CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-K-01-UR Related File Number:

Application Filed: 4/9/2001 Date of Revision:

Applicant: MICHAEL BRADY

Owner:



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PROPERTY INFORMATION

General Location: Southwest side of Amherst Rd., north of Middlebrook Pk.

Other Parcel Info.:

Tax ID Number: 106 D A 2.01 Jurisdiction: City

Size of Tract: 2.53 acres

Accessibility: Access is via Amherst Rd., a collector street with a pavement width of 31' within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building / warehouse

Surrounding Land Use:

Proposed Use: Broadcast radio station Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located in the Middlebrook industrial area on the west side of Amherst Rd. The uses

surrounding this site consist of distribution and warehousing operations.

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

Street: 1539 Amherst Road

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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:

dk

Staff Recomm. (Abbr.):

APPROVE the request to pemit a broadcast radio station and associated offices at this location in an I-3 (General Industrial) district

Staff Recomm. (Full):

- 1. Obtaining Use on Review approval for any telecommunications towers proposed for this site.
- 2. Meeting all applicable requirements of the Knoxville City Engineering Dept.
- 3. Limiting all uses in the remainder of the building to those permitted in the I-3 (General Industrial)
- 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Comments:

The applicant is requesting that MPC make the determination that a broadcast radio station be permitted in the I-3 (General Industrial) district. The Knoxville Zoning Ordinance allows the MPC to permit uses in the I-3 district that are not specifically mentioned if they can determine that the proposed use is of the same general character as the permitted uses. The general description of the I-3 regulations states that uses in that zone would generally include manufacturing, wholesaling or warehousing as the principal use of the site. Additionally, it states the permitted uses do not depend on frequent personal visits and that some adverse impacts can be expected.

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The applicant proposes to renovate an existing 25,000 sq. ft. building that is used as a wholesaling and distribution facility. After the renovation, approximately one-half of the building will remain in use as a warehousing facility. The remaining portion of the building will be used for the radio station. The radio station also intends to construct their tower/antenna at this location. No information was provided to the staff regarding that portion of the request. Another Use on Review will have to be submitted for consideration of a telecommunication tower. The staff believes the proposed use can be accommodated in the I-3 District because it is not a business that generates a lot of personal visits. The proposed telecommunications tower on the site will have some adverse impact on the surrounding uses if it were not proposed to be located in the middle of an industrial area. Finally, the applicant

MPC Action: Approved MPC Meeting Date: 5/10/2001

Details of MPC action:

1. Obtaining Use on Review approval for any telecommunications towers proposed for this site.

proposes to retain a large portion of the building for the primary use permitted in the zoning district.

- 2. Meeting all applicable requirements of the Knoxville City Engineering Dept.
- 3. Limiting all uses in the remainder of the building to those permitted in the I-3 (General Industrial) district.
- 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

Summary of MPC action:

APPROVE the request to pemit a broadcast radio station and associated offices at this location in an I-3 (General Industrial) district, subject to 4 conditions

Date of MPC Approval: 5/10/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

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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:

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