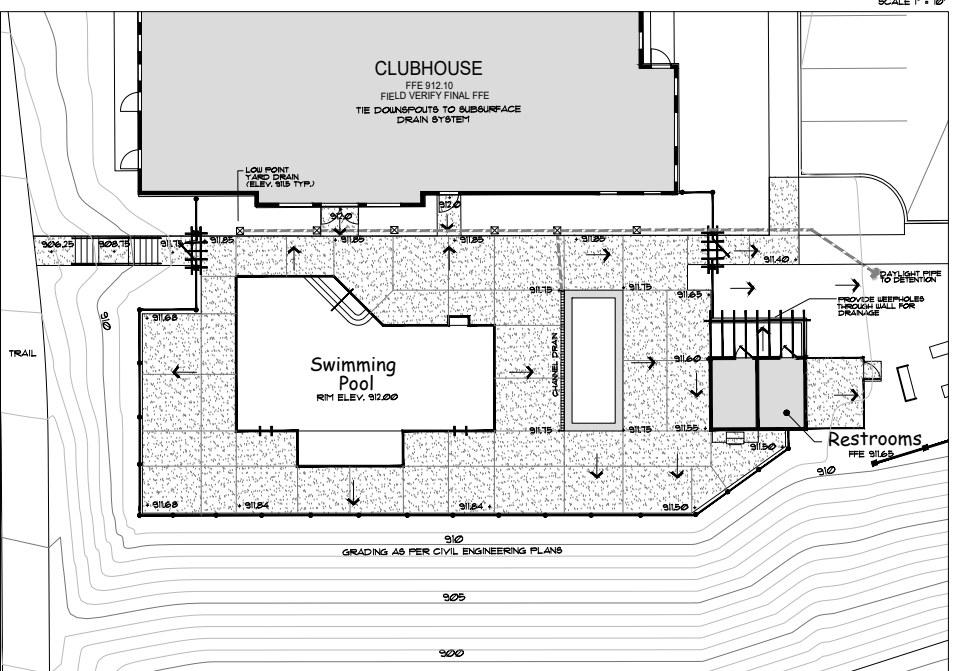
**5. GRADING AND DRAINAGE:**  
PROVIDE DRAINAGE AWAY FROM BUILDING IN ALL DIRECTIONS AT A MINIMUM RATE OF 2% OR AS SHOWN ON PLAN. PROVIDE TRENCH OR DRAIN INLETS WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE DRAINAGE.

SLOPE ALL GRADES (PAVING AND SOIL) TO LOW POINT AT DRAINS.  
THE YARD, TRENCH DRAINS AND DOWNSPOUTS INTO SUBSURFACE DRAINAGE SYSTEM AND/OR EXTEND PIPE TO OUTFALL AT DUTYFIELD.

**6. EROSION CONTROL:**  
CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION OPERATIONS TO COMPLY WITH STATE OF TENNESSEE EROSION SEDIMENT CONTROL HANDBOOK AND ALL LOCAL CODES.



**Layout & Dimension Plan**  
SCALE 1" = 10'



**Grading & Drainage Plan**  
SCALE 1" = 10'



**MICHAEL VERSEN & ASSOCIATES**  
LANDSCAPE ARCHITECTURE AND LAND PLANNING  
1110 N. WILSON BLVD., SUITE 201  
KNOXVILLE, TN 37919  
(615) 596-2531

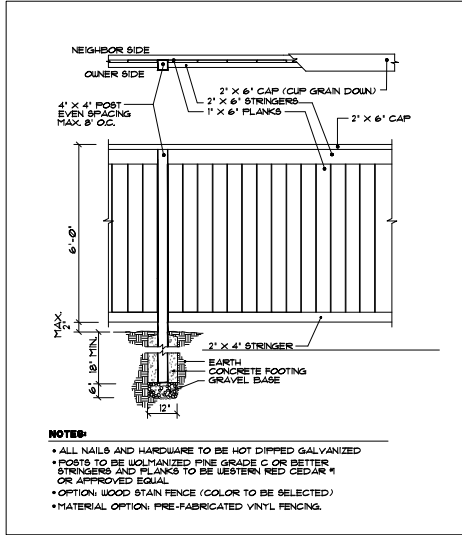
**Swimming Pool Layout & Grading Plan**  
**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

JOB NO. 22005  
DRAWN: MAV/RJM  
DATE: JULY 2, 2020  
REVISION: APRIL 23, 2026  
MAY 1, 2026

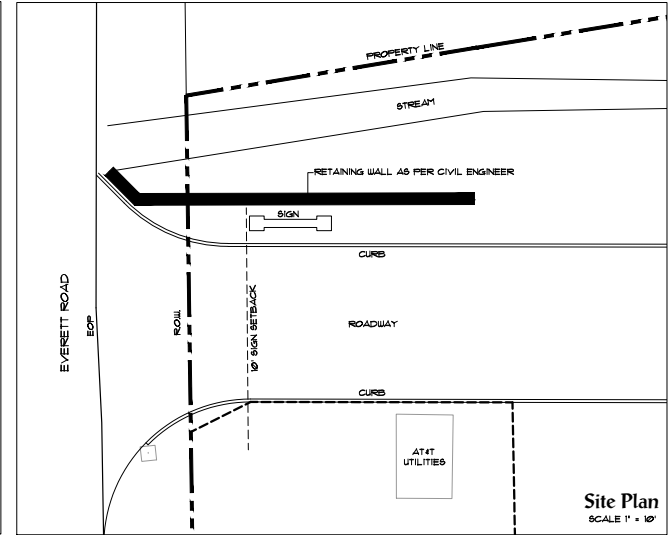
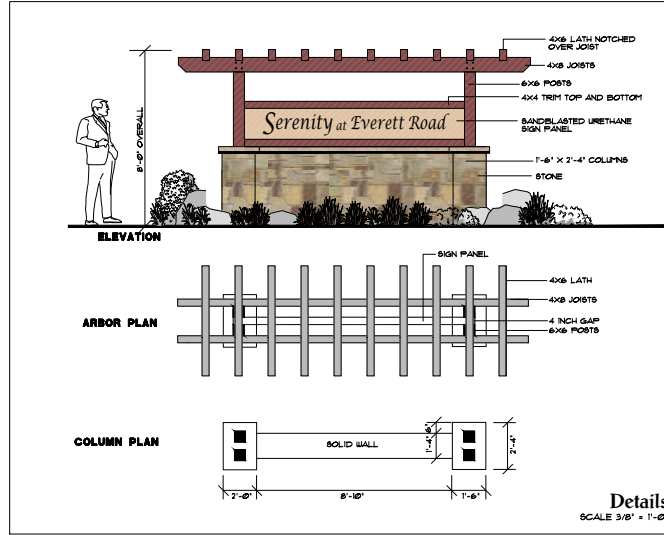


SCALE 1" = 10'  
**C-2**

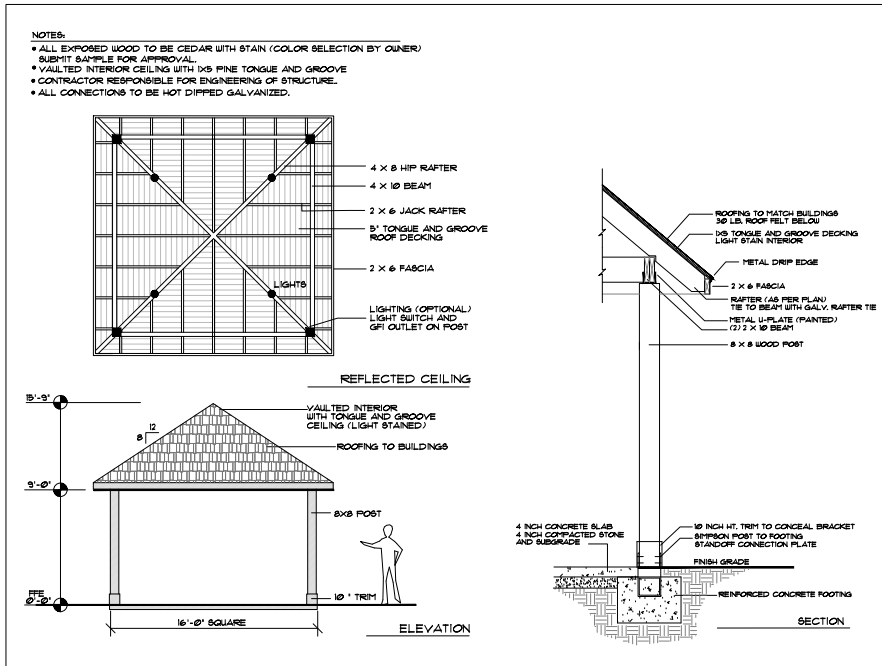




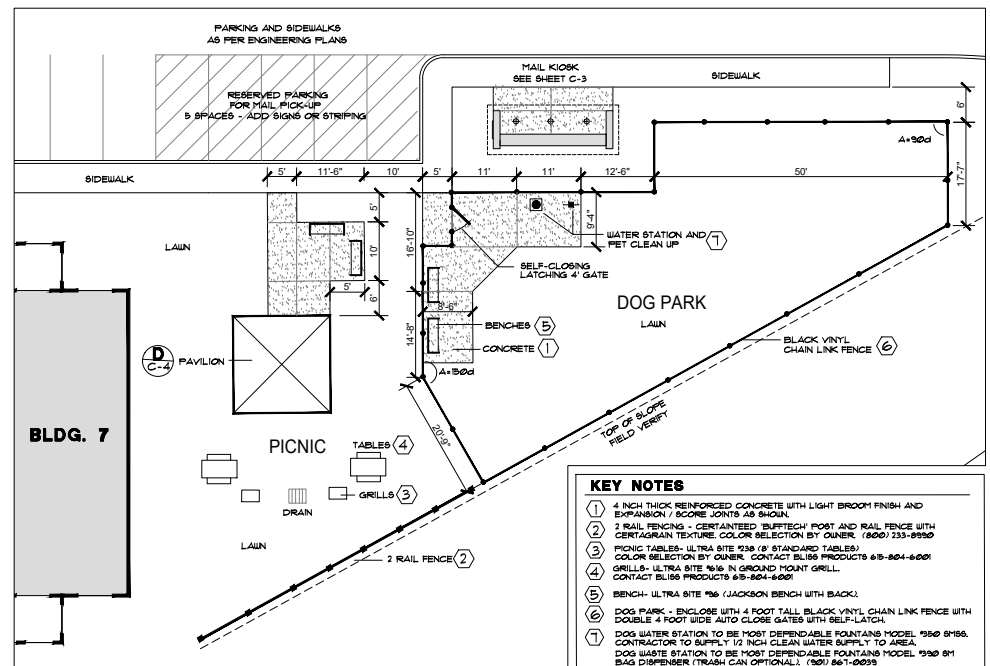
**Privacy Fence** **C**  
NOT TO SCALE



**Entry Sign** **D**  
SCALE AS SHOWN



**Pavilion** **D**  
NOT TO SCALE



**Picnic & Dog Park** **C-4**  
SCALE 1" = 10'

**MICHAEL VERSEN & ASSOCIATES**  
LANDSCAPE ARCHITECTURE • LAND PLANNING  
289 N. WEBB GARDNER RD., SUITE 201  
KNOXVILLE, TN 37919  
(615) 596-3331

**Entry Sign, Picnic & Dog Park**

**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

JOB NO. 22509  
DATE: MAY/2021  
DATE: JULY 2, 2020  
REVISION: APR 23, 2020  
MAY 1, 2020

**C-4**  
SCALE AS SHOWN





MICHAEL VERSEN & ASSOCIATES  
LANDSCAPE ARCHITECTURE ... LAND PLANNING  
299 N. WEBBAMBER RD., SUITE 201  
KNOXVILLE, TN 37919  
(615) 596-5351

# Planting Plan

## SERENITY AT EVERETT ROAD

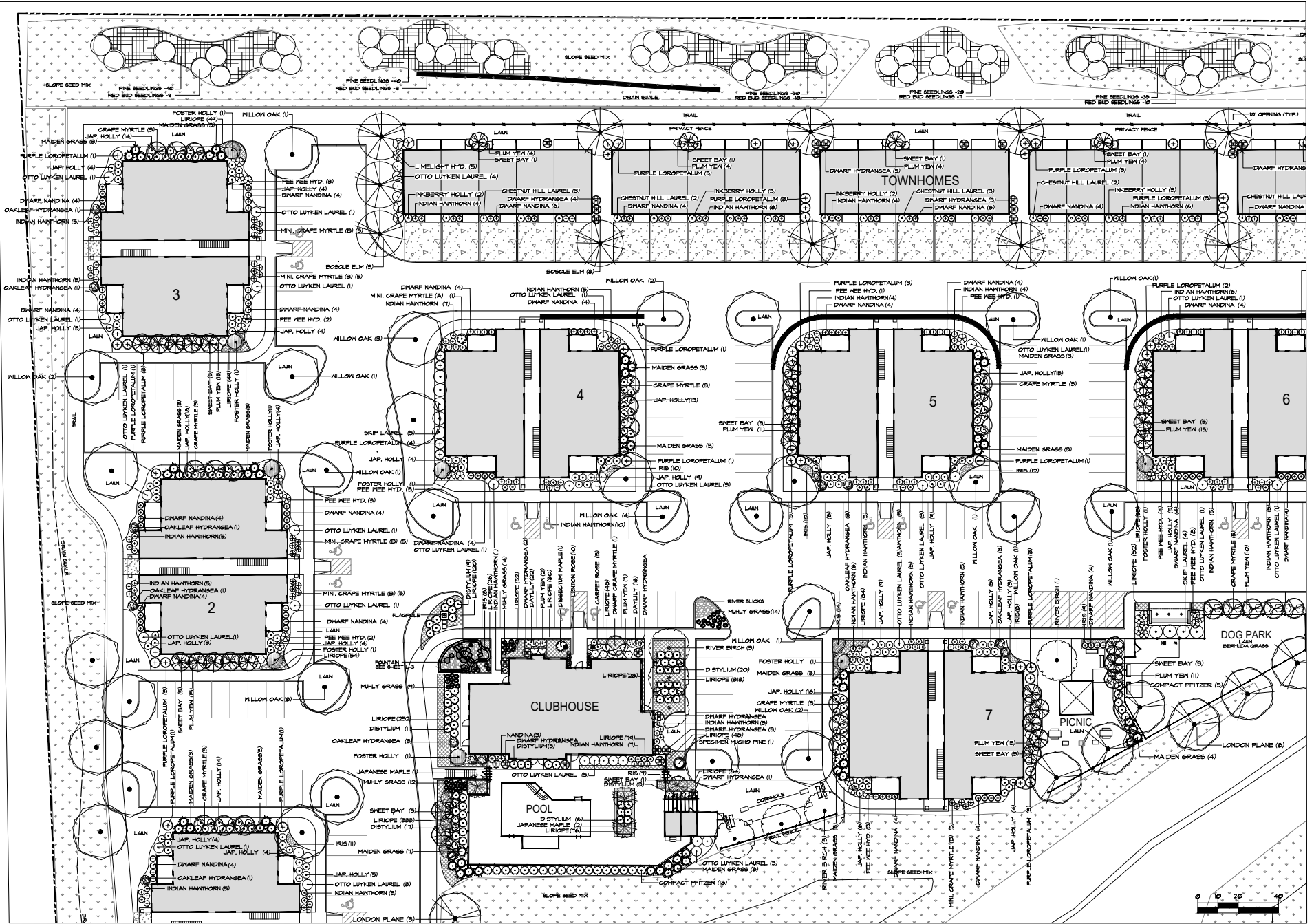
Knoxville, Tennessee

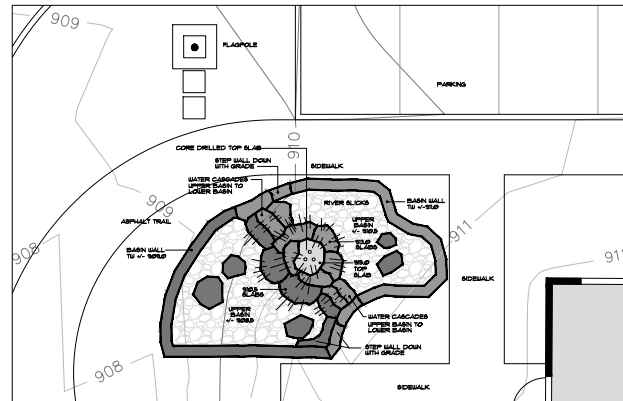
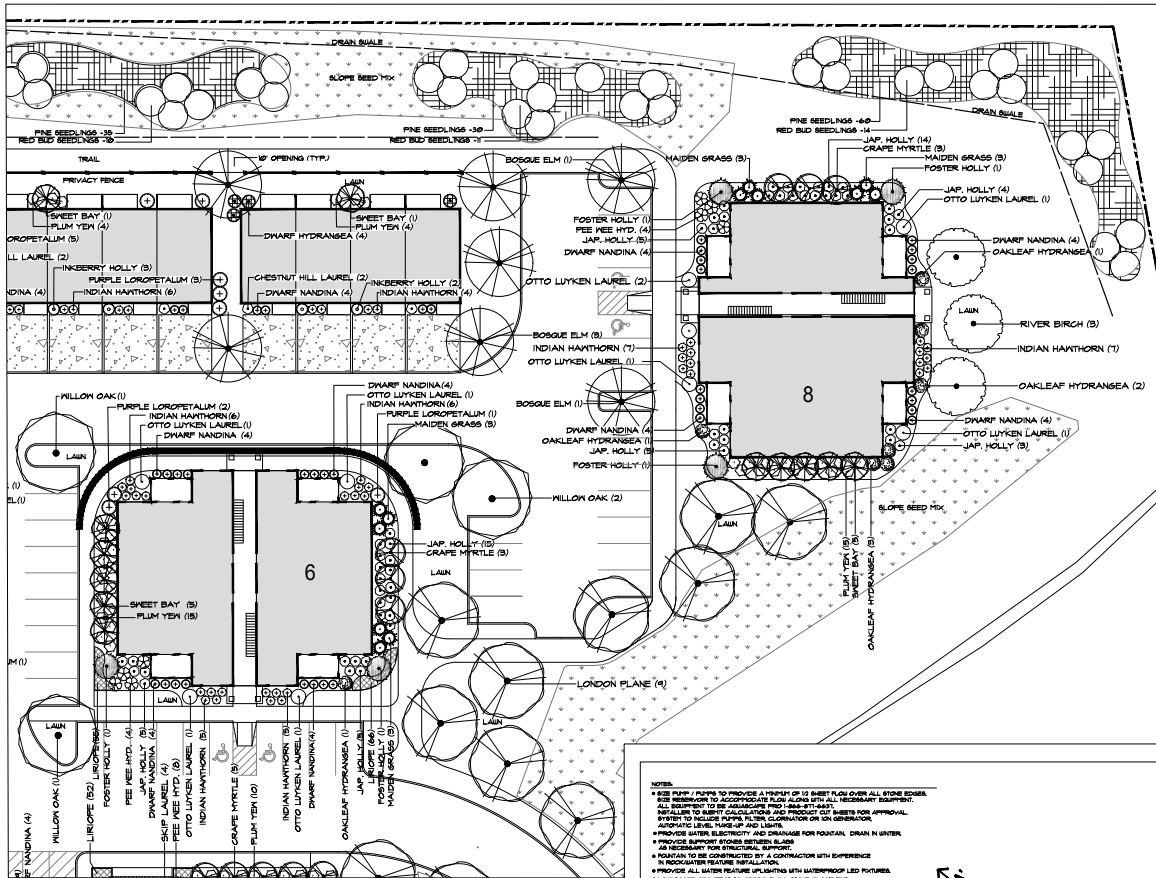
XBR NO: 220205  
DRAWN: MAV/RJM  
DATE: JULY 2, 2020  
REVISED: APRIL 23, 2021  
MAY 1, 2021



