

▶ **FILE #:** 10-G-10-UR **AGENDA ITEM #** 38
 POSTPONEMENT(S): 11/10/2010 **AGENDA DATE:** 12/9/2010

▶ **APPLICANT:** T-MOBILE SOUTH LLC
 OWNER(S): M. A. Schubert

TAX ID NUMBER: 57 PART OF 125
 JURISDICTION: County Commission District 7
 ▶ **LOCATION:** North side of Dante Road, west of Dry Gap Pike
 ▶ **APPX. SIZE OF TRACT:** 9 acres
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 ACCESSIBILITY: Access is via Dante Rd., a minor arterial street with an 26' pavement width within a 88' right-of-way.
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
 WATERSHED: Knob Creek

▶ **ZONING:** CB (Business and Manufacturing)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** 220' Lattice Telecommunications Tower
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Vacant land & water tower / PR (Planned Residential)
 South: Vacant land & residences (Sterchi Hills Subdivision) / PR (Planned Residential)
 East: Vacant land & residences / PR (Planned Residential) & 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 220' lattice telecommunications tower to be located within a 10,000 square foot lease area on the north side of Dante Rd. just west of Dry Gap Pike. The lease area will be located on property zoned CB (Business and Manufacturing) (approximately 9 acres) that is part of a larger tract of approximately 179 acres. The majority of the property is zoned PR (Planned Residential). In the CB zoning district, commercial telecommunication towers that are proposed within 500' of a residence or residential

zone can be considered as a use on review.

The proposed tower site will have access to Dante Rd. by a 25' wide access easement. This access easement presently serves an existing water tank owned by Hallsdale-Powell Utility District. The proposed 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.

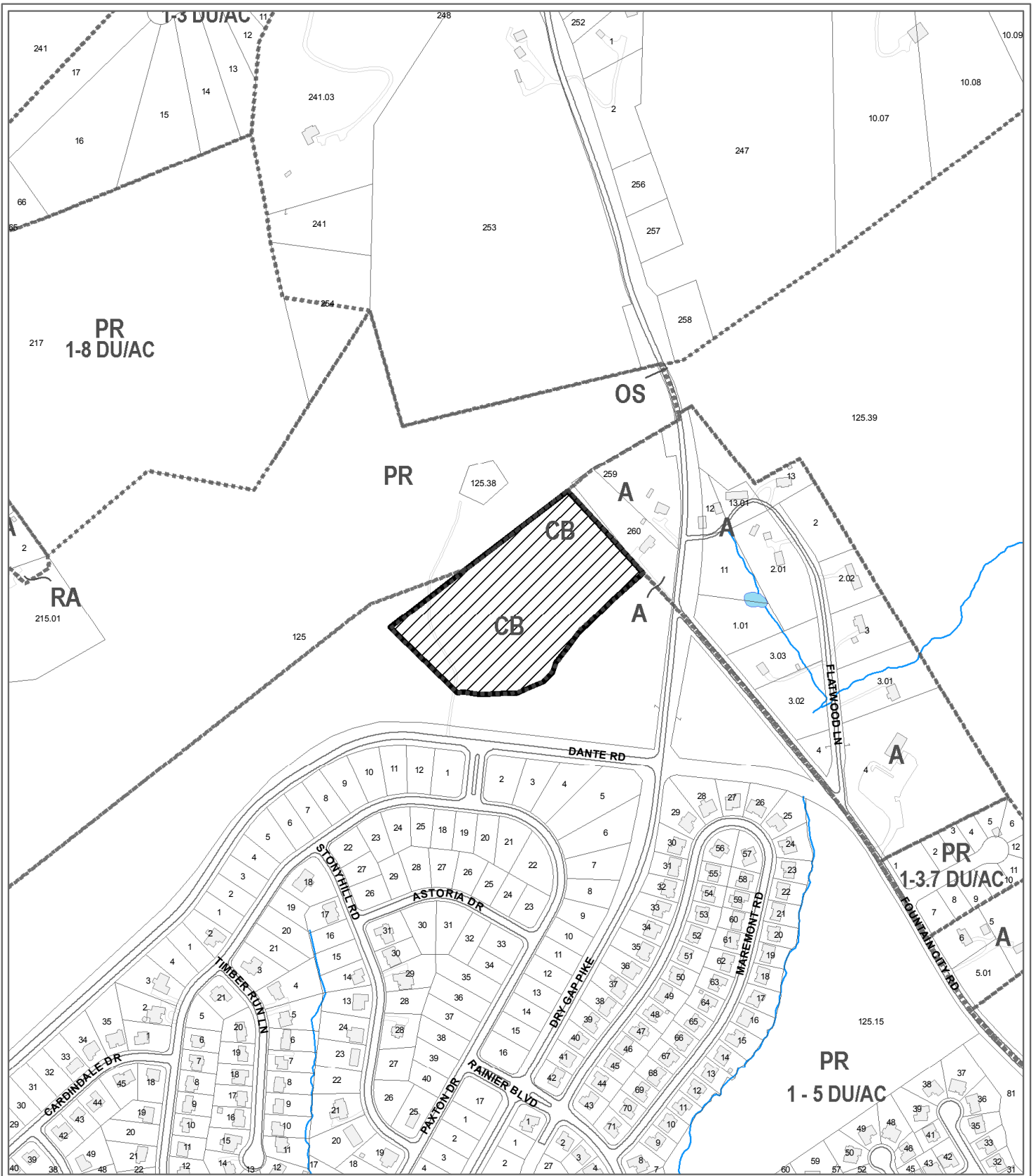
T-Mobile had submitted a request for a 195' monopole on the east side of the intersection of Fountain City Rd. and Dry Gape Pike for the Planning Commission's August, 2009 meeting. In response to comments made at the Planning Commission meeting, T-Mobile looked at other sites in the area to meet their needs and withdrew that request. This proposed tower replaces the previous request.

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 220' tower is technically justified by the materials submitted by the applicant. However, Mr. Perry recommends that the applicant modify their proposal to allow for up to five total users of the tower instead of the three that are proposed. This will also require a larger fenced in equipment area within the 10,000 square foot lease area.

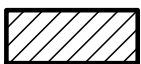
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**10-G-10-UR
USE ON REVIEW**

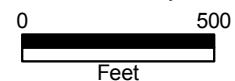


220' Lattice Telecommunications Tower in CB (Business and Manufacturing)

Petitioner: T-Mobile South LLC

Map No: 57

Jurisdiction: County



Original Print Date: 9/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902