

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

PROPERTY INFORMATION

General Location: Northwest side of Anderson Rd., east of Beverly Rd.
Other Parcel Info.: 10,000 square foot lease area
Tax ID Number: 59 B A 001 **Jurisdiction:** City
Size of Tract: 39 acres
Accessibility: Access is via Anderson Rd., a local street with a 16' pavement width within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Four commercial telecommunication towers for Citadel Broadcasting Co.
Surrounding Land Use:
Proposed Use: 199' monopole telecommunications tower **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area with a mix of heavy industrial businesses.

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

Street: 4579 Anderson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
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 199' monopole telecommunications tower in the R-1 zoning district, subject to the following 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
4. Providing a landscape plan for review and approval by Planning Commission Staff that complies with Section 5.20.B.4 of the Knoxville Zoning Ordinance.
5. Installing the proposed landscaping as shown on the landscape plan required above within six months of the tower becoming operational.
6. 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.
7. 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 R-1 zone.

Comments:

This is a request for a new 199' monopole telecommunications tower to be located within a 10,000 square foot lease area located on the northwest side of Anderson Rd., east of Beverly Rd. and south of Tazewell Pike. The subject property is zoned R-1 (Low Density Residential) and telecommunication towers are considered as a use on review in this district. Proposed access to the lease area will be within a 20' access easement off of Anderson Rd. utilizing a proposed 12' wide gravel drive.

While the proposed tower site is located on property that is zoned R-1 (Low Density Residential) the 39 acre tract is predominately an open field and the site of four commercial telecommunication towers for Citadel Broadcasting Co. The proposed tower site is located in the southwest corner of the property adjacent to industrial zoned property in an area with a mix of heavy industrial businesses. The nearest residence is approximately 800 from the proposed tower.

Since the base of the tower may be visible from a public right-of-way, landscape screening will be required in compliance with Section 5.20.B.4 of the Knoxville Zoning Ordinance. The tower is designed so it will collapse upon itself in case of a natural disaster or other failure. FAA does not require any lighting for the tower. 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 199' 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 be visible from a public right-of-way, therefore, screening/landscaping will 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 R-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. By requiring extensive screening, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan identifies this property as being Mixed Use. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 199' monopole as a "tall" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Opportunity Area" category. Under the "Opportunity Area" category, the Plan encourages tall monopoles located in industrial and business park areas. The plan is neutral in pasture areas.

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

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
 4. Providing a landscape plan for review and approval by Planning Commission Staff that complies with Section 5.20.B.4 of the Knoxville Zoning Ordinance.
 5. Installing the proposed landscaping as shown on the landscape plan required above within six months of the tower becoming operational.
 6. 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.
 7. 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 R-1 zone.

Summary of MPC action: APPROVE the request for a 199' monopole telecommunications tower in the R-1 zoning district, subject to the following 7 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:**