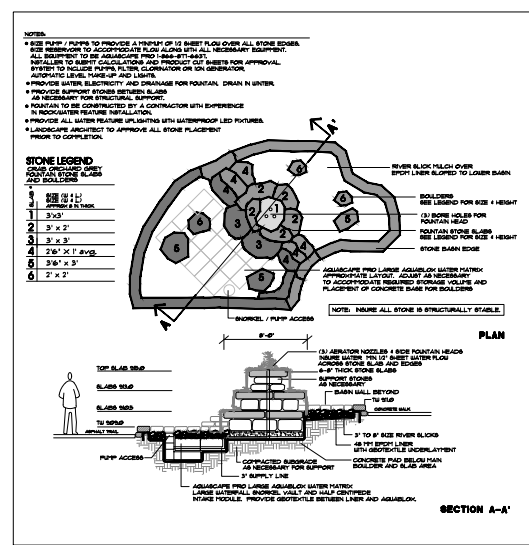
SCALE 1" = 20'

# L-2

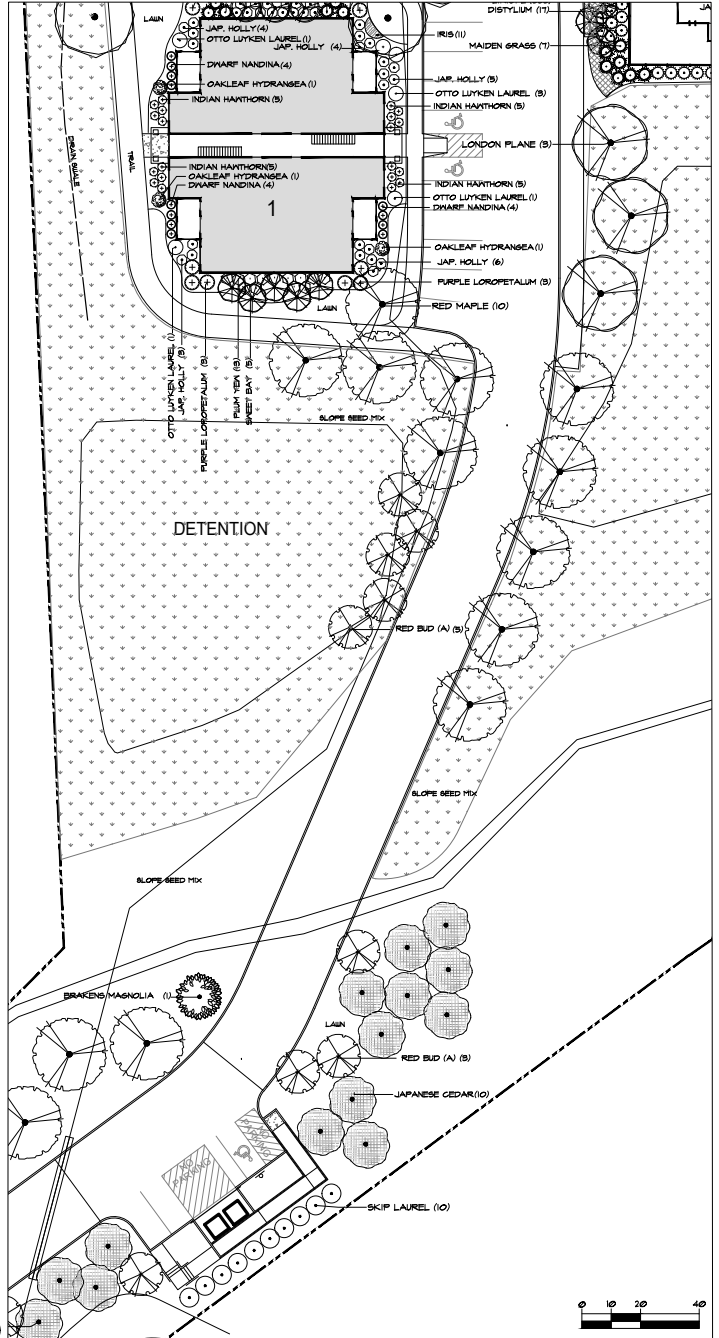





Layout Plan



Fountain & Flag Pole  
NOT TO SCALE





**MICHAEL VERSEN & ASSOCIATES**  
LANDSCAPE ARCHITECTURE ... LAND PLANNING  
288 N. WEBB GARDNER RD., SUITE 301  
KNOXVILLE, TN 37918  
(615) 596-5351

