

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-H-02-UR **Related File Number:**
Application Filed: 1/14/2002 **Date of Revision:**
Applicant: YARBROUGH & ASSOCIATES, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Wallwood Rd., northeast of Clinton Hwy.
Other Parcel Info.:
Tax ID Number: 68 N C 002 **Jurisdiction:** City
Size of Tract: 0.6 acre
Accessibility: Access is via Wallwood Rd., a local street with a pavement width of 16' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Less than 90' wooden monopole telecommunications tower **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area of mixed commercial uses fronting on Clinton Hwy. and offices fronting on Wallwood Rd. Single family residences are in place to the northeast.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
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:

Staff Recomm. (Abbr.): APPROVE the development plan for telecommunications tower not to exceed 80' in height subject to 8 conditions

Staff Recomm. (Full): 1. Using a steel monopole structure with the antennas flush mounted or enclosed in the pole (applicant requested a wooden structure). 2. Installing the proposed landscaping as shown on the site plan within 30 days of the completion of the tower and its appurtenances unless this deadline is extended by the Chief Building Official. 3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower. 4. 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 abandoned. 5. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 6. Meeting all applicable requirements of the Knoxville Dept. of Engineering. 7. Meeting all applicable requirements of the Knoxville City Arborist. 8. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for this project.

With the conditions noted this plan meets the requirements for approval in the C-4 District and the other criteria for approval of a Use on Review.

Comments:

This is a request for a new monopole telecommunications tower not to exceed 80' in height. Cricket Communications has submitted a letter of intent to locate on the proposed tower. The tower will be located on a .5 acre parcel that fronts on Wallwood Rd in a mixed commercial area. R-1 residential zoning adjoins this site only at the northeast corner of the property. The proposed tower location on the site meets or exceeds the minimum required setbacks for a principal use in the C-4 (Highway & Arterial Commercial) District. Additionally, the setback from the nearest residential zone is greater than the 110 percent of the proposed height of the tower.

Cricket Communications already has service in this area. This tower is being proposed to offset the demands on the network due to the high call volume in the area. The applicant has stated that shared use of this tower will be permitted. The proposed tower and equipment will be surrounded by a 6' high security fence. Landscaping around the perimeter of the tower fencing meets the requirements of the Knoxville Zoning Ordinance. The applicant has not requested any lighting for the tower, and the FAA does not require any. Staff will require that a steel pole be installed rather than the wooden pole proposed by the applicant. Staff believes the steel pole is more compatible with the surrounding area 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 Yarbrough & Associates, Inc. tower proposal and highlights his findings. Finding the proposed tower is required for the provider to meet their service needs, Mr. Perry recommends that this request for a new tower be approved.

MPC Action:

Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

1. Using a steel monopole structure with the antennas flush mounted or enclosed in the pole (applicant requested a wooden structure). 2. Installing the proposed landscaping as shown on the site plan within 30 days of the completion of the tower and its appurtenances unless this deadline is extended by the Chief Building Official. 3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower. 4. 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 abandoned. 5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

- 6. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
- 7. Meeting all applicable requirements of the Knoxville City Arborist.
- 8. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for this project.

With the conditions noted this plan meets the requirements for approval in the C-4 District and the other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the development plan for telecommunications tower not to exceed 80' in height subject to 8 conditions

Date of MPC Approval: 2/14/2002

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: