

# 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-J-06-UR                      **Related File Number:**  
**Application Filed:** 10/6/2006              **Date of Revision:**  
**Applicant:** SPRINT C/O LANNIE GREEN  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side of Chapman Hwy., northwest side of Hawthorne Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 A L 003                      **Jurisdiction:** City  
**Size of Tract:** 1.63 acres  
**Accessibility:** Access is via Hawthorne Ave., a local street with a 24' pavement width within a 35' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial business  
**Surrounding Land Use:**  
**Proposed Use:** 130' Monopole Telecommunication Tower                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** SWMUD  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The site is located in an area of mixed commercial businesses just south of the Norfolk Southern Railroad and west of Chapman Hwy.

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

**Street:** 2107 Chapman Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 130 foot monopole commercial telecommunications tower with flush mount antenna arrays at this location, subject to 8 conditions:

Staff Recomm. (Full):

1. Obtaining all Federal, State and local approvals for the proposed tower.
2. Revising the landscape plan to include Leyland Cypress on 8' centers on all four sides of the fenced enclosure.
3. Installing the proposed landscaping as shown on the revised landscape plan within six months of the tower becoming operational.
4. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
5. 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.
6. Removal of the existing communications tower that is on the site upon completion of the new tower.
7. Meeting all applicable requirements of the Knoxville Engineering Division.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval of a use on review.

Comments: This is a request for a new 130' monopole telecommunications tower to be located on a 4700 square foot lease parcel located on the northwest side of Hawthorne Ave., just south of the split of the Norfolk Southern Railroad tracks.

Since the proposed tower is located within an industrial district and does not adjoin a residential district, the facility is subject to the setback requirements of the I-3 (General Industrial) District. The proposed tower is approximately 250' from the nearest residential structure which is located west of the tower and on the other side of the Norfolk Southern Railroad's 200' right-of-way. The residences in that area are also within the I-3 District. The nearest residential structure within a residential zoning district (R-2, General Residential) is located approximately 425' to the south and is separated by other commercial businesses.

There is an existing communications tower located on the site that is approximately 125' in height. The applicant looked at the tower as a co-location site but the tower cannot support the weight of the proposed Sprint antenna array and cables. The existing tower will be removed when the proposed tower is completed.

The proposed tower and equipment area will be surrounded by a 7' high security fence, and the perimeter of the fenced area will be landscaped with Leyland Cypress on 8' centers. Only three sides of the enclosure are landscaped under the proposed plan. Staff is recommending a condition that all sides are landscaped. FAA does not require any lighting for the tower. The tower will support up to three telecommunications carrier antenna arrays. The antenna arrays will be a flush mount design. Sprint PCS will be the principal client for the tower and will be located at the top of the tower with the antenna array extending approximately 5' above the tower.

Attached to the staff report are several support documents, including a report from the Planning Commission's tower consultant, Mr. Larry E. Perry. Mr. Perry's report describes the tower proposal and highlights his findings. Mr. Perry finds that the 130' tower has been 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. The proposed tower will be located in an industrial zoning district and will be surrounded by commercial and industrial uses and the Norfolk Southern Railroad. There is a wooded area within the railroad right-of-way that will help screen the tower from the residences located to the west.

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

1. The proposed commercial telecommunications tower at this location meets the standards for development within the I-3 (General Industrial) District and all other relevant requirements of the Zoning Ordinance.
2. The proposed commercial telecommunications 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 Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. 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 South City Sector Plan identifies this property as being within a light industrial area. The One Year Plan identifies this area as being located within the South Waterfront Mixed Use District, a new district that was just adopted by City Council on January 17, 2006. The City adopted a South Waterfront Vision Plan in April 2006, and a draft Action Plan has been prepared. Under the proposed plans, the tower site may be impacted by future plans for a light rail system that would utilize the Norfolk Southern Railroad's right-of-way and adjoining property.
2. The Wireless Communication Facilities Plan identifies the proposed 130' monopole as a "moderate" monopole. Under the Guidelines for Tower Placement section of the Wireless Communication Facilities Plan there are three categories for evaluating tower placement. This proposed tower falls within the "Opportunity Area" category since it is located on industrial property. Under the "Opportunity Area" category, the Plan encourages moderate sized monopoles (see attachment). Since the proposed tower is within 500' of a residence, it also falls within the "Sensitive Areas" category. The Plan takes a neutral position for moderate towers within 500' of a residence. As previously stated, the railroad, wooded area and existing businesses will reduce the impact on the residences to the west and southwest.
3. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 11/9/2006

**Details of MPC action:**

1. Obtaining all Federal, State and local approvals for the proposed tower.
2. Revising the landscape plan to include Leyland Cypress on 8' centers on all four sides of the fenced enclosure.
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With the conditions noted above, this request meets all requirements for approval of a use on review.

**Summary of MPC action:**

APPROVE the development plan for a 130 foot monopole commercial telecommunications tower with flush mount antenna arrays at this location, subject to 8 conditions:

**Date of MPC Approval:**

11/9/2006

**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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**