---

Planting Plan

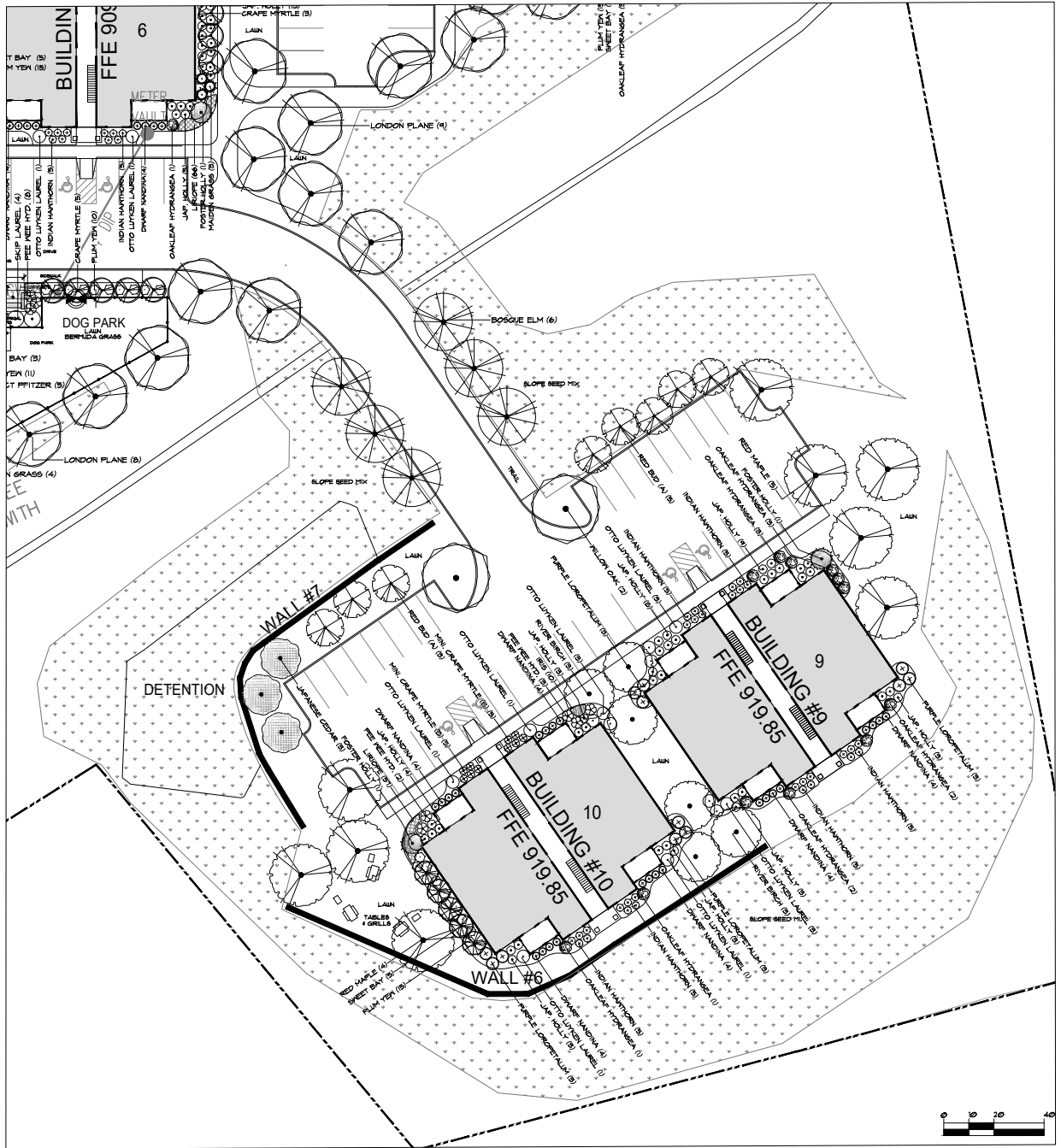
**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

---

JOB NO. 22005  
DRAWN: MAV/RJM  
DATE: JULY 2, 2020  
REVISIONS: APRIL 23, 2020  
MAY 1, 2021

SCALE AS SHOWN

**L-3**



**MICHAEL VERSEN & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE ... LAND PLANNING  
 289 N. WEBBARDER RD., SUITE 201  
 KNOXVILLE, TN 37919  
 (615) 594-5351

**Planting Plan**

**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

JOB NO: 220095  
 DRAWN: MAV/RJM  
 DATE: JULY 2, 2020  
 REVISIONS: APRIL 23, 2026  
 MAY 1, 2026



SCALE AS SHOWN

**L-4**

# IRRIGATION SPECIFICATIONS

**SCOPE OF WORK:**  
The contractor is to provide all labor and equipment necessary to provide a complete, functional irrigation system that is in compliance with the specifications, applicable codes, and regulations.

**SYSTEM DESIGN:**  
This drawing illustrates head placement. Contractor shall submit shop drawings of pipe layout, valve location, meter and back-flow prevention location, etc. to architect along with materials list and production specifications prior to award of contract and a minimum of two weeks prior to installation. Drawings shall be on vellum and at same scale as plan drawings. Review planning and utilities plan to insure piping / head layout does not conflict with plant material or utilities. Do not start installation until shop drawings and materials lists are accepted.

**SYSTEM PRESSURE AND FLOW REQUIREMENTS:**  
Design the system with capacity of a minimum of working pressure available at each head. Determine the actual pressure and flows available on site prior to beginning work. The irrigation contractor shall be responsible to insure satisfactory operation of system including full coverage and equipment.

Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the owner's representative. In the event this notification is not performed, the iriga ion contractor shall assume full responsibility for any revision necessary.

**PROJECT CONDITIONS:**  
The contractor shall verify that required utilities are available, in proper location, and ready to use.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures, and utilities. The irrigation contractor shall repair or replace all items damaged by his/her work.

Coordinate installation of piping with the Landscape Plan and Existing Contractor to minimize conflicts with plan lines.

Prior to making connections, the location of the connection to the landscape water supply will be cleared by the General Contractor or Owner.

Irrigation contractor shall coordinate with utility contractor for 120 vac electrical power source controller location. The irrigation contractor shall make the final connection from the electrical source to the controller.

The contractor shall comply with applicable code and authorities having jurisdiction for all meters, backflow prevention devices, all piping between point of connection and backflow preventer, and meter requirements and specifications.

**PERMITS:**  
Obtain all permits, licenses and arrange for inspections as required to complete his work. Submit satisfactory evidence of such prior to payment for the work.

**PRODUCTS:**  
Equipment and installation shall comply with manufacturer's specifications.

Material: as required by local utility use board or governing body - sized to meet system requirements.

Reduced pressure backflow preventer: sized to meet system demands. Back flow preventer shall comply with local codes. Enclose in an insulated fiberglass cover.

Control valves: use electrically operated globe valve of pvc and stainless steel construction. Size valve to meet existing pressure and flow conditions.

Valve boxes: use pvc valve box with cover sized to house valves of sufficient strength to withstand vehicular traffic. Place washed stone French Drain below each valve box. Size drain area to twice the dimensions of box.

Turn valves to be 1/4 turn ball valves. No stem / gate valves accepted.

Controller: use a listed solid state automatic controller (Rainbird ESP/LD) with manual programming for lawn or shrub watering, with internal transformer, housed in a lockable metal cabinet or interior room and ground as per manufacturer's specs. Size controller for system requirements and valve exposure. 120 volt service and hook-up to controller shall be by owner. Coordinate with project superintendent.

Automatic rain shut-off: use RSD-B Ex or Rain Check

Low voltage control wire: 2 wire decoder system to use 14 gauge wire.

Trace wire to be "green", install on all pipe as piping.

No wires are to be spliced between wire and controller except at valve location.

All valve hook-ups shall be with IM DVI wire connectors or equal.

Provide 12 inch lighting expansion coil on all valves.

Master Valve and Flow Sensor: provide master control valve and flow sensor for all new iriga ion areas.

