

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

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File Number: 8-C-05-UR **Related File Number:**
Application Filed: 7/8/2005 **Date of Revision:**
Applicant: SOUTHEAST TOWERS, LLC
Owner:

PROPERTY INFORMATION

General Location: Southeast side of W. Blount Ave., west of Saint Paul St.
Other Parcel Info.:
Tax ID Number: 109 A A 004 **Jurisdiction:** City
Size of Tract: 4125 square feet
Accessibility: Access is via W. Blount Ave., a major collector street with a 27' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: 150' monopole telecommunications tower **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area between the Baptist Hospital medical complex and the Norfolk Southern Railroad that has a mix of commercial and industrial uses.

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

Street: Saint Paul St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.): POSTPONE until the July 13, 2006 MPC meeting as requested by the applicant.

Staff Recomm. (Full): The applicant has requested postponement to allow time to work out details for possible alternative sites.

Comments: This is a request for a new 150' monopole telecommunications tower to be located on a 4015 square foot parcel located on the southeast side of W. Blount Ave., just east of the Norfolk Southern Railroad, and west of the Baptist Hospital medical complex.

Since the proposed tower is located within an industrial district and does not adjoin a residential district, the facility is subject to the setback requirements of the I-3 (General Industrial) District. While the tower will meet the required setbacks, the equipment pads may require variances. As proposed, the tower is approximately 380' from the nearest residential structure which is located southwest of the tower and on the other side of the Norfolk Southern Railroad's 200' right-of-way. The residences in that area are also within the I-3 (General Industrial) District.

There is a small 130' communications guyed tower located approximately 200' southeast of the proposed tower. That tower is too small to accommodate the proposed Sprint antennas. 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 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 proposed tower will be located in an industrial zoning district and will be surrounded by commercial and industrial uses and the Norfolk Southern Railroad. There is a wooded area within the railroad right-of-way with an average depth of 65' that will help screen the tower from the residences located to the southwest.

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 I-3 (General Industrial) 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 South City Sector Plan identifies this property as being within a light industrial area. The One Year Plan identifies this area as a mixed use area for commercial and industrial uses. The proposed development is consistent with the Sector and One Year Plans.
2. The Wireless Communication Facilities Plan identifies the proposed 150' 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 "Opportunity Area" category. Under the "Opportunity Area" category, the Plan encourages moderate sized monopoles (see attachment). Since the tower is within 500' of a residence, it also falls within the "Sensitive Areas" category. The Plan takes a neutral position for moderate towers within 500' of a residence. As previously stated, the railroad and wooded area will reduce the impact on the residences to the southwest.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial: 5/11/2006

Postponements: 8/11/2005-1/12
&3/9/2006

Date of Withdrawal: 5/11/2006

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: