

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 foot monopole commercial telecommunications tower at this location, subject to 8 conditions:

Staff Recomm. (Full):

1. Revising the design of the monopole by providing low profile/close mount antenna arrays for the carriers.
2. Installing the proposed landscaping as shown on the 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. 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.
5. Prior to obtaining a permit for construction of the tower, a detailed grading and design plan shall be submitted to Knox County Department of Engineering and Public Works Staff for review and approval of the proposed access road and utility easement that provides access to the tower site from the racquet club parking lot . If the proposed access easement will not work due to grading and drainage issues, a revised access plan shall be submitted to Planning Commission and Knox County Department of Engineering and Public Works Staff for review and approval.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. 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.

Comments:

With the conditions noted above, this request meets all requirements for approval of a use on review

UPDATE FOLLOWING THE JUNE 9, 2005 MEETING: Following the postponement on this request at the Planning Commission's June 9, 2005 meeting, Staff set up a public meeting at the Cedar Bluff Public Library on June 20, 2005 to discuss the proposed telecommunications tower. Approximately 14 residents from the area attended the meeting. At the meeting the applicant had indicated that they would use low profile/close mount antenna arrays on the monopole tower for the carriers. During the meeting a recommendation was made that the applicant investigate six alternative sites for the proposed tower. The applicant requested a postponement at the July 14, 2005 Planning Commission meeting in order to allow time for their investigation of the alternative sites. Following their investigation, the applicant is requesting that the Planning Commission approve the proposed tower at the original site. A copy of the applicant's analysis of the other sites is attached. Staff is recommending approval of the original site with the conditions stated above.

This is a request for a new 120' monopole telecommunications tower to be located within a 3,600 square foot lease area on the 12.20 acre Racquet Club site located north of Fox Lonas Rd., just east of the Catholic High School. The proposed tower will be located at the northwest corner of the outdoor tennis courts just east of the play fields for the high school.

Pursuant to the setback requirements of the Knox County Zoning Ordinance, the tower must be set back from the nearest dwelling unit by 110% of the height of the tower which is 132' for a 120' tower. As proposed, the tower is over 500' from the nearest residential structures which will be located north of the tower site in the condominium development. The tower is over 650' to the nearest single-family residence in Gulfwood Subdivision located east of the site. There are two TVA transmission lines located between the proposed tower and Gulfwood Subdivision.

There are no towers located within one mile from the proposed tower site that are adequate for providing the needed signal coverage. The applicant had attempted to obtain approval for use of the

TVA transmission tower structures for the antenna arrays but could not obtain approval from the property owner where the towers are located (See attached letter from Value Concepts, Inc.). 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 with Leyland Cypress on 8' centers. FAA does not require any lighting for the tower. The tower will support up to three telecommunications carrier antenna arrays. Sprint PCS will be the principal client for the tower.

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 Southeast Tower's proposal and highlights his findings. Mr. Perry finds that the 120' 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. With the tower being located adjacent to the tennis courts, and with the proposed landscaping, the base of the tower and the tower enclosure will be well screened. The two TVA transmission lines and the existing tree line along Gulfwood Subdivision will reduce the impact of the proposed tower on the existing subdivision.

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 A (Agricultural) District 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 Northwest County Sector Plan identifies this property as being within a medium density residential area. Since the proposed tower will be located near existing TVA transmission lines there will be limited impact to development in the area. The proposed development is consistent with the Sector Plan.
2. The Wireless Communication Facilities Plan identifies the proposed 120' monopole as a "moderate" monopole. Under the Guidelines for Tower Placement section of the Wireless Communication Facilities Plan there are three categories for evaluating tower placement. This proposed tower falls within the "sensitive area" category. Under the "sensitive area" category, the Plan takes a neutral position on moderate monopoles located in multi-family residential areas and on non-residential properties in residential areas (see attachment). As previously stated, the tower is over 500' from any residential structure.

MPC Action:

Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

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6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. 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

Summary of MPC action: APPROVE the development plan for a 120 foot close mount commercial telecommunications tower at this location, subject to 8 conditions:

Date of MPC Approval: 8/11/2005 **Date of Denial:** **Postponements:** 6/9/2005-7/14/2005

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**