Manual drain valve: locate manual drain valve at the low point of the main line. Locate at the low points of the lateral lines. Provide dry sump of a minimum of 3 cu. Ft. Of washed gravel at valves.

Manual valve: provide a manual valve on the upstream side of each automatic sta ion. Size to match control valve.

Pipe: Use Schedule 40 PVC for main line and steels. Use Schedule 40 PVC for all laterals.

Pipe over 2 inch size to be galvanized pipe. Mount all heads located in lawn and on lawns. Use solvent cement that is compatible with PVC pipe according to manufacturer's standards.

Sleeves: coordinate locations and sizes with general contractor prior to installation of walks, walls, curbs and drives. Sleeves to be schedule 40 pvc pipe and a minimum of 1" depth. Mark locations with colored stakes at each end.

Dripline system to be installed as per manufacturer's specifications. System to include Rainbird XFS sub surface dripine, air relief and manual flush valves and remote control valve.

**EXECUTION:**  
Verify the correctness of all finish grades when work area to insure proper depth of sprinkler system pipe.

Excavation and trenching: perform all excava ions and trenching as is required to complete the work and restore all surfaces to their original condition after the work is complete. Place all pipe in common trenches whenever possible, maintain a minimum of 6" distance between parallel pipe in common trenches.

Trenches shall be sufficient depth to provide the minimum cover from finish grade as follows:

natural grade areas:  
18" minimum cover over main lines  
12" minimum cover over control wires from controller to valves  
12" minimum cover over lateral lines to heads

Pipe line assemblies: install remote control valves and group together where practical: place no closer than 12 inches to walk edges, building, and walls.

Plastic pipe and fittings shall be solvent welded using solvents and methods as recommended by manufacturer of the pipe, except where solvent cements are required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle surface. Strike pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.

Sprinkler heads: install sprinkler heads as per the manufacturer's instructions. No sprinkler head shall be installed any closer than 3" to any walkway or curb to allow for edging operations. Install flush with finish grade of match or less. The contractor shall be responsible for full and complete coverage of all irrigated areas and shall make necessary adjustment to sprinkler heads at no additional cost to the owner.

Sprinkler head pop-up sizes:  
4 inch for tall areas  
8 inch for ground cover  
12 inch for shrubs - with riser extensions as necessary.

Cleaning pipe and flushing lines: Cap or plug all openings as soon as lines have been installed to prevent the entrance of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installa ion. Thoroughly flush out all water lines before installing heads, valves and other hydrants. Test in accordance with paragraph on hydrosta tic testing. Upon completion of the testing, the contractor shall complete assembly and adjust sprinkler heads for proper distribution.

The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal over spray onto walks, streets, paving, walls, etc. Install 1800 (pressure compensating screens) to reduce or eliminate sand over spray, if necessary.

All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve boxes and/or tiled with 1" head braced tiles.

Install check valves on all heads in areas where grade exceeds 4:1, where post valve shut-off draining of the irrigation head occurs, or as directed by the owner's representative.

Quick couplers valves shall be installed as shown on plan.

All mainline and lateral piping and control wires under paving shall be installed in separate sleeves. Unless otherwise noted, sleeves shall be schedule 40 PVC. Control wire sleeves shall be sufficient size for the required number of wires under paving. Provide PVC sleeves for iriga ion pipes and wiring that crosses under walks, streets and concrete pads. Combine piping whenever possible to reduce quantity of sleeving materials. Coordinate entry and placement of sleeving with commercial contractor.

When installing irrigation pipe along curbs or in islands, place pipe as close to curb as possible to allow for planing of trees, shrubs, and ground covers.

After piping is installed, but before sprinkler heads are installed and backfilling commences, open valves and flush system with a full head of water.

Manual drain valves are to be located at the ends and low points of the iriga ion mainline. Place manual valves in liddable valve box for easy access. Place one cubic foot of gravel below valve.

Automatic drain valves are to be located at all low points on irrigation lateral lines. Where low point is at end of line locate valve a minimum of 12" from end of sprinkler head. Place valves on top of one cubic foot of gravel.

Automatic controllers: connect remote control valves to controller in a clockwise sequence to correspond with sta ion settings beginning with sta ion 1, 2, 3, etc.

Automatic control wiring: install control wires, sprinkler mains and laterals in common trenches wherever possible. Install control wires at least 12" below finish grade and 6" to the side and below main line. Provide shielded steel at valves and create wireless in trench to allow for contraction of wires. All wire passing under existing or future walkways shall be enclosed in plastic or galvanized steel conduit extending at least 12" beyond edges of paving.

Backfill and compacting: after system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish. Backfill for all trenches, regardless of the type of pipe covered. Shall be compacted to minimum 90% density. Compact trenches in areas to be covered by thorough flooding the base soil. Jetting process may be used in loose areas. Dress of all areas to finish grades. Owner

Provide thrust blocks on main line at all angles and turns of 45 degrees or more as required for proper operation of system.

**HYDROSTATIC TESTS:**  
Request the presence of the contracting officer at least 24 hours in advance of testing. Testing to be accomplished at the expense of the contractor and in the presence of the contracting officer. Center head piping with small amount of backfill to prevent settling or digging under pressure. Apply a continuous and static water pressure of 80 psi when wetted plastic joints have cured at least 24 hours and with the risers capped as follows: main lines and sub-mains to be tested for 2 hours. Repair leaks noted after the installa ion and at the end of the guaranteed period. Correct and replace any defects in materials and workmanship immediately and at no cost to the owner.

**CLEANUP:**  
Contractor shall keep the premises clean and free of excess equipment, material and rubbish during work in progress. Upon completion of work, remove all material, equipment and debris resulting from irrigation work. All paved areas shall be cleaned and left in acceptable condition as approved by job superintendent.

**GUARANTEE & MAINTENANCE:**  
Maintenance and replacement of system. Guarantee all materials and workmanship for one year from date of installation. It must be inspected and approved by the contracting officer both before the installa ion and at the end of the guaranteed period. Correct and replace any defects in materials and workmanship immediately and at no cost to the owner.

Provide all valves, drains, fittings, and taps necessary to winterize and or drain the entire system from supply line tap to laterals. Winterization of system and riser piping start up is to be provided by contractor. Contractor as part of guarantee at no additional cost shall repair freeze damage.

