

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: 5-D-03-UR **Related File Number:**
Application Filed: 4/7/2003 **Date of Revision:**
Applicant: U. S. CELLULAR CORPORATION
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Rutledge Pike, northwest of the I-40 / I-640 interchange
Other Parcel Info.:
Tax ID Number: 71 H B PART OF 004 **Jurisdiction:** City
Size of Tract: 10000 square feet
Accessibility: Acces is via Rutledge Pike, a major arterial street with a four lane, 44' pavement width, within a 55' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Auto repair business
Surrounding Land Use:
Proposed Use: 150 foot monopole telecommunications tower **Density:**
Sector Plan: East 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 and industrial uses with some older residences.

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

Street: 5000 Rutledge Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial) & I-3 (General Industrial)
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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 150 foot monopole commercial telecommunications tower at this location, subject to 7 conditions:

- Staff Recomm. (Full):**
1. Installing the proposed landscaping as shown on the landscape plan within six months of the tower becoming operational.
 2. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
 3. 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.
 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 5. Meeting all applicable requirements of the Knoxville City Arborist.
 6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 7. 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 150' monopole telecommunications tower to be located at the rear of an auto repair business in the auto storage yard adjacent to the I-40 / I-640 interchange. Access to the property is via an access easement to Rutledge Pike.

Being within an I-4 District and not adjacent to any residential districts, the tower must setback at least 35' from the rear property line. The proposed tower location meets that requirement. As proposed, the tower is 97' from the nearest property line and 460' from the nearest residential structure. There are two towers located within one mile from the proposed tower site, but these towers are either not adequate for the signal coverage that is required or have no space available for the proposed array. The proposed tower and equipment area will be surrounded by a 6' high security fence, and the perimeter of the fenced area will be landscaped as identified on the attached landscape plan. The landscaping around the perimeter of the tower fencing meets the requirements of the Knoxville Zoning Ordinance. FAA does not require any lighting for the tower. The tower will support four telecommunications carrier antenna arrays.

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 U. S. Cellular Corporation's tower proposal and highlights his findings. Mr. Perry finds that the 150' tower has been technically justified by the materials submitted by the applicant.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with the Wireless Communication Facilities Plan since it is proposed within an opportunity area as designated within the Plan. Two key factors that support this tower request include the location in an industrial zone and being within an urban expressway corridor. The tower is considered to be a moderate height monopole under the Plan.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed commercial telecommunications tower at this location meets the standards for

development within the I-4 (Heavy Industrial) & I-3 (General Industrial) Districts and all other relevant requirements of the Zoning Ordinance.

2. The proposed commercial telecommunications tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan identifies this property for light industrial use. The proposed development is consistent with the Sector Plan.
2. The proposed tower meets the guidelines for tower placement as outlined in the Wireless Communication Facilities Plan.

MPC Action: Approved

MPC Meeting Date: 5/8/2003

Details of MPC action:

1. Installing the proposed landscaping as shown on the landscape plan within six months of the tower becoming operational.
2. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
3. 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.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7. 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 150 foot monopole commercial telecommunications tower at this location, subject to 7 conditions:

Date of MPC Approval: 5/8/2003

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: