

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-F-01-UR **Related File Number:**
Application Filed: 1/8/2001 **Date of Revision:**
Applicant: NATIONAL WIRELESS CONSTRUCTION, LLC
Owner:

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, east of Whitehall Rd.
Other Parcel Info.: Size of tract is for leased area.
Tax ID Number: 106 K B 23.01 **Jurisdiction:** City
Size of Tract: 0.15 acres
Accessibility: Access is via a 50' wide joint permanent easement with two 16' wide travel lanes divided by a 10' median that connects to Middlebrook Pike approximately 450' to the south.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial telecommunications tower **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Existing City Limits
Neighborhood Context: The proposed tower site is located in a stretch of Middlebrook Pike that includes a mix of office, institutional, public, multi-family and single-family residential uses.

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

Street: 7001 Middlebrook Pike
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:

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for a 175 foot monopole telecommunications tower subject to 7 conditions.

Staff Recomm. (Full):

- 1) The applicant shall coordinate with KUB and TVA on the construction of the tower since it is close on two sides to the power transmission lines of those two entities.
- 2) The foundation for the tower shall extend through the fill material located on this site to a stable land surface.
- 3) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational.
- 4) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 5) Meeting all applicable requirements of the Knoxville Department of Engineering.
- 6) Meeting all applicable requirements of the Knoxville City Arborist.
- 7) A revised site plan reflecting the conditions of approval must be submitted to MPC prior to the issuance of building permits for the project.

With the conditions noted, the request meets all requirements of a use-on-review.

Comments:

This is a request for a new, 175 foot monopole telecommunications tower that will support up to five telecommunications carrier antenna arrays. The location for the new tower is in the Middlebrook Office Park, approximately 450' north of Middlebrook Pike off a private drive. The proposed site is in an area that includes a mix of office, institutional, public, multi-family and single-family residential uses. The adjacent parcels include office, institutional and public uses with the closest multi-family residential units being approximately 450' away. The closest single-family residence is located on the south side of Middlebrook Pike at a distance of approximately 600'.

The tower site is bounded on the north and east sides by a TVA transmission line easement. The tower is approximately 70' from the closest power line. There are no other towers within a one mile radius of this site, and there are no other towers that will permit the signal coverage that is required. The proposed tower and equipment area will be surrounded by a 7' high security fence. The perimeter of the fenced area will be heavily landscaped as identified in the attached landscape plan. The new tower should have no discernible impact on surrounding land uses.

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 National Wireless Construction's tower proposal and highlights his findings. Finding that the proposed tower meets all requirements of the Ordinance and is required for the applicant to meet their coverage requirements, Mr. Perry recommends that this request for a new tower be approved with three conditions that are addressed in Staff's recommendation.

MPC Action: Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

- 1) The applicant shall coordinate with KUB and TVA on the construction of the tower since it is close on two sides to the power transmission lines of those two entities.
- 2) The foundation for the tower shall extend through the fill material located on this site to a stable land surface.
- 3) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational.
- 4) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 5) Meeting all applicable requirements of the Knoxville Department of Engineering.
- 6) Meeting all applicable requirements of the Knoxville City Arborist.

7) A revised site plan reflecting the conditions of approval must be submitted to MPC prior to the issuance of building permits for the project.

With the conditions noted, the request meets all requirements of a use-on-review.

Summary of MPC action: APPROVE the development plan for a 175 foot monopole telecommunications tower subject to 7 conditions.

Date of MPC Approval: 2/8/2001

Date of Denial:

Postponements:

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: