CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 6-R-01-UR Related File Number:

Application Filed: 5/14/2001 **Date of Revision:**

Applicant: NATIONAL WIRELESS CONSTRUCTION, LLC

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 Town View Dr., across from Green Elementary School.

Other Parcel Info.:

Tax ID Number: 95 H D 4.02 Jurisdiction: City

Size of Tract: 1.92 acres

Accessibility: Access is via Town View Dr., a local access street with a 48' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: 195' monopole telecommunications tower Density:

Sector Plan: Central City Sector Plan Designation:

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

Neighborhood Context: The site is located in an area that includes a mix of multi-family residential and public uses.

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

Street: Town View Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for a monopole telecommunications tower subject to 8 conditions.

Staff Recomm. (Full): 1) Obtaining FAA approval for construction of the tower.

- 2) Use of a dual lighting system for the structure if approved by FAA.
- 3) That the height of the tower not exceed 170'.
- 4) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational.
- 5) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 6) Meeting all applicable requirements of the Knoxville Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knoxville City Arborist.
- 8) A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for the project.

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

Comments:

This is a request for a new, 195 foot monopole telecommunications tower that will support up to seven telecommunications carrier antenna arrays. Sprint PCS and Tritel Communications have submitted letters of intent to locate on the proposed tower. The tower will be located on the western portion of a vacant 1.92 acre parcel. The site is just east of Town View Terrace Apartments and across the street from Green Elementary School. A one lot subdivision plat has been submitted to split out a 0.43 acre parcel for the telecommunications tower. The tower, as proposed, will be located approximately 78 feet from the property line for the apartment complex located to the west, and approximately 160 feet to the nearest apartment building. 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 tower will serve primarily for additional user capacity for the downtown area, with some additional signal area coverage being provided. There are no other towers within a one mile radius of this site that will permit the signal coverage or capacity that is required. Lighting will be required for this structure since it will be located less than 2 miles from the Island Home airport. FAA approval will be required for the structure and lighting. 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 National Wireless Construction'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 with three conditions that are addressed in Staff's recommendation. It is Mr. Perry's recommendation that the applicant and the carriers review the height needed for this structure to achieve their coverage requirements, and reduce the tower in light of that review.

UPDATE: Mr. Perry has received additional information from the applicant that would support a tower height of 170'. Based on that documentation, Mr. Perry has revised his original recommendation of a maximum height of 150', and now supports the request of a maximum height not to exceed 170'. (See attached letter dated July 11, 2001.)

MPC Action: Approved MPC Meeting Date: 7/12/2001

Details of MPC action: 1) Obtaining FAA approval for construction of the tower.

- 2) Use of a dual lighting system for the structure if approved by FAA.
- 3) That the height of the tower not exceed 170'.

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- 4) Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational.
- 5) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
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- 8) A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits for the project.

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

Summary of MPC action: APPROVE the development plan for a monopole telecommunications tower subject to 8 conditions.

Date of MPC Approval: 7/12/2001 Date of Denial: Postponements: 6/14/2001

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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