

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

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400 Main Street
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www.knoxmpc.org

File Number: 1-L-01-UR **Related File Number:**
Application Filed: 12/11/2000 **Date of Revision:**
Applicant: CROWN COMMUNICATIONS, INC.
Owner:

PROPERTY INFORMATION

General Location: South side of George Williams Rd., east side of Pellissippi Parkway, west side of Hidden Glen Ln.
Other Parcel Info.:
Tax ID Number: 144 8.01 **Jurisdiction:** County
Size of Tract: 4.29 acres
Accessibility: Access is via Hidden Glen Ln., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence and existing telecommunications tower
Surrounding Land Use:
Proposed Use: Commercial telecommunications tower **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context: The property is in an area that is a mix of rural and low density residential uses.

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

Street: 753 Hidden Glen Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION *(where applicable)*

Subdivision Name:

Surveyor:

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 190 foot monopole telecommunications tower subject to 4 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Installation of landscaping as shown on the development plan within six months of the tower becoming operational, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
- 4) A revised development plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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

Comments: This is a request for a new, 190 foot monopole telecommunications tower that will support up to four telecommunications carrier antenna arrays. The location for the new tower is on a parcel that is located on the south side of George Williams Rd., just west of Hidden Glen Subdivision, and east of Pellissippi Parkway. The existing 160 foot tower that is located on the site, and controlled by Crown Communications, cannot accommodate the proposed antenna and related equipment of Cricket Comfortable Wireless since it would exceed the capacity of the tower.

The proposed tower and equipment area and the existing tower and facilities will be surrounded by a 7 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 Crown Communications' Tower proposal and highlights his findings. Finding that the proposed tower meets all requirements of the Ordinance and 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 Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Installation of landscaping as shown on the development plan within six months of the tower becoming operational, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
- 4) A revised development plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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

Summary of MPC action: APPROVE the development plan for a 190 foot monopole telecommunications tower subject to 4 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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: