

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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www.knoxmpc.org

File Number: 10-C-01-UR **Related File Number:**
Application Filed: 9/7/2001 **Date of Revision:**
Applicant: SPRINTCOM, INC.
Owner:

PROPERTY INFORMATION

General Location: West side of Washington Pike, south of Mountain Rd., north of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 7 60 **Jurisdiction:** County
Size of Tract: 58.21 acres
Accessibility: Access is via Washington Pk., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: 250 foot lattice telecommunications tower **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This is a rural area which consists of single family dwellings on acreage tracts. The site is located approximately one-fourth of a mile south of the Union County boundary.

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

Street: 10608 Washington Pike
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: DK

Staff Recomm. (Abbr.): APPROVE the development plan for a 250 foot lattice type telecommunications tower subject to 7 conditions.

Staff Recomm. (Full):

1. Constructing the tower at a location that is at least 275' from the nearest adjoining dwelling and meeting all other required setbacks.
2. Installing a landscape buffer along the western property line of the Devault property (parcel 59). The landscape buffer shall be comprised of leyland cypress and/or red cedar trees on 10' centers with an installed height of 6'-8'.
3. Installing the proposed landscaping as shown on the landscape plan, and the tree buffer identified above, within six months of the tower becoming operational, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. 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.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for the project.

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

Comments: This is a request for a new, 250 foot lattice type telecommunications tower that will support up to five telecommunications carrier antenna arrays. The tower will be located on a 58 acre tract that has access to Washington Pk. SprintCom. Inc. will be leasing a 10,000 square foot area for the tower and support facility. Sprint PCS will locate on the tower. The lease area is approximately 200' west of the property owner's house. The required setback within the A (Agricultural) District is 35'. The tower will be located approximately 160' from the nearest property line. No other dwellings are located within 600' of the proposed tower site.

There are no other towers within a one mile radius of this site that will permit the signal coverage that is required. There are no electric transmission or other potential structures in the area that would support the proposed antennas. The proposed tower and equipment area will be surrounded by a 7' high security fence. The perimeter of the fenced area will be landscaped as identified on the attached landscape plan. The site is located in a relatively open area. Scattered trees on the site should help to buffer the visual impact of the tower. Dual strobe lights will be required at this location due to the proposed height of the tower.

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 SprintCom's tower proposal and highlights his findings. Mr. Perry finds that the 250' tower has been technically justified by both his direct measurements and by the application materials submitted to the Planning Commission.

MPC Action: Denied

MPC Meeting Date: 11/8/2001

Details of MPC action: Denied

Summary of MPC action: DENY the development plan

Date of MPC Approval: **Date of Denial:** 11/8/2001

Postponements: 10/11/01

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: