

# 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-09-UR                      **Related File Number:**  
**Application Filed:** 6/29/2009              **Date of Revision:**  
**Applicant:** T-MOBILE SOUTH C/O LANNIE GREENE

### PROPERTY INFORMATION

**General Location:** East side of Fountain City Rd., east of Dry Gap Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 001.01                      **Jurisdiction:** County  
**Size of Tract:** 1.1 acres  
**Accessibility:** Access is via Fountain City Rd., a minor arterial street with an 18' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 195 foot monopole telecommunications tower                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The proposed site is located in an area that has developed under a mix of agricultural and planned residential zoning.

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

**Street:** 6780 Fountain City Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (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:

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.):** WITHDRAW as requested by the applicant.

**Staff Recomm. (Full):**

**Comments:** This is a request for a new 195' monopole telecommunications tower to be located within a 1600 square foot lease area located on a 1.1 acre parcel. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district.

The proposed tower site will have access to Fountain City Rd. by a 20' wide access easement. A condition has been recommended that the access drive to the site have a minimum width of 18' and be provided with a turnaround area meeting the specifications of the Knox County Department of Engineering and Public Works. The County has also begun a road project for the realignment of Fountain City Rd. that will eliminate the existing road pavement at the proposed access drive for the tower site. This will require a relocation of the access drive to a location closer to the present intersection of Fountain City Rd. and Dry Gap Pike.

The proposed tower is required to be located 214.5' (110% of the tower height) from the nearest residence. As proposed, the centerline of the base of the monopole will be 272.65 feet from the nearest residence.

The applicant will be installing a 6' high security fence surrounding the tower base and equipment area. A landscape screen of Leyland Cypress is also being provided around the fenced in area. 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 agrees to make this facility available to other wireless providers for co-location. There are no other alternative antenna support structures in the area that could provide the coverage needed by the applicant.

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 195' 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, being located within a low density residential area, is required to be screened. A landscaped screen will be provided around the tower site.

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

1. The proposed commercial telecommunications tower at this location meets the standards required in the A 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 and East County Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this is a heavily wooded 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 County Sector Plan proposes low density residential uses for this area. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 195' monopole as a "tall" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Sensitive Area" category which discourages tall monopoles that are within 500' of a residence. MPC's consultant looked at this issue and could not find any alternative sites in the area that could provide the required coverage and determined that this was the least obtrusive site in the search area.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Denied (Withdrawn)

**Meeting Date:** 4/8/2010

**Details of Action:**

**Summary of Action:**

**Date of Approval:**

**Date of Denial:**

**Postponements:** 8/13/2009-1/14/2010

**Date of Withdrawal:** 4/8/2010

**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:**