

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-B-08-UR **Related File Number:**
Application Filed: 5/2/2008 **Date of Revision:**
Applicant: WIRELESS PROPERTIES, LLC.

PROPERTY INFORMATION

General Location: Northeast side of Pleasant Ridge Rd., southeast of I-640
Other Parcel Info.:
Tax ID Number: 80 L D 024 **Jurisdiction:** City
Size of Tract: 3600 square feet
Accessibility: Access is via Pleasant Ridge Rd., a minor arterial street with a 32' pavement width within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: 180' monopole telecommunications tower **Density:**
Sector Plan: Central City **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is located in a small commercial node that is surrounded by established residences at the intersection of Pleasant Ridge Rd. and 1-640.

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

Street: 4126 Pleasant Ridge Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned to C-3 in 2000 (4-L-00-RZ/4-F-00-PA).

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the request for a 180' monopole telecommunications tower in the C-3 zoning district, subject to the following 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. In addition to the "flagpole" structural design of the proposed tower, there shall be no exterior antennas.
4. Submitting a graphic depicting the tower's visibility from I-640.
5. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
6. In addition to an 8' wooden privacy fence around the tower and equipment area, the perimeter of the fenced area will be landscaped with Leyland Cypress on 8' centers.
7. Installing the proposed landscaping as shown on the landscape plan within six months of the tower becoming operational.
8. 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.

Comments:

This is a request for a new 180' monopole telecommunications tower to be located within a 3,600 square foot lease area located along Pleasant Ridge Rd., just south of I-640. The subject property is zoned C-3 (General Commercial), and telecommunication towers are considered as a use on review in this district. The proposed tower will accommodate up to 6 wireless carriers. Antennas on the proposed monopole tower are mounted on the exterior with 12 antennas per carrier (see attached documentation). According to the information submitted by the applicant, this tower will help to satisfy current demands in this area along I-640.

In 2002, MPC approved a 120' monopole tower directly across the interstate from the proposed site (5-K-02-UR). It was designed in such a way that it has face mounted antennas and no extension devices. This type of design, flagpole, is commonly used to reduce the visual impact on nearby residences by blending in with the surrounding landscape and skyline. Staff is recommending a condition that the proposed tower be constructed with a similar flagpole design (stealth). This would mean that the antennas would be flush mounted with no extension devices. This would help to reduce the visual impact on near-by residences and along one of Knoxville's urban expressways.

The proposed site is immediately adjacent to a residence and the Meadowood Apartment complex. According to the Knoxville Zoning Ordinance, all towers shall be setback from all properties zoned residential, 110% of the height of the tower. The current proposal provides for a 200' setback between the tower and the neighboring residential property line. According to the Knoxville-Knox County Wireless Communications Facility Plan, the proposed location for the 180' monopole is considered to be in a "Sensitive Area" since it is located within 500' of a residence; however, if the tower is designed as a flagpole (stealth), it would be encouraged in residential areas according to the plan.

In order to further reduce the visual impact on nearby residences, staff is recommending an additional condition that the proposed tower and equipment area be surrounded by an 8' high wooden security fence, and the perimeter of the fenced area be landscaped with Leyland Cypress on 8' centers. This new vegetation must be installed within 30 days of tower installation. The tower is designed so it will collapse upon itself in case of a natural disaster or other failure. FAA does not require any lighting for the tower.

According to the applicant there are no existing or acceptable structures within this area along this section of I-640. The proposed site is to relieve capacity of existing or nearby sites. Co-location is not an option. No other structure exists within the area needed to provide coverage (see attached letter from Larry Wells). This includes the existing nearby 120' telecommunication tower which is at full

capacity.

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 proposal and highlights his findings. Mr. Perry concludes that the 180' tower is technically justified by the materials submitted by the applicant; however, he recommends that the monopole be of a similar type as that one across the interstate as to color (gray) and antenna type mounts so as to be unobtrusive as possible and that the facility be landscaped to reduce the visual impact from the interstate and adjoining residences (see attached report).

An agreement has been submitted stating that Wireless Properties, LLC. agrees to make all of its facilities available to other wireless providers (see attached letter from Larry Wells).

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 tower, being located adjacent to residential uses, is required to be heavily screened. The applicant will be required to install an 8' tall wooden fence and provide landscaping around the perimeter of the fence. The base of the tower and the tower enclosure will be well screened. This will reduce the impact of the proposed tower on existing residential property.
3. The recommended flagpole design of the structure, which is similar to the existing tower located across the interstate on Pleasant Ridge Rd., will reduce the visual impact along the I-640 skyline.

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

1. The proposed commercial telecommunications tower at this location, with the recommended conditions, meets the standards required in the C-3 zoning district.
2. The proposed 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 One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. By requiring extensive screening and an alternative design, 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 Central City Sector Plan identifies this property as being General Commercial. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 180' monopole as a "tall" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Avoidance Area" category since it is within 500' of a residence and abuts an apartment complex. Under the "Opportunity Area" category, the Plan takes a neutral position on moderate monopoles located in along urban expressway corridors (see attached matrix). As previously stated, the tower will be setback approximately 200' from any residential property line. According to the conditions recommended by staff, based on the flagpole/stealth-like design, the proposed 180' tower would be "encouraged" and appropriate at this location.

MPC Action: Approved **MPC Meeting Date:** 7/10/2008

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Submitting a graphic depicting the tower's visibility from I-640.
 4. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
 5. In addition to an 8' wooden privacy fence around the tower and equipment area, the perimeter of the fenced area will be landscaped with Leyland Cypress on 8' centers.
 6. Installing the proposed landscaping as shown on the landscape plan within six months of the tower becoming operational.
 7. 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.

Summary of MPC action: APPROVE the request for a 180' monopole telecommunications tower in the C-3 zoning district, subject to the following 7 conditions (Eliminated previous recommended condition #3):

Date of MPC Approval: 7/10/2008 **Date of Denial:** **Postponements:** 6/12/2008

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: