

# 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-M-03-UR                      **Related File Number:**  
**Application Filed:** 7/14/2003              **Date of Revision:**  
**Applicant:** PEGASUS TOWER COMPANY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side of Campbell Rd., south of Flint Gap Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 98 037.01                      **Jurisdiction:** County  
**Size of Tract:** 15.49 acres  
**Accessibility:** Access is via Campbell Rd., a local street with a 15' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 150' Monopole Commercial Telecommunications Tower              **Density:**  
**Sector Plan:** East County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The telecommunications tower is proposed in a rural residential area of east Knox County.

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

**Street:** 2202 Campbell 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:

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 150 foot monopole commercial telecommunications tower at this location, subject to 6 conditions:

- Staff Recomm. (Full):**
1. Installing the proposed landscaping as shown on the landscape plan 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.
  2. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
  3. 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.
  4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  6. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification prior to issuance of any building permits for this project.

With the conditions noted above, this request meets all requirements for approval of a use on review.

**Comments:** This is a request for a new 150' monopole telecommunications tower to be located on a wooded 15.49 acre tract located on the east side of Campbell Rd., south of Flint Gap Rd. Access to the property is via Campbell Rd. The proposed tower will be located in a heavily wooded area approximately 35' in elevation below the hilltop. The top of the tower will be approximately 65' above the surrounding tree line.

Pursuant to the setback requirements of the Knox County Zoning Ordinance, the tower must be set back from the nearest dwelling unit by 110% of the height of the tower which is 165' for a 150' tower. As proposed, the tower is over 350' from the nearest residential structure which is a residence on the property that is being leased for the tower. The closest residence off the site is over 700' away. There are no towers located within three miles of the proposed tower site that can provide the needed signal coverage of Cingular Wireless, the proposed user of the tower. 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 as identified on the attached landscape plan. The landscaping around the perimeter of the tower fencing meets the requirements of the Knox County Zoning Ordinance. FAA does not require any lighting for the tower. The tower will support up to four telecommunications carrier antenna arrays.

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 Pegasus Tower Company's tower 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 Wireless Communication Facilities Plan identifies the proposed 150' monopole as a "moderate height" monopole. With a proposed location in a rural/heavily wooded area, which is considered as an "opportunity area" under the land use/wireless facilities matrix, the plan takes a neutral position (options of encouraged, neutral and discouraged) on the proposed tower. The plan states that "one of the most effective screening techniques involves locating towers among stands of mature trees so that the base and a large part of the tower will be hidden from view". As proposed, the tower meets that objective.

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 A (Agricultural) 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 East County Sector Plan identifies this property as an agricultural/rural residential area. Since the proposed tower will be located in a heavily wooded rural area, there will be less impact on the surrounding properties. The proposed development is consistent with the Sector Plan.
2. The proposed tower meets the guidelines for tower placement as outlined in the Wireless Communication Facilities Plan.

**MPC Action:** Approved **MPC Meeting Date:** 8/14/2003

- Details of MPC action:**
1. Installing the proposed landscaping as shown on the landscape plan 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.
  2. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
  3. 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.
  4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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With the conditions noted above, this request meets all requirements for approval of a use on review.

**Summary of MPC action:** APPROVE the development plan for a 150 foot monopole commercial telecommunications tower at this location, subject to 6 conditions:

**Date of MPC Approval:** 8/14/2003 **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:**