



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 8-E-09-UR

AGENDA ITEM #: 47

AGENDA DATE: 8/13/2009

▶ **APPLICANT:** T-MOBILE C/O LANNIE GREENE

OWNER(S): READY MIX USA LLC C/O JESSICA GARRISON

TAX ID NUMBER: 111 PART OF 007 & 007.02

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of S. National Dr., northeast of Water Plant Rd.

▶ **APPX. SIZE OF TRACT:** 57.96 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. National Dr., a minor collector street with a 28' pavement width within a 70' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** I (Industrial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 195 foot monopole telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and stone quarry / I (Industrial)

South: Vacant land and recycling center / I (Industrial)

East: Vacant land and stone quarry / I (Industrial)

West: Utility substation / I (Industrial)

NEIGHBORHOOD CONTEXT: The site is located within the Forks of the River Industrial Park on the western side of the Ready Mix USA, LLC (Formerly American Limestone) property.

STAFF RECOMMENDATION:

▶ **WITHDRAW as requested by the applicant**

After further review of the application, it has been determined that a use-on-review approval is not required for the proposed tower since the site is zoned I (Industrial) and is located greater than 500 feet from a residence or residential zoning district. The tower is also consistent with the requirements of the Wireless Communications Facilities Plan and therefore can be approved as a permitted use.

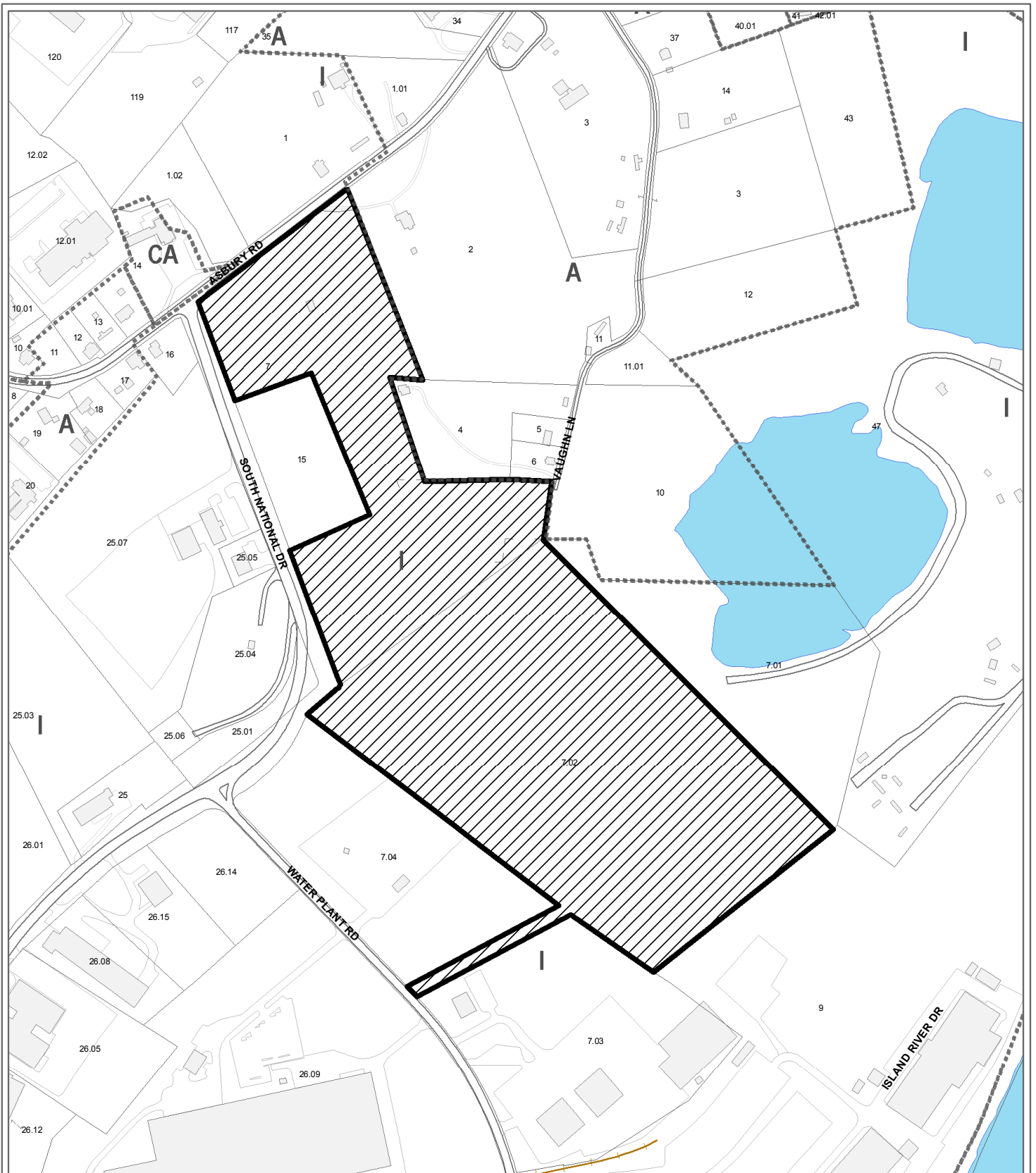
COMMENTS:

The applicant has submitted a request for a new 195' monopole telecommunications tower to be located along the east side of S. National Dr. within a 4,886.21 square foot lease area located on a 57.96 acre tract owned by Ready Mix USA, LLC.

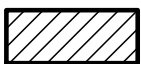
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



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USE ON REVIEW**

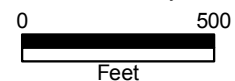


195 foot monopole telecommunications tower in I (Industrial)

Petitioner: T-Mobile c/o Lannie Greene

Map No: 111

Jurisdiction: County



Original Print Date: 7/27/2009
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902