

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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www.knoxmpc.org

File Number: 6-I-03-UR **Related File Number:**
Application Filed: 5/12/2003 **Date of Revision:**
Applicant: U. S. CELLULAR CORPORATION
Owner:

PROPERTY INFORMATION

General Location: South side of Schaad Rd., southwest of Todd Ln.
Other Parcel Info.: leased area
Tax ID Number: 79 G B 12.01 **Jurisdiction:** County
Size of Tract: 10000 square feet
Accessibility: Access is via Schaad Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: residence and vacant land
Surrounding Land Use:
Proposed Use: 150 foot monopole commercial telecommunications tower **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site is located in an area with a mix of rural to medium density residential development.

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

Street: 3902 Schaad Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RB (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:

that objective.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed commercial telecommunications tower at this location meets the standards for development within the A (Agricultural) District and all other relevant requirements of the Zoning Ordinance.
2. The proposed commercial telecommunications tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan identifies this property as a slope protection area. Since the proposed tower will be located below the ridge at a point that the top of the tower will not exceed 30' above the ridge top tree line, there will be less impact to the hillside. The proposed development is consistent with the Sector Plan.
2. The proposed tower meets the guidelines for tower placement as outlined in the Wireless Communication Facilities Plan.

MPC Action: Approved **MPC Meeting Date:** 6/12/2003

- Details of MPC action:**
1. Installing the proposed landscaping as shown on the landscape plan within six months of the tower becoming operational.
 2. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
 3. At the time of the request for a building permit, posting a bond or other approved financial surety that would ensure the removal of the tower if it is abandoned.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 6. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification prior to issuance of any building permits for this project.

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

Summary of MPC action: APPROVE the development plan for a 150 foot monopole commercial telecommunications tower at this location, subject to 6 conditions:

Date of MPC Approval: 6/12/2003 **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:**