

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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www.knoxmpc.org

File Number: 9-H-02-UR **Related File Number:**
Application Filed: 8/9/2002 **Date of Revision:**
Applicant: NEXTEL SOUTH CORP.
Owner:

PROPERTY INFORMATION

General Location: South side of Clinch Ave., west side of S. Seventeenth St.
Other Parcel Info.:
Tax ID Number: 94 N J 015 **Jurisdiction:** City
Size of Tract: 21875 square feet
Accessibility: Access to the existing building is from Clinch Ave., a minor collector street, and S. Seventeenth St., a minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Multi-family condominium building
Surrounding Land Use:
Proposed Use: 30' Commercial Telecommunications Tower - rooftop location **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The existing multi-family condominium building is located in an area that includes a mix of residential, commercial and institutional uses.

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

Street: 1700 Clinch Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-7 (Pedestrian 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:

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 30 foot telecommunications tower on top of an existing building subject to 7 conditions.

Staff Recomm. (Full):

1. Changing the antenna array on the tower to a close mount array instead of the proposed array on the outrigger frame.
2. The antenna array shall not extend above the top of the 30' tower.
3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
4. 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.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7. 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, 30 foot telecommunications tower to be located on the top of the elevator shaft on The University Towers building located at 1700 Clinch Ave. The applicant, Nextel South Corp. is requesting the 30 foot tower since the other locations on the building, suitable for antenna installation, are already used by other carriers. The height of the tower is necessary to prevent interference to or from the other carriers located on the building. Section 5-20A of the Knoxville Zoning Ordinance allows administrative approval of antennas located on existing structures up to 30' in height above the highest point of the structure. This request is before the Planning commission because a tower structure was proposed for mounting the antenna array. The proposed antenna array will not extend above the tower.

This site will be utilized as a capacity site since the existing facilities of the carrier cannot handle the heavy usage in the University area. The tower will support up to two telecommunications carrier antenna arrays. The applicant has not requested any lighting for the tower, and the FAA does not require any. The tower has been approved by the FAA in relation to the helicopter flight paths for the hospitals in the area.

Since this site is located adjacent to the Ft. Sanders National Register District, staff is recommending that the antenna array on the tower be changed to a close mount array instead of the proposed array on an outrigger frame. This will help reduce the visual impact of the structure.

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 Nextel South Corporation's tower proposal and highlights his findings. Mr. Perry finds that the 30' tower has been technically justified by both his direct measurements and by the application materials submitted to the Planning Commission.

MPC Action:

Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for a 30 foot telecommunications tower on top of an existing building subject to 7 conditions.

Date of MPC Approval: 9/12/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 9/25/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 10/29/2002

Ordinance Number:

Disposition of Case: postponed to 11/12, 12/10,1/7

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/7/2003

Other Ordinance Number References:

Disposition of Case, Second Reading: Appeal denied

If "Other":

Amendments:

Use on Review remains approved as amended. Agreed to change the design of the tower

Effective Date of Ordinance: