CASE SUMMARY

KNOXVILLE·KNOX COUNTY

PLANNING COMMISSION

Suite 403 • City County Building 400 Main Street

APPLICATION TYPE: ORDINANCE AMENDMENT

Related File Number:

Date of Revision:

File Number:

Application Filed:

History of Zoning:

Current Plan Category:

PLAN INFORMATION (where applicable)

8-A-17-OA

7/5/2017

Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 MPC Applicant: F A X • 2 1 5 • 2 0 6 8 www.knoxmpc.org PROPERTY INFORMATION **General Location:** Other Parcel Info.: Tax ID Number: Jurisdiction: 999 999 Size of Tract: Accessibility: GENERAL LAND USE INFORMATION **Existing Land Use: Surrounding Land Use: Proposed Use:** Density: Sector Plan: **Sector Plan Designation: Growth Policy Plan: Neighborhood Context:** ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) Street: Location: **Proposed Street Name: Department-Utility Report:** Reason: Amendments to the Knoxville Zoning Ordinance regarding wireless communication facilities that replaces the existing Article V, Section 20 - Commercial telecommunications facilities with Article V, Section 20 - Wireless Communication Facilities (WCF) **ZONING INFORMATION (where applicable) Current Zoning:** Former Zoning: **Requested Zoning: Previous Requests: Extension of Zone:**

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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.: Amendments to the Knoxville Zoning Ordinance regarding wireless communication facilities that

replaces the existing Article V, Section 20 - Commercial telecommunications facilities with Article V,

Section 20 - Wireless Communication Facilities (WCF)

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): MPC staff recommends amending Article V, Section 20; Article V, Section 5; thirty-two zoning districts

within Article IV, and rescinding the adoption of the Wireless Communications Facilities Plan.

Staff Recomm. (Full): MPC staff recommends amending Article V, Section 20; Article V, Section 5; thirty-two zoning districts

within Article IV, and rescinding the adoption of the Wireless Communications Facilities Plan.

Comments: At the request of Knoxville City Council, MPC staff updated the zoning ordinance improve standards by

improving standards for cell towers siting and design. The purpose of the ordinance is to: protect public health; safety and welfare and to preserve the aesthetic character of the community; encourage collocation; protect residential zones, historic districts, and scenic highways; accommodate growing demand; encourage the use of the latest technologies; and establish clear standards for review.

Some of the major changes include adding preferred location criteria, making the ordinance relate to zoning districts, and improving development standards to help new facilities fit better into the surrounding area. These standards include type of tower, height, separation, collocation, driveway access, landscaping, equipment shelter design, setbacks, lighting, minimizing the visual impact, and encouraging stealth design. The existing ordinance relies on a separate 2002 Wireless Communications Facilities Plan. The new proposed ordinance incorporates siting and design elements of the plan.

Thirty-two zoning districts within Article IV need to be amended to make WCF a "permitted use," subject to either an administrative review or review by the Planning Commission. The zoning districts that need to be amended include industrial (I-1, I-2, I-3, I-4, BP-1), office/commercial (O-1, O-2, O-3, C-1, C-2, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, PC-2), form based (South Waterfront District and Cumberland Avenue Corridor District), other (A-1, OS-1, OS-2), and residential districts (R-1, R-1A, R-1E, EN-1 and EN-2, R-2, R-3, R-4, RP-1 RP-2 RP-3, TND-1, TC-1).

Staff has presented the ordinance and attached presentation at several public meetings, including MPC Agenda Review, City Council – County Commission Workshop, MPC Public Workshop, and

Neighborhood Advisory Council.

Action: Approved Meeting Date: 9/14/2017

Details of Action:

Summary of Action: MPC staff recommends amending Article V, Section 20; Article V, Section 5; thirty-two zoning districts

within Article IV, and rescinding the adoption of the Wireless Communications Facilities Plan.

Date of Approval: 9/14/2017 **Date of Denial: Postponements:** 8/10/2017-9/14/2017

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/10/2017 Date of Legislative Action, Second Reading: 10/24/2017

Ordinance Number: O-227-2017 Other Ordinance Number References: O-227-2017

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

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If "Other":	If "Other"

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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