SUBDIVISION: HICKORY VILLAGE
APPLICANT/DEVELOPER: GBS ENGINEERING - MARK BIALIK
OWNER(S): Burton Holdings

TAX IDENTIFICATION: 141 050
JURISDICTION: County Commission District 6
STREET ADDRESS: 0 Everett Rd
LOCATION: North and south side of Everett Rd., east and west side of Yarnell Rd.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area and Rural Area
WATERSHED: Hickory Creek
APPROXIMATE ACREAGE: 94 acres

ZONING: PR (Planned Residential)
EXISTING LAND USE: Vacant land
PROPOSED USE: Detached Residential Subdivision, future Apartments and Assisted Living Facility
SURROUNDING LAND USE AND ZONING:
North: Residences and vacant land / A (Agricultural) and PR (Planned Residential)
South: I-40 / Town of Farragut
East: Residences and vacant land / A (Agricultural)
West: Mulch business, residences and vacant land / A (Agricultural)

NUMBER OF lots: 164
SURVEYOR/ENGINEER: GBS Engineering
ACCESSIBILITY: Access is via Everett Rd., a major collector street with a 19' pavement width within a 40' right-of-way, and Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way.

STAFF RECOMMENDATION:
POSTPONE until the April 14, 2016 MPC meeting as requested by the applicant

COMMENTS:
POSTPONE until the April 14, 2016 MPC meeting as requested by the applicant
The applicant is proposing to develop this 94 acre tract with a mix of residential uses that includes a detached residential subdivision with 164 lots and a future apartment complex and assisted living facility. The detached residential subdivision which is located on the north side of Everett Rd., east side of Yarnell Rd. and south side of Hickory Creek will have street access to both Everett Rd. and Yarnell Rd. The future apartment complex will be located on the south side of Everett Rd. along I-40. The assisted living facility will be located on the west side of Yarnell Rd. on the south side of Hickory Creek.

The applicant has requested a postponement to allow time to address comments from staff.

**ESTIMATED TRAFFIC IMPACT:** 1634 (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:** 87 (public and private school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC’s approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC’s approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.
Detached Residential Subdivision, 224 Apartments and 100 bed Assisted Living Facility in PR (Planned Residential)

3-SB-16-C / 3-A-16-UR
CONCEPT PLAN/USE ON REVIEW

Original Print Date: 2/23/2016
Revised: Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902