

▶ **FILE #:** 8-D-09-UR **AGENDA ITEM #** 39

POSTPONEMENT(S): 8/13/2009-1/14/2010 **AGENDA DATE:** 4/8/2010

▶ **APPLICANT:** T-MOBILE SOUTH C/O LANNIE GREENE

OWNER(S): KENNETH & PATSY CANTWELL

TAX ID NUMBER: 58 001.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** East side of Fountain City Rd., east of Dry Gap Pike.

▶ **APPX. SIZE OF TRACT:** 1.1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fountain City Rd., a minor arterial street with an 18' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 195 foot monopole telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lot and residences / A (Agricultural)

South: Residences / A (Agricultural)

East: Residences / A (Agricultural)

West: Vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The proposed site is located in an area that has developed under a mix of agricultural and planned residential zoning.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant.

COMMENTS:

This is a request for a new 195' monopole telecommunications tower to be located within a 1600 square foot lease area located on a 1.1 acre parcel. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district.

The proposed tower site will have access to Fountain City Rd. by a 20' wide access easement. A condition has been recommended that the access drive to the site have a minimum width of 18' and be provided with a

turnaround area meeting the specifications of the Knox County Department of Engineering and Public Works. The County has also begun a road project for the realignment of Fountain City Rd. that will eliminate the existing road pavement at the proposed access drive for the tower site. This will require a relocation of the access drive to a location closer to the present intersection of Fountain City Rd. and Dry Gap Pike.

The proposed tower is required to be located 214.5' (110% of the tower height) from the nearest residence. As proposed, the centerline of the base of the monopole will be 272.65 feet from the nearest residence.

The applicant will be installing a 6' high security fence surrounding the tower base and equipment area. A landscape screen of Leyland Cypress is also being provided around the fenced in area. FAA does not require any lighting for the tower. The tower will support up to 3 telecommunication carrier antenna arrays. T-Mobile will be the principal client for the tower. A letter has been submitted stating that T-Mobile agrees to make this facility available to other wireless providers for co-location. There are no other alternative antenna support structures in the area that could provide the coverage needed by the applicant.

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 195' 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, being located within a low density residential area, is required to be screened. A landscaped screen will be provided around the tower site.

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

1. The proposed commercial telecommunications tower at this location meets the standards required in the A 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 and East County Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this is a heavily wooded area, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

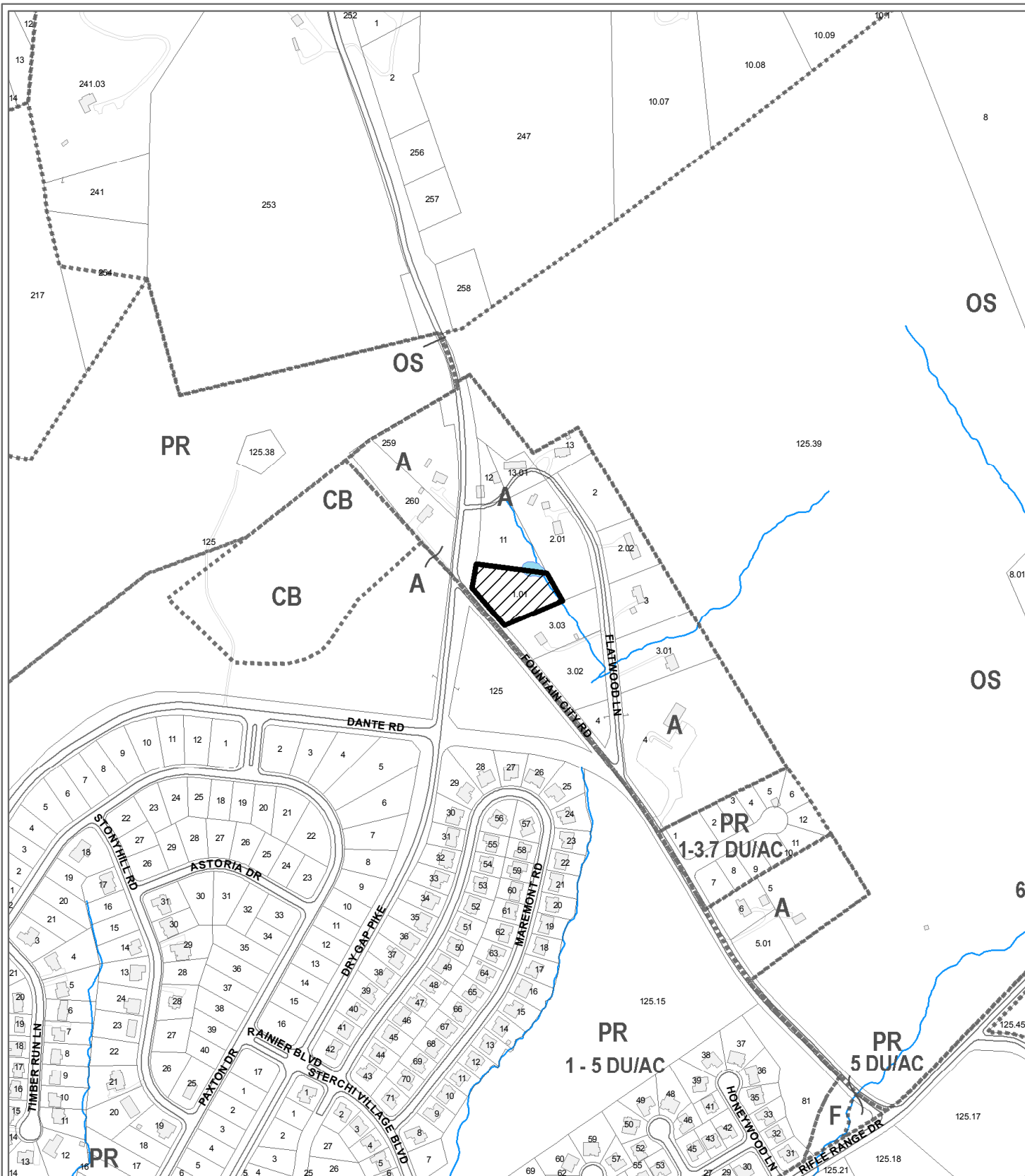
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for this area. The proposed development is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 195' monopole as a "tall" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Sensitive Area" category which discourages tall monopoles that are within 500' of a residence. MPC's consultant looked at this issue and could not find any alternative sites in the area that could provide the required coverage and determined that this was the least obtrusive site in the search area.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

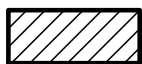
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**8-D-09-UR
USE ON REVIEW**



195 foot monopole telecommunications tower in A (Agricultural)

Original Print Date: 7/27/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: T-Mobile South c/o Lannie Greene

Map No: 58

Jurisdiction: County

