CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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

Applicant: CROWN COMMUNICATIONS, INC.

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: East of I-275, at the north end of Davanna St., in the southern end of the Coster Shop Yards.

Other Parcel Info.: Easement on a portion of the parcel.

Tax ID Number: 81 K A 001 Jurisdiction: City

Size of Tract: 33213 square feet

Accessibility: Access is via the industrial park entrance on W. Quincy Av., a local street with a pavement width of 22'

within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Storage area at the Coster Yards

Surrounding Land Use:

Proposed Use: Commercial telecommunications tower Density:

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context: The proposed site is located in an area that is a transition between an established single-family

neighborhood and a major industrial/rail site.

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

Street: 261 W. Springdale Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:19 PM Page 1 of 3

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

TPB Planner In Charge:

APPROVE the development plan for a 190 foot monopole telecommunications tower subject to 5 Staff Recomm. (Abbr.):

conditions.

1) Meeting all applicable requirements of the Knoxville Zoning Ordinance. Staff Recomm. (Full):

2) Meeting all applicable requirements of the Knoxville Department of Engineering.

3) Meeting all applicable requirements of the Knoxville City Arborist.

4) Installing proposed landscaping as shown on the site plan within six months of the tower becoming

5) 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, 190 foot monopole telecommunications tower that will support up to four telecommunications carrier antenna arrays. The location for the new tower is at the south end of the Coster Yards, near the north end of Davanna St., just east of I-275. The proposed site is in an area that can serve as a transition between an established single-family neighborhood and a major industrial/rail site. While the site is located near the northern end of Davanna St., a local street that serves a residential neighborhood, access to the site is via the industrial park entrance on W. Quincy Av.

There are five existing towers within a one mile radius of this site. However, these towers cannot provide the tower height needed by the applicant to meet their coverage requirements. The proposed tower and equipment area will be surrounded by a 6' 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 Knoxville Zoning Ordinance.

2) Meeting all applicable requirements of the Knoxville Department of Engineering.

3) Meeting all applicable requirements of the Knoxville City Arborist.

4) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational.

5) 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.

Summary of MPC action: APPROVE the development plan for a 190 foot monopole telecommunications tower subject to 5

conditions.

Date of MPC Approval: 1/11/2001 Date of Denial: Postponements:

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

1/31/2007 12:19 PM Page 2 of 3

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:

1/31/2007 12:19 PM Page 3 of 3