

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: 4-M-01-UR **Related File Number:**
Application Filed: 3/12/2001 **Date of Revision:**
Applicant: CROWN COMMUNICATIONS, INC. AND CHASETEL REAL ESTATE HOLDING CO
Owner:

PROPERTY INFORMATION

General Location: North of Maryville Pike, east side of John Hall Rd.
Other Parcel Info.:
Tax ID Number: 122 N D 11.01 **Jurisdiction:** County
Size of Tract: 6.3 acres
Accessibility: Access is via John Hall Rd., a local street with a 20' pavement width in a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residence
Surrounding Land Use:
Proposed Use: 220 foot monopole telecommunications tower **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site for the proposed telecommunications tower is a large lot located in a low density residential neighborhood.

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

Street: 5208 John Hall Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
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 220 foot monopole telecommunications tower subject to 4 conditions.

Staff Recomm. (Full): 1) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4) 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 for approval of a use-on-review.

Comments:

This is a request for a new, 220 foot monopole telecommunications tower that will support up to five telecommunications carrier antenna arrays. Cricket Comfortable Wireless has submitted a letter of intent to locate on the proposed tower. The tower will be located on a 6.3 acre parcel that is located within a low density residential neighborhood. Crown Communications will be leasing a 10,000 square foot area for the tower and support facility. The tower will be located approximately 140 feet from the nearest property line. The closest single-family residence off the site is approximately 320 feet from the base of the tower. The property owner's residence is approximately 175 feet from the tower.

There are no other towers within a one mile radius of this site 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 Crown Communications' 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.

MPC Action:

Approved

MPC Meeting Date: 4/12/2001

Details of MPC action:

1) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4) 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 for approval of a use-on-review.

Summary of MPC action:

APPROVE the development plan for a 220 foot monopole telecommunications tower subject to 4 conditions.

Date of MPC Approval: 4/12/2001

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: