



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 7-D-07-UR **AGENDA ITEM #:** 109
 POSTPONEMENT(S): 7/12/2007-11/8/2007 **AGENDA DATE:** 12/13/2007
 ▶ **APPLICANT:** **GLENVIEW HOMEOWNERS ASSOC.**
 OWNER(S): GLENVIEW HOMEOWNERS ASSOC.

TAX ID NUMBER: 106 H Q 028
 JURISDICTION: City Council District 3
 ▶ **LOCATION:** **South side of Creekhead Dr., southeast of Silver Cloud Ln.**
 ▶ **APPX. SIZE OF TRACT:** **4.26 acres**
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area
 ACCESSIBILITY: Access is via Piney Grove Church Rd., a collector street with a pavement width of 19-21' within a 40' right-of-way
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Sinking Creek

▶ **ZONING:** **RP-1 (Planned Residential) / F (Floodway)**
 ▶ **EXISTING LAND USE:** **158 unit detached and attached residential subdivision**
 ▶ **PROPOSED USE:** **Remove the requirement to construct a walking trail along the detention basin as shown on the previously approved plan**
 3.37 du/ac
 HISTORY OF ZONING: Subdivision and development plan approved on August 8, 1996
 SURROUNDING LAND USE AND ZONING: North: Attached residential / RP-1 residential
 South: Detached residential / R-1 residential
 East: Detached residential / A-1 agricultural & R-1 residential
 West: Detached residential / RA residential
 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.

STAFF RECOMMENDATION:

- ▶ **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**
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.

ESTIMATED TRAFFIC IMPACT 1579 (average daily vehicle trips)

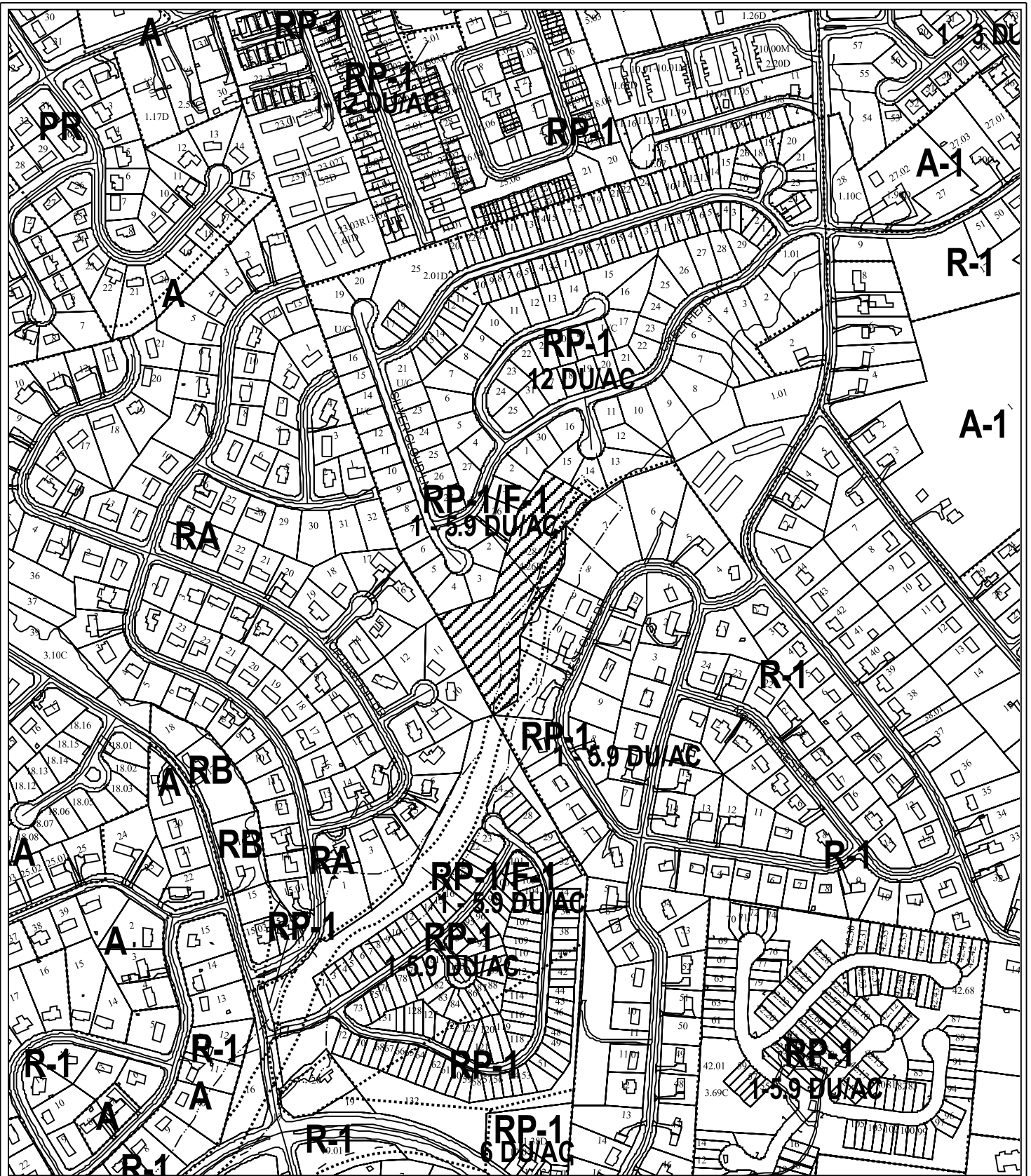
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 59 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- 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 request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



7-D-07-UR
USE ON REVIEW



Remove the requirement to construct a walking trail along the detention basin as shown on the previously approved plan in RP-1 (Planned Residential) / F (Floodway)

Original Print Date: 06/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Glenview Homeowners Assoc.

Map No: 106

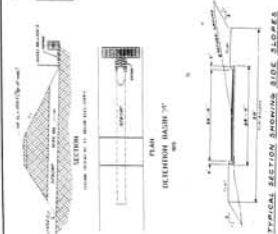
Jurisdiction: City





INSTITUTE OF PROFESSIONAL ENGINEERS AND SURVEYORS
STATE OF TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
DATE: 12/13/2007

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 TO BE SHOWN ON THIS PLAN. NO DIMENSION CONSTRUCTION OF
 THE BASIN SHALL BE CONSIDERED COMPLETE.



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BATSON, HIMES, NORVELL, & POE
 REGISTERED PROFESSIONAL ENGINEERS
 1000 N. CENTRAL AVENUE, SUITE 200
 NASHVILLE, TN 37203
 PHONE: (615) 259-4477
 FAX: (615) 259-4473

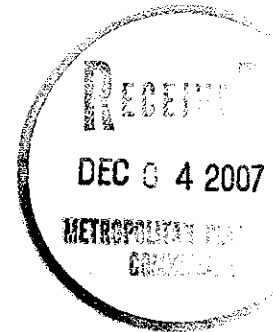
NOTE: CONSTRUCTION IS RESPONSIBLE FOR ALL UTILITY MARKS.
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL
 UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
 APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR
 SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL
 TIMES.

CONTRACTOR:
 M.P. TURNER - PINEY GROVE CHURCH RD
 4600 WARD ST. - OP. 3000
 DISTRICT 46, PEAR COUNTY, TN
 PHONE: (615) 752-5796

DATE: 12/13/2007
SCALE: AS SHOWN
PROJECT: 22-725-DCP

Glenview Homeowners Association, Inc
P.O. Box 52123
Knoxville, TN 37950-2123

Dan Kelly
Metropolitan Planning Commission
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902



109

RE: File # 7-D-07-UR

Dear Mr. Kelly:

The Glenview Homeowners Association Board of Directors has met with Mike Turner on a couple of occasions to discuss the originally proposed walking trail in Glenview subdivision. We have discussed the feasibility of the originally planned trail and several other alternatives.

We have concluded that Mike Turner was correct about the original walking trail not being the best investment for the community. We have proposed several other enhancements to the community including a covered picnic structure, and other improvements to our common and entrance areas. Mike Turner has already completed some of the items and we are waiting on final discussions to be agreed upon before he can finish. We have all agreed to a completion date on or before March 31, 2008.

We desire that the Metropolitan Planning Commission approve the Use on Review amendment as originally requested.

Sincerely,

A handwritten signature in cursive that reads "Clarence Scott".

Clarence Scott
President

865-803-1574

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7-D-07 UR

July 10, 2007

Mr. Dan Kelly
Knoxville/Knox County Metro. Planning Commission
Suite 403, City/County Building
400 Main Ave.
Knoxville, TN 37902

RE: Glen View Subdivision Project # 22725

Dear Mr. Kelly:

Glenview Subdivision is a 158 lot development consisting of both attached and detached dwellings. The use on review plan (8-1-96-OR) was approved in 1996. Construction of the dwellings was completed in early 2005.

The walking trail shown on the original use on review has never been constructed. At this time we are requesting that this walking trail not be constructed for the following reasons:

- a) Finished grade in this area is very steep. Installing the walking trail will require extensive grading in area that has not been disturbed.
- b) Many mature hardwoods are in this area. Grading will require removal of many specimen trees.
- c) The walking trail will be in a very remote location. Safety is a concern.
- d) In eleven (11) years of this project, not one resident has requested that this walking trail be installed.

For these reasons we request MPC to remove the condition on the previous use on review approval to construct the walking trail.

Sincerely,



Mike Turner
Turner Construction Company