

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-K-01-UR                      **Related File Number:**  
**Application Filed:** 8/13/2001              **Date of Revision:**  
**Applicant:** CROWN COMMUNICATIONS, INC. AND CINGULAR WIRELESS, LLP  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest of Choto Rd., southeast of S. Northshore Dr., and north of Early Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 169 013.01                      **Jurisdiction:** County  
**Size of Tract:** 31.37 acres  
**Accessibility:** Access is via Choto Rd., a major collector street with a 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 195 foot monopole telecommunications tower                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The site is located in an area of rural density residential development and large tracts of land that are either in forests or under agricultural use.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



- 4) 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.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for the project.

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

**Summary of MPC action:** APPROVE the development plan for a 195 foot telecommunications tower subject to 7 conditions.

**Date of MPC Approval:** 10/11/2001                      **Date of Denial:**                      **Postponements:** 9/13/01

**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:**