

# 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-I-01-UR                      **Related File Number:**  
**Application Filed:** 7/9/2001                      **Date of Revision:**  
**Applicant:** CROWN COMMUNICATION, INC. AND TRITEL COMMUNICATIONS, INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Holbrook Dr., east side of Kingwood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 F F 044                      **Jurisdiction:** City  
**Size of Tract:** 2.2 acres  
**Accessibility:** Access is via Holbrook Dr., a minor collector street with 26' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Disabled American Veterans facility  
**Surrounding Land Use:**  
**Proposed Use:** 190' monopole telecommunications tower                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The proposed site is located in an area of mixed residential development with some institutional and neighborhood commercial uses.

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

**Street:** 2600 Holbrook Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential)  
**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.): DENY the Use-on-Review request for a 190' monopole telecommunications tower.

Staff Recomm. (Full): The proposed tower would not be compatible with the character of the neighborhood due to the impact it would have on the town square like setting and because the structure is out of scale with other structures in the area. This proposed tower would violate Article 7, Section 5.B.4 of the Knoxville Zoning Ordinance.

Comments: This is a request for a new, 190 foot monopole telecommunications tower that will support up to four telecommunications carrier antenna arrays. Tritel Communications has submitted a letter of intent to locate on the proposed tower. The tower will be located on a 2.2 acre parcel directly behind the Disabled American Veterans facility. The site is located on the south side of Holbrook Dr. in an area of mixed residential development with some institutional and neighborhood commercial uses. The tower, as proposed, will be located approximately 86' from the nearest property line, and approximately 200' 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. 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 Crown Communications, Inc.'s tower proposal and highlights his findings. In the review of this request, Mr. Perry requested that the applicant's carrier conduct a road test for every road within a 3/4 mile radius of the proposed site to determine present and anticipated signal coverage. Based on that analysis, Mr. Perry feels that the information does not support a 190' structure and recommends that the tower not exceed 160'. Finding that the proposed tower meets the telecommunication tower 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 160'.

In considering applications for telecommunication towers, in addition to reviewing the application for compliance with the telecommunication tower requirements, we must also review it for compliance with the Use-on-Review criteria. One of those criteria is that the use should be compatible with the character of the neighborhood including the size and location of buildings in the vicinity. The proposed tower is located near the center of a lot that is comparable in size to City blocks located in the area. Being an open site with no tree coverage, and with all buildings on the three adjoining streets facing the property, the site takes on the appearance of a town square. Considering that there are no other structures on or adjoining the site that are comparable in size (i.e. power lines, water towers, etc.) the proposed tower is out of scale for the site and immediate neighborhood. The proposed tower would have a negative impact on the character of the area.

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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**