CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



PROPERTY INFORMATION

General Location:	Southwest of Choto Rd., southeast of S. Northshore Dr., and north of Early Rd.		
Other Parcel Info.:			
Tax ID Number:	169 013.01	Jurisdiction: County	
Size of Tract:	31.37 acres		
Accessibility:	Access is via Choto Rd., a major collector street with a 20' pavement width within a 50' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacantianu		
Surrounding Land Use:			
Proposed Use:	195 foot monopole telecommunications tower		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	
Growth Policy Plan:	Rural Area		
Neighborhood Context:	The site is located in an area of rural density residential development and large tracts of land that are either in forests or under agricultural use.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 A (Agricultural)

 Former Zoning:
 Fequested Zoning:

 Previous Requests:
 Ferevious Requests:

 Extension of Zone:
 History of Zoning:

 None noted
 History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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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 195 foot telecommunications tower subject to 7 conditions.
Staff Recomm. (Full):	 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. Maintaining the natural tree buffer around the tower site to help reduce the visual impact of the tower. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower. 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. Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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, 195 foot monopole telecommunications tower that will support up to five telecommunications carrier antenna arrays. The tower will be located on a 31.37 acre tract that has access to Choto Rd. via an access easement. The property also abuts a joint permanent easement with access via Early Rd., that serves six residences located south of the tower site. The applicant has not been able to obtain the approvals necessary to utilize the joint permanent easement for access to the tower site. Crown Communication, Inc. will be leasing a 10,000 square foot area for the tower and support facility. Cingular Wireless, LLP has submitted a letter of intent to locate on the tower. The lease area is just north of an 80' high water tank owned by First Utility District. The required setback within the A (Agricultural) District is 35'. The tower will be located approximately 95' from the nearest property line (First Utility District water tank site), 170' to the nearest residential property line, and will be approximately 350' from the nearest residence.
	There are no other towers within a one mile radius of this site that will permit the signal coverage that is required. There are no electric transmission or other potential structures in the area that would support the proposed antennas. 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 on the attached landscape plan. The site is located in a wooded area and a buffer of trees will remain around the tower site. This tree buffer 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 Crown Communication's tower proposal and
MDO Astisma	highlights his findings. Mr. Perry finds that the 195' 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: 10/11/2001
Details of MPC action:	 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. Maintaining the natural tree buffer around the tower site to help reduce the visual impact of the tower. 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 Knox County Zoning Ordinance. 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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. 			
Summary of MPC action:	APPROVE the development plan for a 195 foot telecommunications tower subject to 7 conditions.			
Date of MPC Approval:	10/11/2001	Date of Denial:	Postponements:	9/13/01
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:	