

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

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File Number: 5-F-01-UR **Related File Number:**
Application Filed: 4/9/2001 **Date of Revision:**
Applicant: SPRINTCOM, INC.
Owner:

PROPERTY INFORMATION

General Location: South side of Kingston Pike, east of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 132 31.02 **Jurisdiction:** City
Size of Tract: 2.19 acres
Accessibility: Access is via Kingston Pike, a major arterial street with a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Self-storage facility
Surrounding Land Use:
Proposed Use: 95 foot monopole telecommunications tower **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area includes a mix of commercial uses, with the predominate use being auto dealerships. A detached single-family subdivision is located just south of the proposed site.

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

Street: 8848 Kingston Pike
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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for a 95 foot monopole telecommunications tower subject to 8 conditions.

Staff Recomm. (Full):

1. Revising the landscape plan to move the landscape screen to the south side of the existing fence line located near the back of the property.
2. Installing proposed landscaping as shown on the revised landscape plan within six months of the tower becoming operational
3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
4. Obtaining approval from the Knoxville Department of Development Inspection Bureau for placement of the support equipment within the adjoining storage building.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 6 Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
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 the project.

With the conditions noted above, the development plan meets all requirements of a use on review.

Comments:

This is a request for a new, 95 foot monopole telecommunications tower that will support up to two telecommunications carrier antenna arrays. The location for the new tower is at the rear of a self-storage facility located on Kingston Pike, east of Ebenezer Rd. The tower will be located at the back of one of the storage buildings with the support equipment to be located inside the storage building. The applicant needs to verify that the storage building meets code requirements for housing the proposed equipment. The base of the tower will be located approximately 85 feet from the nearest property line of the adjoining single-family subdivision.

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 will be surrounded by a 7' high security fence. Since the perimeter of the fenced area is surrounded by the paved drive aisles for the storage facility, the applicant is proposing to place an evergreen screen along the back of the property approximately 10 feet off the property line. Staff is recommending that the landscape screen be moved to the south side of the existing fence line. The applicant has not requested any lighting for the tower, and the FAA does not require any. The new tower should have no discernible impact on surrounding land uses.

The MPC's tower consultant, Mr. Larry E. Perry, has reviewed this case and finds 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. Mr. Perry's written report will be provided to the Planning Commission under a separate cover.

MPC Action:

Approved

MPC Meeting Date: 5/10/2001

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for a 95 foot monopole telecommunications tower subject to 8 conditions

Date of MPC Approval: 5/10/2001

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: