

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-K-01-UR **Related File Number:**
Application Filed: 10/8/2001 **Date of Revision:**
Applicant: CROWN COMMUNICATIONS, INC. AND CINGULAR WIRELESS, LLP
Owner:

PROPERTY INFORMATION

General Location: Southeast side of N. Campbell Station Rd., northeast of El Rancho Trail
Other Parcel Info.:
Tax ID Number: 117 020 **Jurisdiction:** County
Size of Tract: 18.5 acres
Accessibility: Access is via N. Campbell Station Rd., a minor arterial street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 195 foot monopole telecommunications tower **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: The proposed tower site is located in an area with a mix of forest, fields and rural density residential development.

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

Street: N Campbell Station 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 195 foot monopole telecommunications tower subject to 6 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) Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
- 3) 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.
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) 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 five telecommunications carrier antenna arrays. The tower will be located on an 18.5 acre tract that has access to N. Campbell Station 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 79' from the nearest property line, and will be over 750' 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, and 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. The applicant has not requested any lighting for the tower, and the FAA does not require any.

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 195' tower has been technically justified by both his direct measurements and by the application materials submitted to the Planning Commission. Mr. Perry has suggested that the applicant consider shifting the tower site approximately 2,000' to the west to allow for better handoffs to the proposed tower on W. Gallaher Ferry Rd. and possibly eliminate the need for another tower in the area in the future. Preliminary investigations by the applicant on this suggestion have identified other problems associated with providing coverage from that area.

NO CHANGES SINCE THE NOVEMBER 8, 2001 MEETING.

MPC Action: Denied

MPC Meeting Date: 4/11/2002

Details of MPC action: The Planning Commission's denial was based on the following findings:

1. The tower would devalue an adjacent 60-acre site planned for use as a subdivision by the owner.
2. A 195-foot tower is visually obtrusive in this location.

3. A system of more frequent, lower towers would provide adequate service and have less impact on the landscape.

Summary of MPC action: Deny the development plan

Date of MPC Approval:

Date of Denial: 4/11/2002

Postponements: 11/8/01-1/10/02

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: