

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-M-01-UR **Related File Number:**
Application Filed: 9/10/2001 **Date of Revision:**
Applicant: CROWN COMMUNICATIONS INC. AND CINGULAR WIRELESS, LLP
Owner:

PROPERTY INFORMATION

General Location: West side of W. Gallaher Ferry Rd., north of Hickory Creek Rd.
Other Parcel Info.:
Tax ID Number: 116 026 **Jurisdiction:** County
Size of Tract: 28.52 acres
Accessibility: Access is via W. Gallaher Ferry Rd., a local street with a 17' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 195 foot monopole telecommunications tower **Density:** NA
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This is a rural area which consists primarily of single-family residences on large acreage tracts.

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

Street: 2417 W Gallaher Ferry 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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for a 195 foot monopole telecommunications tower subject to 5 conditions.

Staff Recomm. (Full): 1) 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. 2) 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. 3) Meeting all applicable requirements of the Knox County Zoning Ordinance. 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 5) 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, 195 foot monopole telecommunications tower that will support up to four telecommunications carrier antenna arrays. The tower will be located on a 28.52 acre tract that has access to W. Gallaher Ferry Rd. via an access easement. Crown Communication, Inc. will be leasing a 10,000 square foot area for the tower and support facility. Cingular Wireless, LLP has submitted a letter of intent to locate on the tower. The required setback within the A (Agricultural) District is 35'. The tower will be located approximately 73' from the nearest property line, and will be over 700 feet from the nearest residence.

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 predominantly wooded area which should help to reduce the visual impact of the tower. There will be no lights on 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 Crown Communication's tower proposal and highlights his findings. Mr. Perry finds that the tower has been technically justified by both his direct measurements and by the application materials submitted to the Planning Commission.

UPDATE SINCE THE NOVEMBER 8, 2001 MEETING: The applicant has submitted a revised application to reduce the height of the tower from 275' (lattice tower) to 195' (monopole). With the reduced height, there will be no lights on the tower.

MPC Action: Denied MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action: Deny the development plan

Date of MPC Approval: Date of Denial: 3/14/2002 Postponements: 10/11/01-1/10/02

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: