# **CASE SUMMARY**

#### APPLICATION TYPE: USE ON REVIEW

File Number: 6-G-01-UR Related File Number:

**Application Filed:** 5/14/2001 **Date of Revision:** 

Applicant: JOURNAL BROADCAST GROUP

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

#### **PROPERTY INFORMATION**

**General Location:** West side of Amherst Rd., south side of Ridan Dr.

Other Parcel Info.:

Tax ID Number: 106 D A 2.01 Jurisdiction: City

Size of Tract: 2.53 acres

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:** 110' radio transmission tower for a broadcast radio station **Density:** 

Sector Plan: Northwest County 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 Rd

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)

**TPB** 

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): Staff Recomm. (Full):

1) Removal of the tower and satellite dishes located at the applicant's Kingston Pike site once they move to the new location on Amherst Rd. and the new facility and tower is operational.

APPROVE the development plan for a 110' lattice microwave tower subject to 8 conditions.

- 2) Surrounding the tower with security fencing that meets ordinance requirements.
- 3) Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
- 4) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 5) Meeting all applicable requirements of the Knoxville Department of Engineering
- 6) Installing proposed landscaping as shown on the approved site plan for the broadcast radio station within six months of the tower becoming operational.
- 7) Meeting all applicable requirements of the Knoxville City Arborist.
- 8) A revised site plan reflecting the conditions of approval must be submitted to MPC prior to the issuance of building permits for the project.

With the conditions noted, the request meets all requirements for approval of a use-on-review.

Comments:

At the Planning Commission's May 10, 2001 meeting, a Use-on-Review approval was granted for a broadcast radio station at this site, subject to four conditions. One of those conditions was that the applicant would have to obtain a Use-on-Review approval for any telecommunications tower proposed for this site. The radio station will occupy approximately one-half of an existing 25,000 sq. ft. building.

The applicant is proposing to construct a 110' lattice tower to facilitate microwave transmissions to the main transmitting sites for three FM stations (WBON, WQBB & WMYU). The tower will also include an FM transmitting antenna to provide emergency coverage if they were to lose one of the main towers. The proposed tower will have to be designed to support the emergency FM antenna and three microwave dishes. The proposed tower will be located on the southeast side of and adjacent to the existing building. The telecommunications tower that is located approximately 600' northwest of the site is too far from the studio building to be considered for use. The feedlines would be too long and the signal losses would make use of the tower prohibitive. The new tower should have no discernible impact on surrounding land uses.

Attached to the staff report, is the report from MPC's tower consultant, Mr. Larry E. Perry. Mr. Perry's report describes the Journal Broadcast Group's tower proposal and highlights his findings. Finding that the proposed tower meets all requirements of the Ordinance and is required for the applicant to meet their coverage requirements, Mr. Perry recommends that this request for a new tower be approved.

MPC Action:

Approved

MPC Meeting Date: 6/14/2001

**Details of MPC action:** 

- 1) Removal of the tower and satellite dishes located at the applicant's Kingston Pike site once they move to the new location on Amherst Rd. and the new facility and tower is operational.
- 2) Surrounding the tower with security fencing that meets ordinance requirements.
- 3) Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
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**Summary of MPC action:** APPROVE the development plan for a 110' lattice microwave tower subject to 8 conditions.

Date of MPC Approval: 6/14/2001 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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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