

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 160 foot monopole telecommunications tower in an I (Industrial) zoning district subject to 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The access drive for the tower site shall be paved to a width of 16 feet meeting the typical cross-section for the standard business driveway that is used for Knox County capital projects.
3. Submitting a revised plan for a turnaround area for the access drive to the tower site meeting the requirements of the Knox County Department of Engineering and Public Works and the Knox County Fire Marshal.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
6. Installing an evergreen landscaping screen around the fenced enclosure, as required by the Zoning Ordinance, within six months of the tower becoming operational. The proposed landscape plan needs to be modified to provide the required landscaping along the western side of the enclosure.
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.

With the above conditions, this request meets all requirements for approval of a use on review in the I (Industrial) zone.

Comments:

This is a request for a new 160 foot monopole telecommunications tower to be located within a 6,400 square foot lease area located on a portion of a 114 acre tract. The subject property is zoned I (Industrial) and telecommunication towers are considered as a use on review in this district if the tower is within 500 of a residence. The proposed tower site will have access to McCampbell Dr. by a 20 foot wide access easement. Staff is proposing a condition that the access drive for the tower site shall be paved to a width of 16 feet meeting the typical cross-section for the standard business driveway that is used for Knox County capital projects. This access drive requirement was first applied to the U. S. Cellular tower request on Old Rutledge Pike approved by the Planning Commission on April 8, 2010.

The proposed tower is required to be located 176 feet (110% of the tower height) from the nearest residence. The existing residence on the property is only 80 feet from the proposed tower. The applicant has provided a notarized statement requesting approval from the Planning Commission for the reduced setback. There are no other residences within 500 of the proposed tower.

The applicant will be installing a 6 foot high security fence with three strands of barbed wire surrounding the tower and equipment area. An evergreen landscape screen will be installed around the fenced enclosure.

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. The tower will support up to 3 telecommunication carrier antenna arrays. T. Mobile will be the principal client for the tower. A letter has been submitted stating that T-Mobile South, LLC agrees to make this facility available to other wireless providers for co-location. There are no other towers within one mile of the proposed tower that could provide the coverage needed by the applicant. There is an existing use on review approval for a proposed T-Mobile site located to the west on the north side of Anderson Rd. A letter has been submitted by T-Mobile stating that the owner of that property is no longer interested in leasing that land for a cellular 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 the proposal and highlights his findings. Mr. Perry concludes that the 160' tower is technically justified by the materials submitted by the applicant (see attached report).

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 utilities are available to serve this site.
2. The tower site, being located in an area made up of primarily large tracts should have minimal impact on nearby residences.

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

1. With the recommended conditions, the proposed commercial telecommunications tower at this location meets the standards required in the I (Industrial) 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, North City Sector Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in a rural area, 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 North City Sector Plan proposes low density residential uses and slope protection for this area. With the minimal site alteration required for the proposed tower (access drive also serves as a driveway for the existing residence), the proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 160' monopole as a "tall" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Opportunity Area" and "Sensitive" categories. The site is considered to be an "Opportunity Area" since the site is zoned for industrial use. The plan encourages tall monopoles located in this area. The site is also considered to be a "Sensitive" area since it is located within 500 feet of a residence. The plan discourages tall monopoles in this category. As previously mentioned, the residence is owned by the property owner that will be leasing the property to T-Mobile.
3. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/8/2010

Details of Action:

Summary of Action: APPROVE the development plan for a 160 foot monopole telecommunications tower in an I (Industrial) zoning district subject to 7 conditions:

Date of Approval: 7/8/2010 **Date of Denial:** **Postponements:**

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:**