

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

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

File Number: 2-G-01-UR **Related File Number:** 8-H-00-UR
Application Filed: 1/18/2001 **Date of Revision:**
Applicant: RICHLAND TOWERS
Owner:

PROPERTY INFORMATION

General Location: Southwest side of I-275, north of Johnston St.
Other Parcel Info.:
Tax ID Number: 81 H B 013 OTHER: 081HC002, 081HD006, 081HA017 **Jurisdiction:** City
Size of Tract: 61.28 acres
Accessibility: Access to 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 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

Existing Land Use: UT tower and accessory building. (To be removed)
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.

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.

3. Recording 25-foot 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.

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.

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.

6. Meeting all applicable requirements of the City of Knoxville Engineering Department.

7. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

8. Meeting all requirements of the City of Knoxville Arborist.

9. A revised site plan reflecting the completed conditions of approval and any other required documentation must be submitted to MPC staff for certification.

With the conditions noted above, the request meets all requirements for Use on Review approval.

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: