

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 11-F-08-UR                      **Related File Number:**  
**Application Filed:** 10/7/2008              **Date of Revision:**  
**Applicant:** T-MOBILE SOUTH, LLC

## PROPERTY INFORMATION

**General Location:** Sharps Ridge north of Ludlow Ave.  
**Other Parcel Info.:** 4900 square foot lease area  
**Tax ID Number:** 69 K B 036                      **Jurisdiction:** City  
**Size of Tract:** 25.64 acres  
**Accessibility:** Access is via Sharps Ridge Memorial Park Dr., a local street with a 20' pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Broadcasting facility for South Central Radio Group  
**Surrounding Land Use:**  
**Proposed Use:** 170' monopole telecommunications tower                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located east of Sharps Ridge Memorial Park on Sharps Ridge in an area that is primarily open space with a series of telecommunication towers and broadcasting facilities located along the ridge.

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

**Street:** 1100 Sharps Ridge Memorial Park Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**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.): APPROVE the request for a 170' monopole telecommunications tower in the O-1 zoning district, subject to the following 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Obtaining the setback variances from the Knox County Board of Zoning Appeals (11-N-08-VA).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
5. Revising the access drive to a width of at least 15' and obtaining approval from the Knoxville Fire Marshal for the access drive and turnaround.
6. 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.

With the above conditions, this request meets all requirements for approval of a use on review in the O-1 zone.

Comments: This is a request for a new 170' monopole telecommunications tower to be located within a 4900 square foot lease area on top of Sharps Ridge, east of the broadcasting facility for South Central Radio Group and west of N Broadway. The subject property is zoned O-1 (Office, Medical, and Related Services) and telecommunication towers are considered as a use on review in this district. Proposed access to the lease area will be from a 20' easement utilizing the existing paved driveway for the existing broadcast facility to the eastern end with the final extension to the tower site utilizing a proposed 12' wide gravel drive.

The proposed tower site is located approximately 50' to the north of property that is zoned R-2 (General Residential). According to the Knoxville Zoning Ordinance, all towers shall be setback from all properties zoned residential, 110% of the height of the tower (187'). The applicant has requested variances from the setback requirements which will be considered by the Knoxville Board of Zoning Appeals on November 20, 2008.

At the proposed location, the base of the tower will not be visible from adjoining property or a public right-of-way, therefore, screening/landscaping will not be required. The tower is designed so it will collapse upon itself in case of a natural disaster or other failure. FAA does not require lighting for the tower since it is under 200' in height. The tower will support up to 4 telecommunication carrier antenna arrays. T-Mobile will be the principal client for the tower.

According to the applicant, there are no existing or acceptable structures within this area that will support the antennas proposed by the applicant to provide the needed coverage, so co-location is not an option. An agreement has been submitted stating that T-Mobile agrees to make all of its facilities available to other wireless providers. (See attached letters from Lannie Greene).

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 170' tower is technically justified by the materials submitted by the applicant.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. At the proposed location, the base of the tower will not be visible from adjoining property or a public

right-of-way, therefore, screening/landscaping will not be required.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed commercial telecommunications tower at this location meets the standards required in the O-1 zoning district.
2. The proposed tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Central City Sector Plan identifies this property as being in a slope protection area. The City's One Year Plan identifies the property as being in a mixed use area for office and open space. Since the site is located adjacent to a broadcasting facility and will be utilizing existing access drives for the primary access to the site, proposed development is consistent with this land use designation.
2. The Wireless Communications Facility Plan identifies the proposed 170' monopole as a "tall" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Avoidance Area" category. Under the "Avoidance Area" category, the Plan discourages tall monopoles located along ridge tops/ridge lines (see attached matrix). While the plan discourages a tower at this location the impact of this tower will be minimal due to the existing telecommunication towers and broadcasting facilities that are located along the ridge in this area.

**MPC Action:** Approved **MPC Meeting Date:** 11/13/2008

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
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  3. Meeting all applicable requirements of the Knoxville Department of Engineering.
  4. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
  5. Revising the access drive to a width of at least 15' and obtaining approval from the Knoxville Fire Marshal for the access drive and turnaround.
  6. 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.

With the above conditions, this request meets all requirements for approval of a use on review in the O-1 zone.

**Summary of MPC action:** APPROVE the request for a 170' monopole telecommunications tower in the O-1 zoning district, subject to the following 6 conditions:

**Date of MPC Approval:** 11/13/2008 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**