

# 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:** 11-O-07-UR                      **Related File Number:**  
**Application Filed:** 10/8/2007              **Date of Revision:**  
**Applicant:** U.S. CELLULAR CORPORATION

## PROPERTY INFORMATION

**General Location:** North side of Ridgeview Rd., southeast of Tazewell Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 39 207 & 20701                      **Jurisdiction:** County  
**Size of Tract:** 2.75 acres  
**Accessibility:** Access is via Ridgeview Rd., a minor arterial street with a 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 150' monopole telecommunications tower                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:** AG/RR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This site is located in a rural residential area developed under A (Agricultural) zoning. There is an existing Northeast Knox Utility District water tank located just east of the proposed lease area.

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

**Street:** 6323 Ridgeview Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. The tower, being located within a low density residential area, is required to be screened. Since this 2.75 acre parcel is heavily wooded and provides a natural vegetative buffer between the proposed lease area and nearby properties, the impact on nearby residences will be minimal. The applicant will be required to install a 6' tall security fence and will provide supplemental landscaping around the fenced enclosure meeting Knox County Zoning Ordinance requirements.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed commercial telecommunications tower at this location meets the standards required in the A zoning district.
2. The proposed tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Northeast County Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this is a heavily wooded area and there is an existing telecommunication tower adjacent to the site, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan proposes agricultural and rural residential uses on this property. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 150' monopole as a "moderate" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within both the "Opportunity Area" and "Sensitive Area" categories. However, the Plan takes a neutral position on moderate monopoles located in these areas (see attached matrix).

**MPC Action:**

Approved

**MPC Meeting Date:** 11/8/2007

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
4. Installing a 6' high security fence around the tower and equipment area prior to the tower becoming operational.
5. At the time of the request for a building permit, posting a bond or other approved financial surety that would ensure the removal of the tower if it is abandoned.

With the conditions noted above, this request meets all criteria for a use-on-review in the A zoning district.

**Summary of MPC action:**

APPROVE the request for a 150' monopole telecommunications tower in the A zoning district, subject to the following 5 conditions:

**Date of MPC Approval:**

11/8/2007

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

Knox County Board of Zoning Appeals

**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:**