# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



www•knoxmpc•org

File Number:2-G-01-URApplication Filed:1/18/2001Applicant:RICHLAND TOWERS

Owner:

#### PROPERTY INFORMATION

General Location:Southwest side of I-275, north of Johnston St.Other Parcel Info.:Image: State of Tract:State of Tract:State of Tract:State of Tract:State of Tract:State of the proposed tower, building and guy wires will be via a proposed 25-foot wide private driveway extending from Cassell Dr. to the north of the property and an additional short driveway extending from Crozier Ave. to the south of the property. The driveway will be recorded as a legal access easement for the subject properties. Cassell Dr. is a local street with 16-18 ft. of pavement

**Related File Number:** 

Date of Revision:

8-H-00-UR

width and 40 ft. of right-of-way. Crozier Ave. is a local street with 16-18 ft. of pavement width and 50-60

ft. of right-of way. GENERAL LAND USE INFORMATION UT tower and accessory building. (To be removed) Existing Land Use: Surrounding Land Use: **Proposed Use:** Television tower and accessory building. Density: Sector Plan: Central City Sector Plan Designation: **Growth Policy Plan:** Urban Growth Area **Neighborhood Context:** This large property on Sharp's Ridge currently has a tower and building constructed on it. The surrounding parcels to the south and west are developed with residential uses. The I-75/275 and I-640 interchange is located to the north and east.

# 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) and R-2 (General Residential) Former Zoning: Requested Zoning: Previous Requests: Extension of Zone:

History of Zoning: None noted.

# 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 development plan for a television tower and accessory building in the R-1 and R-2 zone subject to nine conditions:			
Staff Recomm. (Full):	<ol> <li>Obtaining approval and recording a one-lot subdivision plat consolidating the two UT owned properties into one lot.</li> <li>Obtaining approval and recording a minor subdivision plat consolidating parcels 81HB013, 81HA017 and a portion of 81HD006 into one lot to be owned by Richland and adjusting the lot lines of the balance of parcel 81HD006 to be owned by the Sharp family.</li> <li>Recording 25-feet wide access easements for the driveways accessing the building, parking area, tower and guy supports, as shown on the site plan, and showing these easements with the appropriate recording references on the plats consolidating the UT and Richland properties. The applicant may choose to record one plat showing all affected parcels and the required access easements.</li> <li>A legally binding document signed and notarized by both parties must be submitted and approved by MPC staff and the City of Knoxville Building Official describing in detail the agreement between UT and Richland for Richland's use of the UT property for the construction and operations of the television tower and accessory building.</li> <li>Rescinding all previously approved variances except the tower setback variance with the City of Knoxville Codes Department as they are no longer needed with this proposed development plan.</li> <li>Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.</li> <li>Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.</li> <li>A revised site plan reflecting the completed conditions of approval and any other required documentation must be submitted to MPC staff for certification.</li> </ol>			
Comments:	<ul> <li>A television tower is reviewed based on the Use on Review requirements for Ose on Review approval.</li> <li>A television tower is reviewed based on the Use on Review requirements for Commercial Telecommunications Facilities along with the zoning district regulations for R-1 and R-2 in the City of Knoxville Zoning Ordinance. A tower at this location is appropriate because it is located along the top of Sharp's Ridge on a large parcel of property where the tower placement is at least 800 feet from the nearest residence. Landscaping is not required because the base of the tower will not be visible from adjoining property because of the distance away and the existing tree canopy. The site plan reflects minimal negative impacts to surrounding properties and is compatible with other surrounding development and zoning.</li> <li>A tower and building, owned and operated by UT, currently exist on the property. These will be removed once the new tower and building are constructed. UT, along with other potential parties, will co-locate on the proposed Richland Tower. The Central City Sector Plan proposes Greenways/Open</li> </ul>			
MPC Action:	Space uses for these properties.			
WFC ACTION:	Approved MPC Meeting Date: 2/8/2001			
Details of MPC action:	<ol> <li>Obtaining approval and recording a one-lot subdivision plat consolidating the two UT owned properties into one lot.</li> <li>Obtaining approval and recording a minor subdivision plat consolidating parcels 81HB013, 81HA017</li> </ol>			

	<ul> <li>and a portion of 81HD006 into one lot to be owned by Richland and adjusting the lot lines of the balance of parcel 81HD006 to be owned by the Sharp family.</li> <li>3. Recording 25-feet wide access easements for the driveways accessing the building, parking area, tower and guy supports, as shown on the site plan, and showing these easements with the appropriate recording references on the plats consolidating the UT and Richland properties. The applicant may choose to record one plat showing all affected parcels and the required access easements.</li> <li>4. A legally binding document signed and notarized by both parties must be submitted and approved by MPC staff and the City of Knoxville Building Official describing in detail the agreement between UT and Richland for Richland's use of the UT property for the construction and operations of the television tower and accessory building.</li> <li>5. Rescinding all previously approved variances except the tower setback variance with the City of Knoxville Codes Department as they are no longer needed with this proposed development plan.</li> <li>6. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.</li> <li>8. Meeting all requirements of the City of Knoxville Arborist.</li> <li>9. A revised site plan reflecting the completed conditions of approval and any other required documentation must be submitted to MPC staff for certification.</li> </ul>				
Summary of MPC action:	APPROVE the development plan for a television tower and accessory building in the R-1 and R-2 zone, subject to nine conditions:				
Date of MPC Approval:	2/8/2001	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":

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

If "Other": Amendments: