## **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 6-I-03-UR Related File Number:

**Application Filed:** 5/12/2003 **Date of Revision:** 

Applicant: U. S. CELLULAR CORPORATION

Owner:



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

## **PROPERTY INFORMATION**

**General Location:** South side of Schaad Rd., southwest of Todd Ln.

Other Parcel Info.: leased area

Tax ID Number: 79 G B 12.01 Jurisdiction: County

Size of Tract: 10000 square feet

Accessibility: Access is via Schaad Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: residence and vacant land

**Surrounding Land Use:** 

Proposed Use: 150 foot monopole commercial telecommunications tower Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**Neighborhood Context:** The site is located in an area with a mix of rural to medium density residential development.

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

Street: 3902 Schaad Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: A (Agricultural) & RB (General 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 150 foot monopole commercial telecommunications tower at this

location, subject to 6 conditions:

Staff Recomm. (Full):

1. Installing the proposed landscaping as shown on the landscape 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.

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 it is abandoned.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

6. 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.

This is a request for a new 150' monopole telecommunications tower to be located on a wooded 15 acre tract located on the south side of Schaad Rd., approximately 0.5 miles northeast of Oak Ridge Highway. Access to the property is via Schaad Rd. The base of the proposed tower will be approximately 70' in elevation below the ridgeline in this area and the top of the tower will not exceed 30' above the ridge top tree line.

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 165' for a 150' tower. As proposed, the tower is 224' from the nearest residential structure which is the residence of the property owner that is leasing the property to U. S. Cellular. The closest residence off the site is over 500' away. There are no towers located within one mile from the proposed tower site. The closest tower at 1.08 miles is not adequate for providing the needed signal coverage. The tower structures for the powerline that is located to the east of the tower site are also not suitable for providing the needed coverage. 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 four 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. Mr. Perry finds that the 150' 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. The Wireless Communication Facilities Plan identifies the proposed 150' monopole as a "moderate height" monopole. The land use/wireless facilities matrix identifies the proposed location as a neutral area since the site is heavily wooded and is located on the hillside below the ridge. The plan states that "one of the most effective screening techniques involves locating towers among stands of mature trees so that the base and a large part of the tower will be hidden from view". As proposed, the tower meets

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Comments:

that objective.

# 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 City Sector Plan identifies this property as a slope protection area. Since the proposed tower will be located below the ridge at a point that the top of the tower will not exceed 30' above the ridge top tree line, there will be less impact to the hillside. The proposed development is consistent with the Sector Plan.
- 2. The proposed tower meets the guidelines for tower placement as outlined in the Wireless Communication Facilities Plan.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

- 1. Installing the proposed landscaping as shown on the landscape 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.
- 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 it is abandoned.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6. 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 150 foot monopole commercial telecommunications tower at this

location, subject to 6 conditions:

Date of MPC Approval: 6/12/2003 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:

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