**FINAL SUBMITTALS AND REQUIREMENTS:**  
Contractor shall test irrigation system in presence of owner's representative before leaving site. Contractor shall also provide instructions to owner's representative for the operation of the irrigation controller and a schedule showing the length of time each valve is required to be open to provide a determined amount of water. The contractor shall also supply the following:

Accurate and complete "as-built" plan of irrigation system. As-built plans shall be to the same scale as the layout plan (or larger if needed for clarity). 8 1/2 x 11" zone maps to be placed inside control box. Instructions for maintenance of system and controls, seasonal acation and shutdown, and manufacturer's parts catalog to owner's representative.

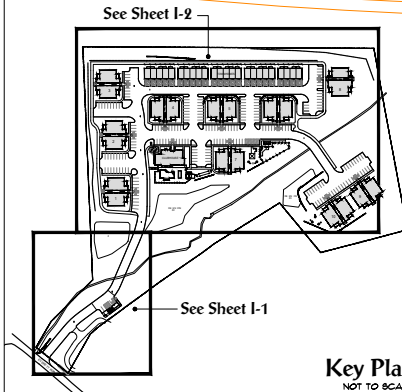
Instructions for maintenance of system and controls, seasonal acation and shutdown, and manufacturer's parts catalog to owner's representative.

(10) percent copies of each type of head installed.

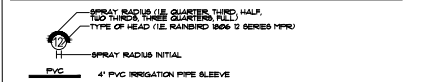
Twenty Four (24) footlong trap scanner baskets.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL	QTY
EST US PDS OF SST	Ran Blvd 1806 15 Strip Series	30
0	Ran Blvd 1806 8 Series MPR	147
0	Ran Blvd 1806 15 Strip Series	52
0	Ran Blvd 1806 10 Series MPR	24
0	Ran Blvd 1806 12 Series MPR	28
0	Ran Blvd 1806 15 Series MPR	157
0	Ran Blvd 1806 ADJ	21
0	Ran Blvd R-VAN-T24 1806-SAM-P45	36
0	Ran Blvd 1804-5 Series Stream	54
SYMBOL	MANUFACTURER/MODEL	QTY
0	Ran Blvd 5006-PL-MPR 25	46

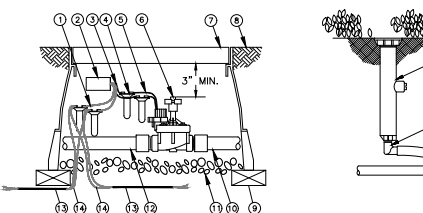


## IRRIGATION LEGEND

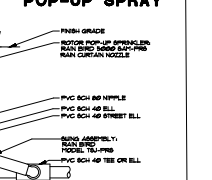


### GENERAL

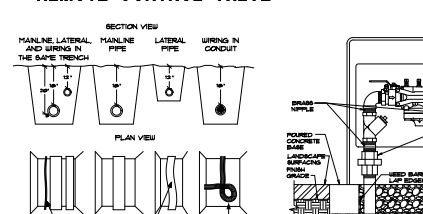
- NOTES ARE SUPPLEMENT TO IRRIGATION SPECIFICATIONS
- CONTRACTOR TO VERIFY AVAILABLE PRESSURE PRIOR TO CONSTRUCTION
- IRRIGATION CONTRACTOR RESPONSIBLE FOR PIPE SLEEVES. COORDINATE WITH GENERAL CONTRACTOR
- IRRIGATION CONTRACTOR SHALL BE AWARE OF THE WATERING TIMES ON EACH ZONE. ADJUST ZONES TO FIT PLANT REQUIREMENTS
- CONTRACTOR TO VERIFY POINT OF CONNECTION WITH UTILITY DISTRICT AND OWNER FOR LATERAL AND MAIN LINE REQUIREMENTS
- RAINBIRD 85MP SERIES MODULAR. VERIFY LOCATION OF CONTROLLER WITH OWNER



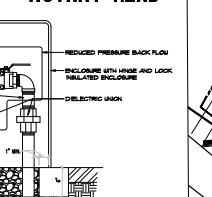
### POP-UP SPRAY



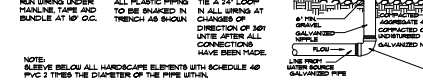
### REMOTE CONTROL VALVE



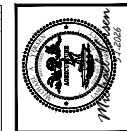
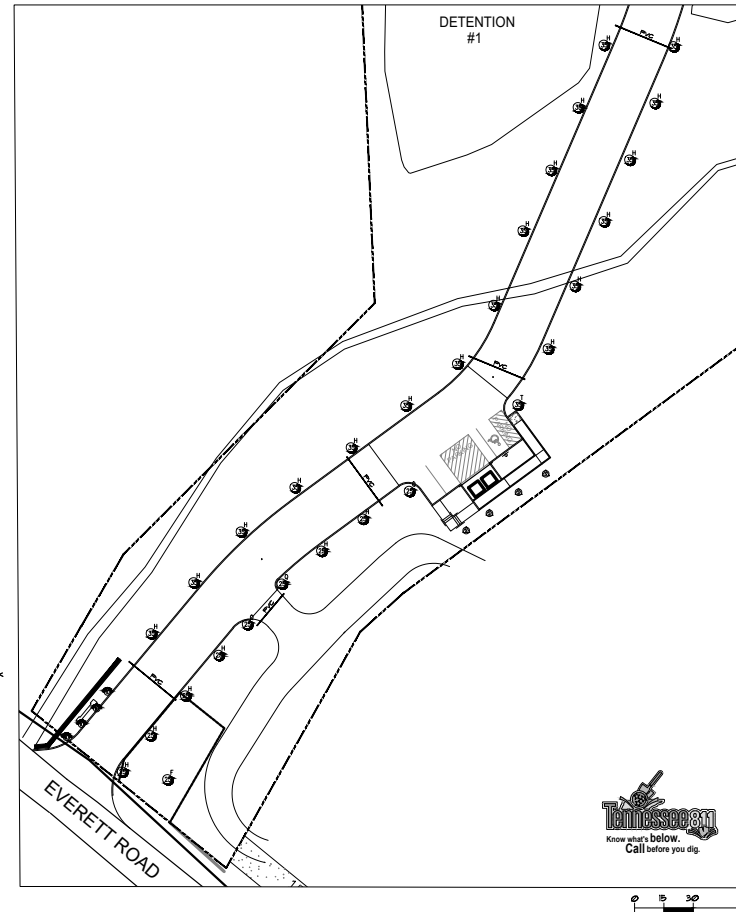
### ROTARY HEAD



### PIPE & WIRE TRENCHING



### BACK FLOW DEVICE

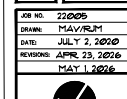


**MICHAEL VERSEN & ASSOCIATES**  
LANDSCAPE ARCHITECTURE ... LAND PLANNING  
1000 W. WILSON BLVD., SUITE 201  
KNOXVILLE, TN 37918  
(615) 596-3531

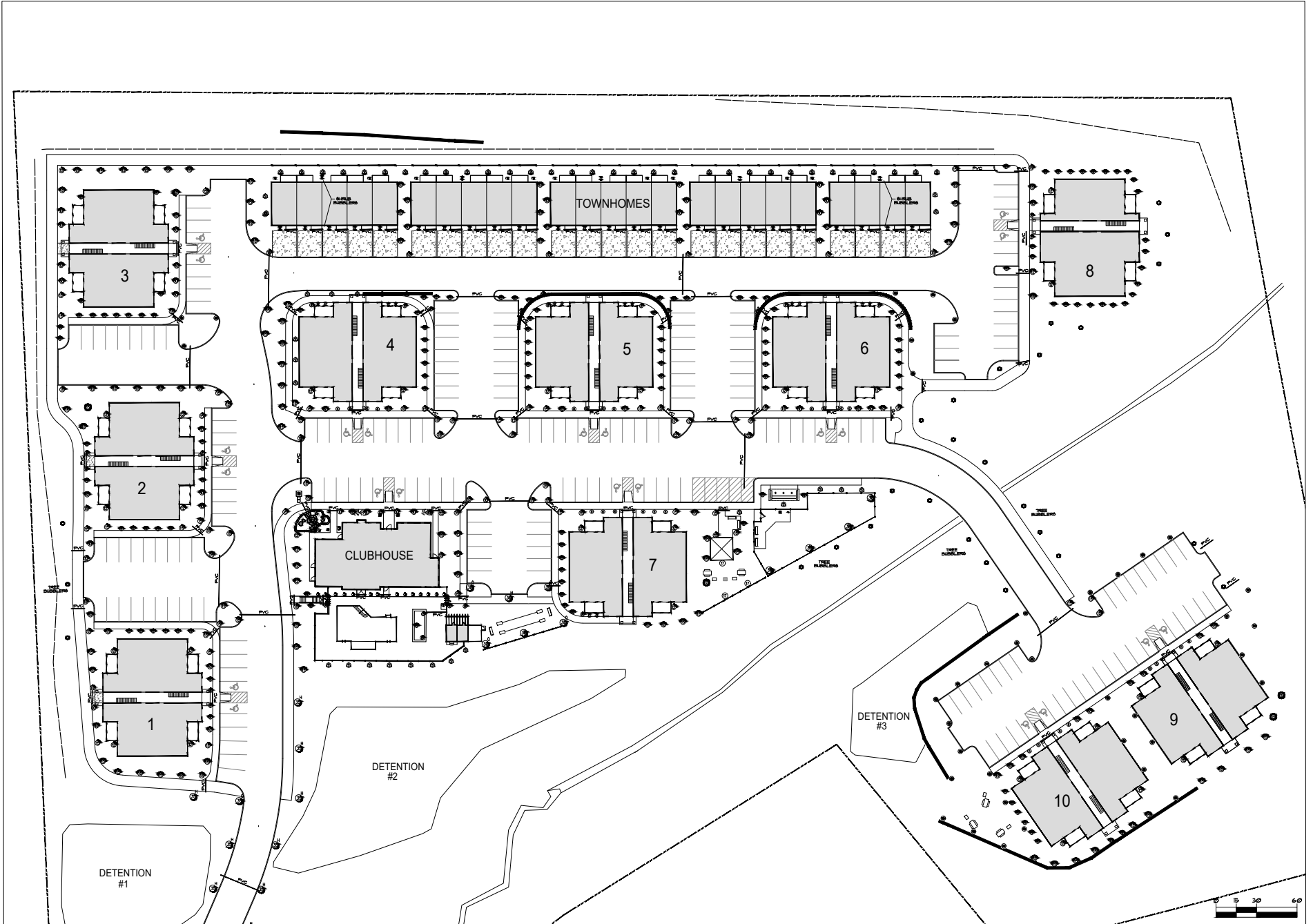
**IRRIGATION PLAN, NOTES & DETAILS**

**SERENITY AT EVERETT ROAD**  
Knoxville, Tennessee

JOB NO: 22005  
DRAW: MVR/RJM  
DATE: JULY 2, 2020  
REVISION: APRIL 23, 2026  
MAY 1, 2026



SCALE 1" = 30'  
**1-1**



**MICHAEL VERSEN & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE ... LAND PLANNING  
 289 N. WEBB GARDNER RD., SUITE 201 KNOXVILLE, TN 37919  
 (615) 596-0351

**Irrigation Plan**  
**SERENITY AT EVERETT ROAD**  
 Knoxville, Tennessee

JOB NO. 220095  
 DRAWN: MAV/RJM  
 DATE: JULY 2, 2020  
 REVIEWED: APR. 23, 2026  
 MAY 1, 2026



SCALE 1" = 30'

**1-2**











# SERENITY AT EVERETT ROAD TRAFFIC IMPACT STUDY

EVERETT ROAD  
KNOX COUNTY, TN

ARDURRA PROJECT NO. 01948-0001.000



PREPARED FOR:  
Smart Hospitality, LLC  
6716 Central Ave Pike, Suite 16  
Knoxville, TN 37912  
859.253.7866

SUBMITTED BY  
Ardurra  
10025 Investment Drive, Ste 120  
Knoxville, TN 37932  
865.670.8555

April 24  
**2026**



---

## 7 CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that traffic generated from the proposed multi-family development will have significant impacts on delay at the intersection of Everett Road at Yarnell Road. Under the proposed conditions evaluated, the Everett Road and Yarnell Road intersection was found to operate at a LOS “F”, while the proposed site access (Serenity Way) was found to operate at a LOS “B”. In evaluating various intersection improvements, it was found that the intersection of Everett Road at Yarnell would operate at a LOS “A”, under 2029 combined conditions, as a roundabout. Therefore, it is recommended that the intersection of Everett Road at Yarnell Road should be converted to a single-lane roundabout.

The following list is a summary of the improvements that are recommended to be implemented with the construction of this project:

1. Install STOP sign at unsignalized Site Access (Serenity Way) at Everett Road.
2. Clear vegetation looking right at the unsignalized Site Access (Serenity Way) at Everett Road in order to maintain adequate intersection sight distance.
3. Convert the intersection of Everett Road at Yarnell Road from side-street stop control to a single-lane roundabout.







# 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.*

05/30/2026

06/12/2026

~~April 30, 2026~~

~~May 15, 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

Aziz Kherani

Applicant Signature

Applicant Name

Date