

# 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-D-01-UR                      **Related File Number:**  
**Application Filed:** 7/9/2001                      **Date of Revision:**  
**Applicant:** NATIONAL WIRELESS CONSTRUCTION, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side of Westland Dr., west side of Morrell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 C J 043                      **Jurisdiction:** City  
**Size of Tract:** 5.71 acres  
**Accessibility:** Access is via Westland Dr., a major collector street with a 20' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Knox County Association of Baptists facility  
**Surrounding Land Use:**  
**Proposed Use:** 170' monopole telecommunications tower                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The proposed site is located in an area of low density residential development.

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

**Street:** 7709 Westland Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential) & A-1 (General Agricultural)  
**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.):** APPROVE the development plan for a monopole telecommunications tower subject to 9 conditions.

**Staff Recomm. (Full):**

- 1) Reducing the height of the tower to 125' (Applicant originally requested 170') and utilizing the flagpole tower design included in the applicant's revised application drawings with all antenna arrays to be within the pole.
- 2) Installing a landscape buffer along the eastern and western property lines as identified in Exhibit A (attached). The landscape buffer shall be comprised of leyland cypress and/or red cedar trees on 10' centers with an installed height of 6'-8'.
- 3) Installing the proposed landscaping as shown on the landscape plan, and the tree buffer identified above, within six months of the tower becoming operational.
- 4) Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
- 5) 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.
- 6) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 7) Meeting all applicable requirements of the Knoxville Department of Engineering.
- 8) Meeting all applicable requirements of the Knoxville City Arborist.
- 9) 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, 125 foot flagpole design telecommunications tower that will support up to four telecommunications carrier antenna arrays. Sprint PCS has submitted a letter of intent to locate on the proposed tower. The tower will be located on a 5.71 acre parcel behind the Knox County Association of Baptists facility. The site is located on the north side of Westland Dr. and the west side of Morrell Rd. in an area that is predominantly low density residential. The tower, as proposed, will be located approximately 70' from the nearest property line, 175' from Morrell Rd., and more than 350' to the nearest residential structure.

The proposed tower and equipment area will be surrounded by a 7' high security fence. The perimeter of the fenced area will be landscaped as identified in the attached landscape plan. Staff is recommending the addition of a landscape buffer along the eastern and western property lines as identified in Exhibit A (attached). The landscape buffer should be comprised of leyland cypress and/or red cedar trees on 10' centers with an installed height of 6'-8'. Over time, this tree line should help to buffer the visual impact of the tower. The applicant has not requested any lighting for the tower, and the FAA does not require any. There are no other towers within a one mile radius of this site that will permit the signal coverage that is required.

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. In the review of this request, Mr. Perry has identified this tower as a marginal need structure and the proposed 170' height is not warranted. His position is based on the information supplied by Sprint PCS and his own signal strength measurements. Unless the applicant can submit additional information that will support additional height, a maximum height of 125' is recommended. 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 the condition that the monopole be limited to a maximum height of 125'.

UPDATE: The applicant submitted revised plans for the tower prior to the September 13, 2001

meeting. The new proposal is for a 125' flagpole design tower (See attached photos and site plan sheet number D3.) With this design, the antenna will be located inside the pole and not in the wrap around arrays that are typically used. The flagpole tower will have four telecommunications carrier antenna arrays. The applicant requested a postponement until the Planning Commission's October 11, 2001 meeting in order to evaluate a possible shifting of the tower location on the site. After further evaluation, the applicant has decided not to shift the tower.

**MPC Action:** Denied

**MPC Meeting Date:** 10/11/2001

**Details of MPC action:** Denied

**Summary of MPC action:** Denied

**Date of MPC Approval:**

**Date of Denial:** 10/11/2001

**Postponements:** 8/9/01 - 9/13/01

**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:**