CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-K-01-UR Related File Number:

Application Filed: 12/11/2000 **Date of Revision:**

Applicant: U. S. CELLULAR CORPORATION

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side of Central Avenue Pike, southeast side of Bookwalter Dr.

Other Parcel Info.:

Tax ID Number: 69 P C 007 Jurisdiction: City

Size of Tract: 1.7 acres

Access is via Bookwalter Dr., a local street with an 18' pavement width within a 25' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Commercial telecommunications tower Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context: The proposed tower site is in an area of predominantly single-family residential and institutional uses.

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

Street: 4218 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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:

TPB

Staff Recomm. (Abbr.):

APPROVE the development plan for a 80 foot monopole telecommunications tower subject to 6

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 2) Obtaining the necessary fencing and landscaping variances from the Knoxville Board of Zoning Appeals.
- 3) Meeting all applicable requirements of the Knoxville Department of Engineering.
- 4) Meeting all applicable requirements of the Knoxville City Arborist.
- 5) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational.
- 6) A revised site plan reflecting the conditions of approval must be submitted to MPC prior to the issuance of building permits for the project.

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

Comments:

This a request for a new, 80 foot monopole telecommunications tower that will support two telecommunications carrier antenna arrays. The tower is proposed to be located at the rear of the Bookwalter United Methodist Church between the parking lot and the church's fellowship pavilion. The tower will be located approximately 61' from the closest property line. The monopole tower will also include two light fixtures for general lighting of the parking lot. Other towers are located in the immediate area to the proposed tower, but their design/design load will not accommodate the facilities required by the applicant.

The proposed tower will not be surrounded by a security fence or landscaping as required by the ordinance. The applicant has requested a variance from these standards. As designed, the tower does not include any ladder that would allow someone to scale the tower. The equipment area for the tower will be located along the southeast side of the warehouse building located just south of the pavilion. The equipment area will be surrounded by an 8 ft. high security fence. The perimeter of the fenced area will be heavily landscaped as identified in the attached landscape plan. The new tower should have no discernible impact on surrounding land uses.

Attached to the staff report are several support documents, including a report from MPC's tower consultant, Mr. Larry E. Perry. Mr. Perry's report describes the U. S. Cellular Corporation's Tower proposal and highlights his findings. Finding that the proposed tower meets all requirements of the Ordinance, subject to the granting of the two variances, and the proposed tower is required for the applicant to meet their coverage requirements, Mr. Perry recommends that this request for a new tower be approved.

MPC Action: Approved MPC Meeting Date: 1/11/2001

Details of MPC action:

- 1) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 2) Obtaining the necessary fencing and landscaping variances from the Knoxville Board of Zoning Appeals.
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conditions.

Date of MPC Approval: 1/11/2001 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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