

# 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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Knoxville, Tennessee 37902  
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FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-I-01-UR                      **Related File Number:** 12-SE-01-C  
**Application Filed:** 11/15/2001              **Date of Revision:**  
**Applicant:** RICHLAND TOWERS, INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side of Cassell Dr., north of Crozier Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 H A 17 & 18    OTHER: 081 HB 13 & 13.01, 081 HC 2, 08    **Jurisdiction:** City  
**Size of Tract:** 63.43 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Revised building location                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential) & R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## 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:

Staff Recomm. (Abbr.): APPROVE the telecommunication tower accessory building as shown on the development plan subject to 3 conditions

Staff Recomm. (Full): 1. Meeting all requirements of the approved concept plan. 2. Meeting all requirements of the previously approved use on review. 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-1 and R-2 Districts and the other criteria for approval of a use on review.

Comments:

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action: 1. Meeting all requirements of the approved concept plan. 2. Meeting all requirements of the previously approved use on review. 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-1 and R-2 Districts and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the telecommunication tower accessory building as shown on the development plan subject to 3 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: 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: