

# CASE SUMMARY

APPLICATION TYPE: WIRELESS COMMUNICATION FACILITY

LEVEL II



File Number: 1-A-19-WCF                      Related File Number:  
Application Filed: 11/27/2018              Date of Revision:  
Applicant: VERIZON WIRELESS PARTNERSHIP

## PROPERTY INFORMATION

**General Location:** Located along Wimpole Avenue on the Knoxville Botanical Gardens and Arboretum site, west of the existing cell tower

**Other Parcel Info.:**

**Tax ID Number:** 82 N J 009                      **Jurisdiction:** City

**Size of Tract:** 18.39 acres

**Accessibility:** Site is accessed via Wimpole Ave.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Botanical Garden and Arboretum

**Surrounding Land Use:**

**Proposed Use:**    **Density:**

**Sector Plan:** East City                      **Sector Plan Designation:**

**Growth Policy Plan:**

**Neighborhood Context:** Single Family Residential Neighborhood

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

**Street:** 2649 Boyds Bridge Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:** Level II review needed to seek waiver of spacing requirement.

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), R-1, and R-2

**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.: Level II review needed to seek waiver of spacing requirement.

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): Approve the Wireless Communication Facilities (WCF) application for a new 120 foot type 1 monopole, subject to Waiver #1 and meeting City Engineering standards.

Staff Recomm. (Full): Waiver #1: A waiver is required for this application because the tower is located within 50 feet of an existing US Cellular tower. The ordinance has a 1,500 foot separation standard (distance between towers). The ordinance permits the Planning Commission to grant an exception to this separation standard, provided the applicant can demonstrate that technically neither coverage nor capacity can be achieved using these standards. The applicant has documented that the structure is incapable of supporting another antenna. This information was reaffirmed by Knoxville-Knox County Planning's WCF consultant.

Comments: The proposed wireless communications facilities (WCF) application is for a 120 foot type 1 monopole cell tower, located on the north side of the Knoxville Botanical Gardens & Arboretum, 2649 Boyds Bridge Pike (Parcel# 082NJ009). The proposed tower is within 1,500 feet of an existing tower, requiring a level 2 review. The applicant investigated alternative preferred site locations and possible collocation on existing towers in the surrounding area. All the sites investigated proved to be not feasible to address the applicants coverage needs.

The application was unable to meet the perimeter landscaping requirement in their leased space. However, the applicant reached an agreement with Knoxville Botanical Gardens & Arboretum to provide landscaping outside the leased area that meets the perimeter landscaping standards as set forth in the ordinance.

City Fire and City Engineering Departments have expressed concerns pertaining to the driveway access. These details can be addressed through the City permitting process.

Knoxville-Knox County Planning's consultant also recommends approval based on their analysis of this application.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: Approve the Wireless Communication Facilities (WCF) application for a new 120 foot type 1 monopole, subject to Waiver #1 and meeting City Engineering standards.

Date of Approval: 1/10/2019

Date of Denial:

Postponements:

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: