

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: 12-C-01-UR **Related File Number:**
Application Filed: 11/8/2001 **Date of Revision:**
Applicant: SPRINTCOM, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Maynardville Pike, northeast of Mill Branch Ln.
Other Parcel Info.:
Tax ID Number: 28 273.03 **Jurisdiction:** County
Size of Tract: 1.34 acres
Accessibility: Access is via Old Maynardville Pike, a local street with 40' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Automobile sales business and vacant land
Surrounding Land Use:
Proposed Use: 140' monopole commercial telecommunications tower **Density:**
Sector Plan: North County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses east of Old Maynardville Pike under A and PR zoning. Commercial development has occurred between Old Maynardville Pike and Maynardville Pike under CA and CB zoning.

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

Street: 7600 Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a 140 foot monopole commercial telecommunications tower at this location, subject to 8 conditions:

Staff Recomm. (Full):

1. Moving the lease area to a location where the tower base will be setback a minimum of 154 feet from the center line of Old Maynardville Pike.
2. The vehicular access to the tower must be from Maynardville Pike.
3. Installing all landscaping, as shown on the development 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.
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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification prior to issuance of any building permits for this project.

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, 140 foot monopole telecommunications tower that will support up to three telecommunications carrier antenna arrays. The tower will be located on a portion of a 1.34 acre parcel which also contains an automobile sales business. This parcel is located in a developing commercial corridor along Maynardville Pike where the predominant zones are CA (General Business) and CB (Business and Manufacturing). SprintCom, Inc. will be leasing a 5,625 square foot area from the owner for the tower and support facility to be constructed. The access to the auto sales business is via Maynardville Pike. A condition was included to require that the access for the tower also be to Maynardville Pike, reducing the traffic impact to the residences along Old Maynardville Pike. The tower base should be located a minimum of 154 feet from the closest residential zoning on the southeast side of Old Maynardville Pike, which will help to reduce the tower's impact on the residential uses in this area. This setback was calculated based on the recent setback amendments approved by MPC for new towers near residential areas. This setback will also allow the tower to be located as much as 275 feet from the nearest residential structures located across Old Maynardville Pike to the southeast.

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 6 foot high, chain-link security fence. The perimeter of the fenced area will be landscaped with 5 foot high evergreen leyland cypress trees placed on 8 foot centers as shown on the attached landscape plan. Over time, this tree buffer should help to lessen the visual impact of the tower base and fenced equipment area. 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 SprintCom's tower proposal and highlights his findings. Mr. Perry finds that the 148 foot monopole tower (including the 8 feet for antennas and lightning rods) has been technically justified by both his direct measurements and by the application materials submitted to MPC staff.

MPC Action: Approved

MPC Meeting Date: 1/10/2002

Details of MPC action:

1. Moving the lease area to a location where the tower base will be setback a minimum of 154 feet from the center line of Old Maynardville Pike.
2. The access to the tower for construction must be from Maynardville Pike, but permanent access may be from Old Maynardville Pike.
3. Installing all landscaping, as shown on the development 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.
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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification prior to issuance of any building permits for this project.

Summary of MPC action: APPROVE the development plan for a 140 foot monopole commercial telecommunications tower at this location, subject to 8 conditions:

Date of MPC Approval: 1/10/2002

Date of Denial:

Postponements: 12/13/01

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: