

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SE-01-C **Related File Number:** 12-I-01-UR
Application Filed: 11/13/2001 **Date of Revision:**
Applicant: RICHLAND TOWERS, INC.
Owner: RICHLAND TOWERS, INC.

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

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: Access is via Cassell Dr., a local street with a pavement width of 18' within 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned R-1 and R-2 residential. The site is located at the top of a wooded ridge. Due to the steep topography, development is limited to single family dwellings located at the bottom of the ridge. Other broadcast telecommunication towers are located on this ridge
Proposed Use: Broadcast telecommunication tower and accessory building **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: Richland Towers
Surveyor: Hodge Engineering
No. of Lots Proposed: 5 **No. of Lots Approved:** 0
Variances Requested: 1. Maximum grade of JPE from 12% to 15%
2. Pavement width of JPE from 20' to 16'
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: DK
Staff Recomm. (Abbr.): APPROVE variances 1 & 2 due to the steep topography, and because approval of these variances will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the concept plan subject to 4 conditions
1. Meeting all applicable requirements of the Knox County Health Dept.
2. Providing a cul de sac at the end of Cassell Dr. per the requirements of the Subdivision Regulations.
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
4. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
Comments: The applicant has previously received approval of a proposed broadcast telecommunications tower. They are now requesting the access and property boundaries around the site be established. The access will be via a joint permanent easement (JPE). Variances are requested to the regulations regarding the installation of the JPE. Due to the steep topography of leading to the site, a variance for road grade and pavement width have been requested.
The use on review application was filed with this subdivision in order to request the relocation of the previously approved accessory building. This was made necessary due to the fact the building is being located on an adjoining property.
MPC Action: Approved **MPC Meeting Date:** 12/13/2001
Details of MPC action: 1. Meeting all applicable requirements of the Knox County Health Dept.
2. Providing a cul de sac at the end of Cassell Dr. per the requirements of the Subdivision Regulations.
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
4. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
Summary of MPC action: APPROVE variances 1 & 2 due to the steep topography, and because approval of these variances will not create a traffic hazard.
APPROVE the concept plan 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: **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: