CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-K-02-UR Related File Number:

Application Filed: 4/8/2002 Date of Revision:

Applicant: U. S. CELLULAR CORPORATION

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southwest side of Pleasant Ridge Rd., just west of I-640.

Other Parcel Info.:

Tax ID Number: 80 N B 026 Jurisdiction: City

Size of Tract: 3.65 acres

Access is via Pleasant Ridge Rd., a minor arterial street with a 23' pavement width within a required 70'

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: 120 foot 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 in an area of established single-family development that borders I-640.

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

Street: 4213 Pleasant Ridge Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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:

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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 120' monopole telecommunications tower subject to 7 conditions

Staff Recomm. (Full):

1. Installing the proposed landscaping as shown on the site 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 other than the parking lot light fixtures.
- 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 abandoned.
- 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 5. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 6. Meeting all applicable requirements of the Knoxville City Arborist.
- 7. 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 above, this request meets all requirements for approval of a Use-on-Review.

Comments:

This is a request for a new 120' monopole telecommunications tower to be located in the gravel parking area for an existing church located on the south side of Pleasant Ridge Rd. The proposed tower will be located near the center of the church property and behind the church. The tower is "stealth-like" in design since it will also function as a light pole for the parking area for the church and the antennas will be flush mounted with no extension devices. As a "stealth-like" tower, this application meets one of the three exceptions [1) towers located in industrial and commercial zones; 2) stealth towers (towers disguised as church steeples, trees, silos, etc) less than 125 feet in height; and 3) monopole towers less than 90 feet in height.] that would allow consideration of a telecommunications tower applications prior to completion of the telecommunications tower plan.

With a proposed height of 120', the tower must be set back at least 132' from any property line. As proposed, the tower is 135' from the nearest property line and 152' from the nearest residential structure. The tower will be located 121' from the church. There are two towers located approximately one mile from the proposed tower site, but these towers are either not available for use or are not adequate for the signal coverage that is required. 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 two 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. 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: 5/9/2002

Details of MPC action:1. Installing the proposed landscaping as shown on the site 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 other than the parking lot light fixtures.
- 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 abandoned.
- 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 5. Meeting all applicable requirements of the Knoxville Department of Engineering.

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- 6. Meeting all applicable requirements of the Knoxville City Arborist.
- 7. 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 above, this request meets all requirements for approval of a Use-on-Review.

Effective Date of Ordinance:

APPROVE the development plan for a 120' monopole telecommunications tower subject to 7 conditions **Summary of MPC action:**

Date of MPC Approval: 5/9/2002 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

Date of Legislative Appeal:

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:

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