

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 9-B-14-UR **Related File Number:**
Application Filed: 7/28/2014 **Date of Revision:**
Applicant: VERIZON TENNESSEE PARTNERSHIP BY FAULK & FOSTER

PROPERTY INFORMATION

General Location: South side of Western Ave., east of Third Creek Rd.
Other Parcel Info.:
Tax ID Number: 93 G C 002 **Jurisdiction:** City
Size of Tract: 85.41 acres
Accessibility: Access is via Western Ave., a major arterial street that is currently being upgraded from a two to a five lane section within a minimum 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial businesses
Surrounding Land Use:
Proposed Use: 150' Monopole Commercial Telecommunications Tower **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located on the south side of Western Ave., which serves as a major commercial corridor in this area. Residential neighborhoods are located north, south and west of this commercial corridor.

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

Street: 4800 Western Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
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.):

APPROVE the request for a 150' monopole commercial telecommunications tower in a C-4 (Highway and Arterial Commercial) zoning district subject to 7 conditions .

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Installing the access driveway and turnaround area for the site in compliance with the City of Knoxville's utility access driveway standards.
3. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Installing the evergreen landscaping screen along the fenced enclosure, as identified on the tree planting plan, within six months of the tower becoming operational.
6. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
7. 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.

With the conditions noted above, this request meets all criteria for a use-on-review in the C-4 zoning district.

Comments:

This is a request for a new 150' monopole commercial telecommunications tower (159' with lightning rod) to be located within a 10,000 square foot lease area on a portion of an 85.41 acre commercial tract. The tower will be located on the south side of Western Ave. behind A+ Auto Sales. The subject property is zoned C-4 (Highway and Arterial Commercial) and telecommunication towers require a use on review approval in this district. Access to the site is by an easement off of Western Ave., a major arterial street that is currently being upgraded from a two to a five lane street. The driveway serving this site is required to meet the Utility Access Driveway standards of the Knoxville Fire Prevention Bureau which requires at a minimum, a 16' wide paved access driveway.

The proposed tower is required to be located 165 feet (110% of the tower height) from the nearest residentially zoned property. The proposed tower exceeds that minimum standard since the nearest residentially zoned property line is approximately 300' from the base of the tower. The nearest residence is over 1450' from the base of the tower on the south side of Western Ave. and 1000' from the nearest residence on the north side of Western Ave. The applicant is proposing a 9' high security fence around the tower and equipment area. The FAA does not require any lighting for a tower of this height.

The applicant states that there are no existing structures in the area that can be used for antenna placement to obtain the required coverage. The applicant is proposing up to 4 telecommunication carrier antenna arrays on this tower. Verizon Wireless will be the principal client for the tower. A letter has been submitted stating that Verizon Wireless agrees to make its facilities available to other wireless providers.

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 150' monopole 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 site, being located in a major commercial corridor, should have minimal impact on residential neighborhoods in the area.

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

- 1. With the recommended conditions, the proposed commercial telecommunications tower at this location meets the standards required in the C-4 (Highway and Arterial Commercial) 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, Northwest City Sector Plan, One Year Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in an area consisting of larger tracts of land, 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 Northwest City Sector Plan and One Year Plan propose commercial uses on this property.
- 2. Under the guidelines for tower placement in the Wireless Communications Facility Plan, this proposed tower falls within an "Opportunity Area" since the tower site is located within an "office/commercial corridor". The Plan takes a neutral position on moderate to tall monopole towers located in these areas.
- 3. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 9/11/2014

- Details of Action:**
- 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 - 2. Installing the access driveway and turnaround area for the site in compliance with the City of Knoxville's utility access driveway standards.
 - 3. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
 - 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 - 5. Installing the evergreen landscaping screen along the fenced enclosure, as identified on the tree planting plan, within six months of the tower becoming operational.
 - 6. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
 - 7. 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.

With the conditions noted above, this request meets all criteria for a use-on-review in the C-4 zoning district.

Summary of Action: APPROVE the request for a 150' monopole commercial telecommunications tower in a C-4 (Highway and Arterial Commercial) zoning district subject to 7 conditions .

Date of Approval: 9/11/2014 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**