

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 180 foot telecommunications tower subject to 10 conditions.

Staff Recomm. (Full):

- 1) Using a monopole tower instead of the proposed lattice type tower.
- 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, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Prior to submitting application for a building permit, provide evidence to MPC Staff and the County Law Department that the applicant has legal rights to utilize Hamilton Ln., a private joint permanent easement, as the means of access to this tower site.
- 5) Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
- 6) 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.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8) Posting a bond, in an amount acceptable to the Knox County Department of Engineering and Public Works, to cover the cost of repairs for any damage to Hamilton Ln., that may result from the construction traffic required for erecting the tower.
- 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) 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, 180 foot lattice type self-supporting telecommunications tower that will support up to four telecommunications carrier antenna arrays. The tower will be located on a 41.47 acre tract that fronts on Clift Rd. in an area of rural residential and agricultural uses. U. S. Cellular Corporation will be leasing a 10,000 square foot area for the tower and support facility and will permit co-location by other carriers. The tower will be located approximately 85' from the nearest property line (zoned Industrial) and will be approximately 300' from the nearest residentially zoned property. The nearest residence is approximately 600' from the tower.

There are no other towers within a one mile radius of this site that will permit the signal coverage that is required. The proposed tower and equipment area will be surrounded by a 8' high security fence. The perimeter of the fenced area will be landscaped as identified on 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.

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 U. S. Cellular Corporation'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. Mr. Perry also recommends that the applicant consider using a monopole tower in lieu of the proposed lattice structure.

MPC Action: Approved

MPC Meeting Date: 8/9/2001

Details of MPC action:

- 1) Using a monopole tower instead of the proposed lattice type tower.
- 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 proposed landscaping as shown on the site plan, and the tree buffer identified above, within six months of the tower becoming operational, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
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- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8) Posting a bond, in an amount acceptable to the Knox County Department of Engineering and Public Works, to cover the cost of repairs for any damage to Hamilton Ln., that may result from the construction traffic required for erecting the tower.
- 9) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) A revised site plan reflecting the conditions of approval must be submitted to MPC prior to the issuance of 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 180 foot telecommunications tower subject to 10 conditions.

Date of MPC Approval: 8/9/2001

Date of Denial:

Postponements:

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: