

▶ **FILE #:** 8-I-09-UR

AGENDA ITEM #: 49

AGENDA DATE: 8/13/2009

▶ **APPLICANT:** U. S. CELLULAR CORPORATION

OWNER(S): MARTHA KERN

TAX ID NUMBER: 32 011

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of McElhaney Dr., northwest of Rutledge Pike, southeast of Hogskin Rd.

▶ **APPX. SIZE OF TRACT:** 309 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via McElhaney Dr., a local street with a 25' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Flat Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 250 foot lattice telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Residences / A (Agricultural)

East: Vacant land and residences / A (Agricultural)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: The proposed site is located along McAnnally Ridge just south of House Mountain in an area that is primarily rural residential development along Rutledge Pike.

STAFF RECOMMENDATION:

▶ **POSTPONE until the September 10, 2009 MPC meeting as requested by the applicant.**

The applicant has requested postponement to allow additional time to look at alternative locations that would move the tower off of McAnnally Ridge as requested by Staff.

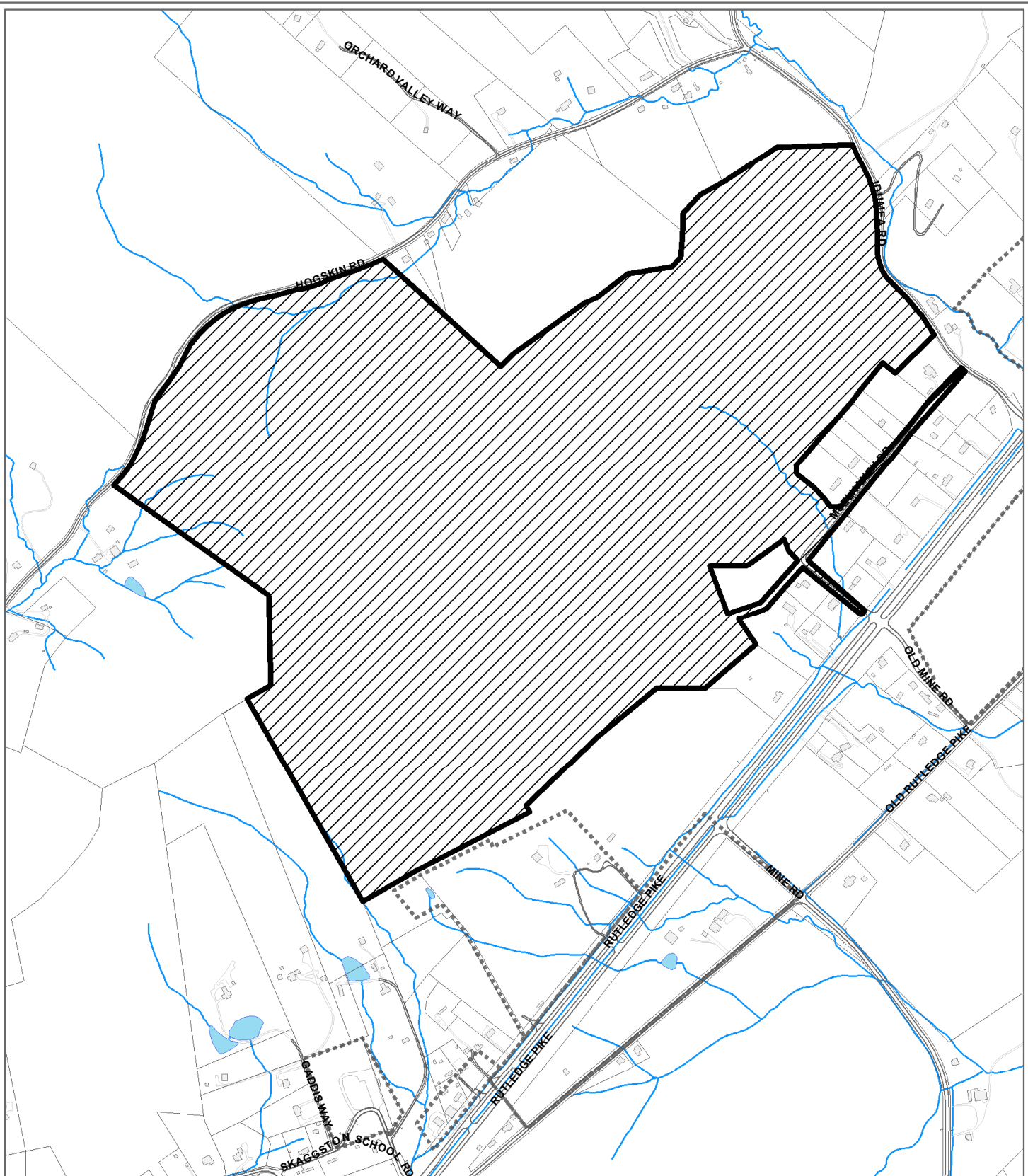
COMMENTS:

This is a request for a new 250' lattice telecommunications tower to be located within a 10,000 square foot lease area along McAnnally Ridge located on the northwest side of McElhaney Dr., northwest of Rutledge Pike. The subject property is zoned A (Agricultural), and telecommunication towers are considered as a use on review in this district. The proposed tower will accommodate up to 5 wireless carriers.

ESTIMATED TRAFFIC IMPACT: Not calculated.

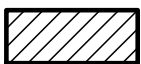
ESTIMATED STUDENT YIELD: Not applicable.

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.



**8-I-09-UR
USE ON REVIEW**

Petitioner: U. S. Cellular Corporation



250 foot lattice telecommunications tower in A (Agricultural)

Map No: 32
Jurisdiction: County



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