

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-B-18-UR **Related File Number:**
Application Filed: 11/17/2017 **Date of Revision:**
Applicant: CROWN CASTLE USA (BOONETIME BAY, LLC)

PROPERTY INFORMATION

General Location: Southwest side of Park 40 North Blvd., south of Sherrill Blvd.
Other Parcel Info.:
Tax ID Number: 119 01851 **Jurisdiction:** County
Size of Tract: 29.83 acres
Accessibility: Access is via Park 40 North Blvd., a local street with a four lane divided median pavement section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial Telecommunications Tower **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located on a 29.83 acre tract that is located west of N. Cedar Bluff Rd. south of Sherrill Blvd., and north of I-40 / I-75 that has developed with a mix of commercial, office and medical related facilities.

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

Street: 40 Park 40 North Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was rezoned to OB (Office, Medical, and Related Services) by Knox County Commission on June 28, 2010.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a 195' monopole commercial telecommunications tower in the OB (Office Medical, and Related Services) zoning district subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting the Utility Access Driveway standards and all other applicable requirements of the Knox County Fire Prevention Bureau.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. It is suggested that the applicant design the tower structure to allow for additional antennae between 35' and 70' for the new 5G network.
5. Installing the evergreen landscaping screen along the fenced enclosure within six months of the tower becoming operational. The applicant shall be responsible for maintaining all landscaping.
6. Removal of the existing lattice tower within 90 days of the completion of the new monopole,
7. 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.

With the conditions noted above, this request meets all criteria for a use-on-review in the OB zoning district.

Comments: This is a request for a new 195' monopole commercial telecommunications tower to be located on a portion of a 29.83 acre tract that is on the west side of Park 40 North Blvd. and south side of Sherrill Blvd. While Knox County has recently adopted a new Wireless Communication Facilities Ordinance, this application was submitted prior to the adoption of the new Ordinance as is being reviewed under the previous regulations and the Wireless Communication Facilities Plan. The subject property is zoned OB (Office, Medical, and Related Services) and under the previous regulations, a telecommunication tower is considered as a use on review in this district.

Access to the site is by an easement off of Park 40 North Blvd., a local street. The existing gravel driveway is required to meet the Utility Access Driveway standards of the Knox County Fire Prevention Bureau which requires a 16' wide paved access driveway. The proposed monopole will be located within a 10,000 square foot lease area approximately 450' west of the access driveway connection to Park 40 North Blvd.

The proposed 195' monopole will be replacing an existing 185' lattice tower that is located approximately 950' to the west. The existing tower is being removed as a result of the Park West Medical Center Expansion (10-SF-17-C/10-I-17-UR) that was approved by the Planning Commission on November 9, 2017.

The applicant is proposing up to 5 telecommunication carrier antenna arrays on this tower. Four of the existing wireless carriers will be relocating to the new tower. The applicant is proposing a 7' high security fence around the tower and equipment area. The FAA is not requiring any lighting for the proposed 195' tower. This determination has been made in consideration of the towers height and location in relation to the heliport that has been approved for the Park West Medical Center located to the west.

Attached to the staff report are support documents submitted by the applicant and a report from MPC's tower consultant, Mr. Larry E. Perry. Mr. Perry's report describes the proposal and highlights his findings. Mr. Perry concludes that the proposed monopole tower is technically justified by the materials submitted by the applicant (see attached report).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

- 1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
- 2. The change from the existing lattice tower to a monopole structure should help to minimize the visual impact of the proposed facility.
- 3. The proposed tower with five antenna array locations for cellular providers will help to maintain service in the area of the Medical Center.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. With the recommended conditions, the proposed commercial telecommunications tower at this location meets the standards required in the Commercial Telecommunications Facilities section of the Knox County Zoning Ordinance that was in place at the time the application was submitted.
- 2. The proposed tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies (See comments below regarding the Wireless Communications Facility Plan). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use should not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes office uses on this property.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Under the guidelines for tower placement in the Wireless Communications Facility Plan this proposed tower falls within the "Opportunity Areas" and "Sensitive Areas". The proposed 195' monopole tower is classified as a tall monopole. The proposed tower site is located within an office/commercial corridor which the Plan considers to be "Opportunity Area" for the location of telecommunication towers. The Plan is neutral on tall monopole towers located in these areas. The proposed tower is also within a "Sensitive Area" since it would be located on a hill below a ridgeline. The Plan is neutral on tall monopole towers located in these areas.

Action: Approved **Meeting Date:** 1/11/2018

- Details of Action:**
- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2. Meeting the Utility Access Driveway standards and all other applicable requirements of the Knox County Fire Prevention Bureau.
 - 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 4. It is suggested that the applicant design the tower structure to allow for additional antennae between 35' and 70' for the new 5G network.
 - 5. Installing the evergreen landscaping screen along the fenced enclosure within six months of the tower becoming operational. The applicant shall be responsible for maintaining all landscaping.
 - 6. Removal of the existing lattice tower within 90 days of the completion of the new monopole,
 - 7. 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.

With the conditions noted above, this request meets all criteria for a use-on-review in the OB zoning district.

Summary of Action: APPROVE the request for a 195' monopole commercial telecommunications tower in the OB (Office Medical, and Related Services) zoning district subject to 7 conditions.

Date of Approval: 1/11/2018 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: