

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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File Number: 4-C-12-UR **Related File Number:**
Application Filed: 2/27/2012 **Date of Revision:**
Applicant: OPTIMA TOWERS IV, LLC KEITH POWELL

PROPERTY INFORMATION

General Location: North side of Dave Smith Rd., east of Smith School Rd.
Other Parcel Info.:
Tax ID Number: 100 010 **Jurisdiction:** County
Size of Tract: 48.97 acres
Accessibility: Access is via Dave Smith Rd., a local street with a 16' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture
Surrounding Land Use:
Proposed Use: Modification of the previous condition for a paved access driveway. **Density:**
(Case # 5-F-11-UR)
Sector Plan: East County **Sector Plan Designation:** Agriculture
Growth Policy Plan: Rural Area
Neighborhood Context: The proposed site is located in an agricultural/rural residential area of eastern Knox County.

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

Street: 2404 Dave Smith Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE a modification of condition #2 of the use on review approval for Optima Towers IV (Case # 5-F-11-UR) as follows

Staff Recomm. (Full): 2. (Revised) The access drive for the tower site shall be designed and installed to a standard acceptable to the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works. A revised plan for the access drive and turnaround area shall be submitted to the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works for review and approval prior to any permits being issued.

Comments: The applicant had received approval for a 270 foot lattice telecommunications tower to be located on a portion of a 48.97 acre tract having access to Dave Smith Road. The existing access to the lease area is a driveway that currently serves a couple of barns. Staff had included a condition of the approval that the driveway be upgraded to meet utility access driveway standards of the Knox County Fire Prevention Bureau which requires at a minimum a 16' wide paved driveway. A copy of the Fire Prevention Bureau's "Utility Access Driveways" standard is included as Attachment A in the applicant's application package.

The Knox County Fire Prevention Bureau's utility driveway standard was developed in early 2010 in order to require minimum pavement standards that would meet the bearing load requirements, minimum width requirements, turning radii and long term surface maintenance needed to insure Public Safety vehicular access.

The applicant has submitted alternative pavement standards for consideration by the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works. The alternatives have not been found to be acceptable by the County. In order for the County to accept an alternative driveway design, the original condition of the use on review must be modified. Planning Staff is recommending a modified condition. It is important that any modified condition allow for the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works to determine if the revised pavement standard is acceptable.

Action: Approved

Meeting Date: 4/12/2012

Details of Action: 2. (Revised) The access drive for the tower site shall be designed and installed to a standard acceptable to the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works. A revised plan for the access drive and turnaround area shall be submitted to the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works for review and approval prior to any permits being issued.

Summary of Action: APPROVE a modification of condition #2 of the use on review approval for Optima Towers IV (Case # 5-F-11-UR) as follows

Date of Approval: 4/12/2012

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: