

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 7-D-07-UR                      **Related File Number:**  
**Application Filed:** 6/4/2007              **Date of Revision:**  
**Applicant:** GLENVIEW HOMEOWNERS ASSOC.

## PROPERTY INFORMATION

**General Location:** South side of Creekhead Dr., southeast of Silver Cloud Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 H Q 028                      **Jurisdiction:** City  
**Size of Tract:** 4.26 acres  
**Accessibility:** Access is via Piney Grove Church Rd., a collector street with a pavement width of 19-21' within a 40' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 158 unit detached and attached residential subdivision  
**Surrounding Land Use:**  
**Proposed Use:** Remove the requirement to construct a walking trail along the detention basin as shown on the previously approved plan                      **Density:** 3.37 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MDR & F  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** Property in the area is zoned RP-1, R-1 & RA residential and A agricultural. Development in the area consists of attached and detached residential dwellings.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) / F (Floodway)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Subdivision and development plan approved on August 8, 1996

## 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the amended development plan to permit the construction of a picnic shelter and other agreed upon improvements in lieu of the previously approved walking trail subject to 3 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance  
2. Meeting all applicable requirements of the Knoxville City Engineering Dept.  
3. Completion of all of the improvements by 3/31/08 as per the agreement

Comments: In 1996 the concept plan and development plan were approved for the Glenview Subdivision. The development contains 85 detached and 73 attached dwellings for a total of 158 units. The plan showed a proposed walking trail around a large detention basin. The walking trail was to be provided as an amenity for the residents of the development. The applicant is now requesting that he not be required to construct that walking trail.

This item has been postponed a number of times in order to provide time for the developer and the homeowners to meet with each other and to try to come to some agreement regarding the amenities that will be provided in the development. An agreement has been reached that will eliminate the requirement for the walking trail. The developer, MPM Development, has agreed to construct a picnic shelter and other improvements within the development in lieu of the walking trail.

MPC Action: Approved

MPC Meeting Date: 12/13/2007

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance  
2. Meeting all applicable requirements of the Knoxville City Engineering Dept.  
3. Completion of all of the improvements by 3/31/08 as per the agreement

Summary of MPC action: APPROVE the amended development plan to permit the construction of a picnic shelter and other agreed upon improvements in lieu of the previously approved walking trail subject to 3 conditions

Date of MPC Approval: 12/13/2007

Date of Denial:

Postponements: 7/12/2007-11/8/2007

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

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: