

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

File Number: 10-D-01-UR
Application Filed: 9/7/2001
Applicant: SPRINTCOM, INC.
Owner:

Related File Number:
Date of Revision:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side of Wise Springs Rd., north of Washington Pike.
Other Parcel Info.:
Tax ID Number: 40 133 **Jurisdiction:** County
Size of Tract: 34.96 acres
Accessibility: Access is via Wise Springs Rd., a local street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:
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: Zoning in the area is primarily A agricultural. The most recent development in the area has occurred along Washington PK. in the RA and PR residential zones. The Knox County Work House and Three Ridges Golf Course are located to the north of this site.

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

Street: 4937 Wise Springs Rd
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 6 conditions.

Staff Recomm. (Full): 1. Constructing the tower at the location shown on the development plan.
2. Installing the proposed landscaping as shown on the landscape plan 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.
3. 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.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. 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 34 acre tract that has access to Wise Springs Rd.. 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 500' east of the nearest dwelling which is located on the owner's property. The required setback within the A (Agricultural) District is 35'. The tower will be located approximately 103' from the nearest property line. The nearest off site dwelling is over 800' from the tower site.

There are no 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 wooded area that will 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: Approved MPC Meeting Date: 11/8/2001

Details of MPC action: 1. Constructing the tower at the location shown on the development plan.
2. Installing the proposed landscaping as shown on the landscape plan 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.
3. 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.
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issuance of any building permits for the project.

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Summary of MPC action: APPROVE the development plan for a 250 foot lattice type telecommunications tower subject to 6 conditions.

Date of MPC Approval: 11/8/2001 **Date of Denial:** **Postponements:** 10/11/01

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: