

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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File Number: 10-G-10-UR

Related File Number:

Application Filed: 8/31/2010

Date of Revision:

Applicant: T-MOBILE SOUTH LLC

PROPERTY INFORMATION

General Location: North side of Dante Road, west of Dry Gap Pike

Other Parcel Info.: 100' X 100' lease area

Tax ID Number: 57 PART OF 125

Jurisdiction: County

Size of Tract: 9 acres

Accessibility: Access is via Dante Rd., a minor arterial street with an 26' pavement width within a 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: 220' Lattice Telecommunications Tower

Density:

Sector Plan: North County

Sector Plan Designation: LDR, SLPA

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The proposed site is located in an area that has developed under a mix of agricultural and planned residential zoning.

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

Street: 1133 Dante Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)

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:

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: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant.

Staff Recomm. (Full):

Comments:

This is a request for a new 220' lattice telecommunications tower to be located within a 10,000 square foot lease area on the north side of Dante Rd. just west of Dry Gap Pike. The lease area will be located on property zoned CB (Business and Manufacturing) (approximately 9 acres) that is part of a larger tract of approximately 179 acres. The majority of the property is zoned PR (Planned Residential). In the CB zoning district, commercial telecommunication towers that are proposed within 500' of a residence or residential zone can be considered as a use on review.

The proposed tower site will have access to Dante Rd. by a 25' wide access easement. This access easement presently serves an existing water tank owned by Hallsdale-Powell Utility District. The proposed tower will support up to 3 telecommunication carrier antenna arrays. T-Mobile will be the principal client for the tower. A letter has been submitted stating that T-Mobile agrees to make this facility available to other wireless providers for co-location.

T-Mobile had submitted a request for a 195' monopole on the east side of the intersection of Fountain City Rd. and Dry Gape Pike for the Planning Commission's August, 2009 meeting. In response to comments made at the Planning Commission meeting, T-Mobile looked at other sites in the area to meet their needs and withdrew that request. This proposed tower replaces the previous request.

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 proposal and highlights his findings. Mr. Perry concludes that the 220' tower is technically justified by the materials submitted by the applicant. However, Mr. Perry recommends that the applicant modify their proposal to allow for up to five total users of the tower instead of the three that are proposed. This will also require a larger fenced in equipment area within the 10,000 square foot lease area.

Action: Denied (Withdrawn)

Meeting Date: 12/9/2010

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements: 11/10/2010

Date of Withdrawal: 12/9/2010

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Board of Zoning Appeals

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: