

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-M-01-UR **Related File Number:**
Application Filed: 4/9/2001 **Date of Revision:**
Applicant: HEMPHILL CORPORATION AND TRITEL COMMUNICATIONS, INC.
Owner:

PROPERTY INFORMATION

General Location: East side of Alcoa Hwy., south of Mount Vernon Dr.
Other Parcel Info.: 10,894 square foot leased area.
Tax ID Number: 122 O J 002 **Jurisdiction:** County
Size of Tract: 9.78 acres
Accessibility: Access is via Alcoa Hwy., an expressway with a required right-of-way of 150 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed commercial and storage
Surrounding Land Use:
Proposed Use: 180 foot monopole telecommunications tower **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The proposed site is located in an area of mixed commercial uses fronting on Alcoa Hwy. and adjoins a large single-family residential neighborhood located just east of the site.

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

Street: 2900 Alcoa Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
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.): POSTPONE until the April 11, 2002 MPC meeting as requested by the applicant.

Staff Recomm. (Full): The applicant has requested a 30 day postponement of this case to allow time to obtain a building permit and begin construction of the tower on the site at Ginn Dr. That site was approved by the Planning Commission on October 11, 2001 (10-N-01-UR).

Comments: This is a request for a new, 180 foot monopole telecommunications tower that will support up to six telecommunications carrier antenna arrays. Tritel Communications, Inc. has submitted a letter of intent to locate on the proposed tower. The tower will be located on a 9.78 acre parcel that fronts on Alcoa Hwy. in a mixed commercial area, and adjoins Martha Washington Heights subdivision which is located east of the site. The Hemphill Corporation will be leasing a 10,894 square foot area for the tower and support facility. The tower will be located approximately 77 feet from the nearest property line. The closest single-family residence off the site is approximately 145 feet from the base of 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 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.

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 Hemphill Corporation's 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.

UPDATE: On May 17, 2001, the applicant and Mr. Perry met with residents from the Martha Washington Heights Subdivision to review the proposed tower plans and try to address the concerns of the neighborhood. Since that meeting, the residents from the Martha Washington Heights Subdivision have hired an attorney to represent them on this issue. The applicant requested a 30 day postponement of this case at the Planning Commission's June meeting to allow time for them to address issues raised by the attorney for the residents. Their attorney provided a list of alternative sites for the proposed tower to the applicant. The applicant placed a balloon at the proposed site, and at the proposed tower height, so that the residents and other interested parties would be able to see how visible the tower would be. The balloon was placed at the site on July 10, 2001, from 4:00 to 6:00 p.m. At the July 12, 2001 meeting, the Planning Commission postponed the application until the August 9, 2001 meeting. The attorney for Martha Washington Heights Subdivision provided a second list of alternative sites for the proposed tower to the applicant. The applicant selected and obtained approval for a tower on a site with access to Ginn Dr.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 3/14/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 5/10/01-3/14/02

Date of Withdrawal: 3/14/2002 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: