

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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www.knoxmpc.org

File Number: 12-F-01-UR **Related File Number:**
Application Filed: 11/13/2001 **Date of Revision:**
Applicant: SPECTRASITE BROADCAST GROUP
Owner:

PROPERTY INFORMATION

General Location: North side of Sharps Ridge Memorial Park Dr., southeast of Tiberius Rd.
Other Parcel Info.:
Tax ID Number: 69 O A 21, 24 OTHER: 081BA011 **Jurisdiction:** City
Size of Tract: 8 acres
Accessibility: Access is via Sharps Ridge Memorial Park Dr., a local street with 20' of pavement width that provides access to Sharps Ridge Memorial Park and other transmission facilities on Sharps Ridge.

GENERAL LAND USE INFORMATION

Existing Land Use: Broadcasting tower and related structures
Surrounding Land Use:
Proposed Use: Broadcasting tower and related structures **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject property is located on Sharps Ridge in an area where other transmission towers are located. To the south is Sharps Ridge Memorial Park, which occupies a good portion of the ridge, as well as residential development that occupies the ridge's lower, less severe slopes. Other property in the area is vacant, primarily because of the steep topography characterizing the ridge.

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

Street: 359 Sharps Ridge Memorial Park Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) and R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A use on review was approved by MPC for the new tower placement on 7/13/00. (7-M-00-UR)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: MAB

Staff Recomm. (Abbr.): APPROVE the revised development plan for a broadcasting tower and related structures and delete the previous condition of approval (7-M-00-UR) to remove the existing 1,066 foot broadcasting tower, subject to 4 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Meeting all requirements of the City of Knoxville Arborist.
 4. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification, prior to issuance of building permits for this project.

With the conditions noted above, this request meets all requirements for approval of a use on review.

Comments: A use on review request for a 1,449 foot transmission and communications tower, with support structures, was approved for this property on 7/13/00. This request was approved with the condition that the existing 1,066 foot guyed tower currently supporting the WATE-TV antenna be removed upon the completion of and transition over to the new tower. This tower is still in operation and is now not slated for removal upon completion of the new tower. Another shorter, lattice-type tower on the site, however, has been removed. The current request has been revised from the previously approved plan. The revised request includes deletion of the condition to remove the 1,066 foot tower and approval of the 4,319 square foot building. If approved, this use on review will supercede the previous 7/13/00 approval. The 1,066 foot broadcasting tower currently in operation will not be required to be removed. The new 1,449 foot tower and a 4,319 square foot building would be approved.

The current request proposes the construction of a 1,449 foot broadcasting tower in the same location as previously approved. This height will be 2,349 feet above sea level, adding in the elevation of the ridge. This is the maximum height that has been approved by the FAA and FCC for this tower. A new 4,319 square foot equipment building is also proposed for the site. Four new parking spaces are proposed, which will be sufficient because the buildings are only used for broadcasting equipment and will be visited only occasionally for maintenance. The existing treeline around this facility on top of the ridge will provide sufficient screening from the buildings, but obviously not the towers. The new tower's proposed location is next to the existing tower, which lessens the visual impact by not having multiple towers spread across on this site. From certain sight angles, it may not even be distinguishable that there are two towers. The highest points of Sharps Ridge have long been the locations of various types of towers, so this request is not adding significant visual impact that is not already present.

MPC Action: Approved

MPC Meeting Date: 12/13/2001

- Details of MPC action:**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Meeting all requirements of the City of Knoxville Arborist.
 4. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification, prior to issuance of building permits for this project.

Summary of MPC action: APPROVE the revised development plan for a broadcasting tower and related structures and delete the previous condition of approval (7-M-00-UR) to remove the existing 1,066 foot broadcasting tower, subject to 4 conditions:

Date of MPC Approval: 12/13/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: