

CASE SUMMARY

APPLICATION TYPE: WIRELESS COMMUNICATION FACILITY

LEVEL II



File Number: 5-A-18-WCF Related File Number:
Application Filed: 3/20/2018 Date of Revision:
Applicant: VERIZON WIRELESS TENNESSEE PARTNERSHIP

PROPERTY INFORMATION

General Location: Northeast side of Central Avenue Pike, southeast of Bookwalter Dr.
Other Parcel Info.:
Tax ID Number: 69 P C 013 Jurisdiction: City
Size of Tract: 5.03 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with a 22' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context: The site is located in an area along Central Avenue Pike and I-75 that includes a mix of residential, institutional and commercial uses.

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

Street: 4110 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Certificate of Appropriateness for a Level II - Type 1 Monopole in an R-2 (General Residential) District

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Certificate of Appropriateness for a Level II - Type 1 Monopole in an R-2 (General Residential) District

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): Approve the Wireless Communication Facilities (WCF) application for a new 110 foot type 1 monopole, subject to one condition and one waiver:

Staff Recomm. (Full): Condition #1: Compliance with the access and paving standards set forth in the City's Land Development Manual. Before MPC staff issues a COA, the applicant has to provide the necessary information to City Engineering to ensure that the applicant is compliant with the City's Land Development Manual standards. Once this condition is met, City Engineering will communicate to MPC staff that this condition has been satisfied and a COA will be issued.

Waiver #1: A waiver is required for this application because the tower is located within 600 feet of an existing US Cellular tower. The ordinance has a 1,500 foot separation standard (distance between towers). The ordinance permits MPC to grant an exception to this separation standard, provided the applicant can demonstrate that technically neither coverage nor capacity can be achieved using these standards. The applicant has documented that the structure is incapable of supporting another antenna. This information was reaffirmed by MPC's consultant.

Comments: The proposed wireless communications facilities (WCF) application is for a 110 foot type 1 monopole cell tower, located at Christus Victor Lutheran Church, 4220 Central Avenue (Parcel# 069PC013). The proposed location is within a residential zoning district (R-2), and therefore, requires Level II review.

The tower has no visible exposed antennas and all the antennas are internal to the pole design. The applicant meets the 121 foot setback (110% of the height) from adjacent property lines. The tower is located on a church property that is bounded by Norfolk Southern railroad to the northeast. The applicant investigated alternative preferred site locations and possible collocation on existing towers in the surrounding area. All the sites investigated proved to be not feasible to address the applicants coverage needs.

MPC's consultant also recommends approval based on their analysis of this application.

Action: Approved

Meeting Date: 6/14/2018

Details of Action:

Summary of Action: Approve the Wireless Communication Facilities (WCF) application for a new 110 foot type 1 monopole, subject to one condition and one waiver:

Date of Approval: 6/10/2019

Date of Denial:

Postponements: 5/10/2018

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:

