

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-B-17-OA

Related File Number:

Application Filed: 7/5/2017

Date of Revision:

Applicant: MPC

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

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 Knox County Zoning Ordinance regarding standards for wireless communication facilities that replaces the existing Article 4, Section 4.92 - Standards for commercial telecommunications facilities with Article 4, Section 4.92 – Standards for Wireless Communication Facilities (WCF)

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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.: Amendments to the Knox County Zoning Ordinance regarding standards for wireless communication facilities that replaces the existing Article 4, Section 4.92 - Standards for commercial telecommunications facilities with Article 4, Section 4.92 – Standards for Wireless Communication Facilities (WCF)

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): MPC staff recommends amending Article 3, Section 3.20; Article 4, Section 4.92; twenty-two zoning districts within Article 5, and rescinding the adoption of the Wireless Communications Facilities Plan

Staff Recomm. (Full): MPC staff recommends amending Article 3, Section 3.20; Article 4, Section 4.92; twenty-two zoning districts within Article 5, and rescinding the adoption of the Wireless Communications Facilities Plan

Comments: At the request of Knox County Commission, MPC staff has updated the Knox County Zoning Ordinance 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 (BP, EC, LI, I), office/commercial (CA, CB, PC, SC, CH, CR, CN, OA, OB), other districts (OS, A, T, OC), and residential districts (RAE, RA, RB, PR, E).

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: Approve an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A -Zoning, Article 3, Section 3.20; Article 4, Section 4.92; twenty-two zoning districts within Article 5, and rescinding the adoption of the Wireless Communications Facilities Plan

Date of Approval: 9/14/2017

Date of Denial:

Postponements: 8/10/2017

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/23/2017

Date of Legislative Action, Second Reading: 11/20/2017

Ordinance Number: O-17-10-101

Other Ordinance Number References: O-17-10-101

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: