

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-G-15-UR **AGENDA ITEM #:** 38
 POSTPONEMENT(S): 6/11/2015-7/9/2015 **AGENDA DATE:** 9/10/2015

▶ **APPLICANT:** **BRANCH TOWERS**
 OWNER(S): Baker A Tupper & Lynn Trustees

TAX ID NUMBER: 121 F C 001 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 3509 Blow Dr

▶ **LOCATION:** **Southwest side of Blow Dr., southeast side of Ferry Rd.**

▶ **APPX. SIZE OF TRACT:** **4.93 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Blow Dr., a local street with a 17' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Tennessee River

▶ **ZONING:** **A (Agricultural)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **190' Monopole Telecommunications Tower**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)

South: Residences / A (Agricultural)

East: Residences / A (Agricultural)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: The proposed site is located in an established low density residential neighborhood.

STAFF RECOMMENDATION:

▶ **WITHDRAW** the application as requested by the applicant's attorney.

COMMENTS:

This is a request for a new 190' monopole commercial telecommunications tower to be located within a 10,000 square foot lease area located on a portion of a 4.93 acre tract. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district. Access to the site is by an easement off of Blow Drive, a local street. The driveway is required to meet the Utility Access Driveway standards of the Knox County Fire Prevention Bureau which requires a 16' wide paved access driveway.

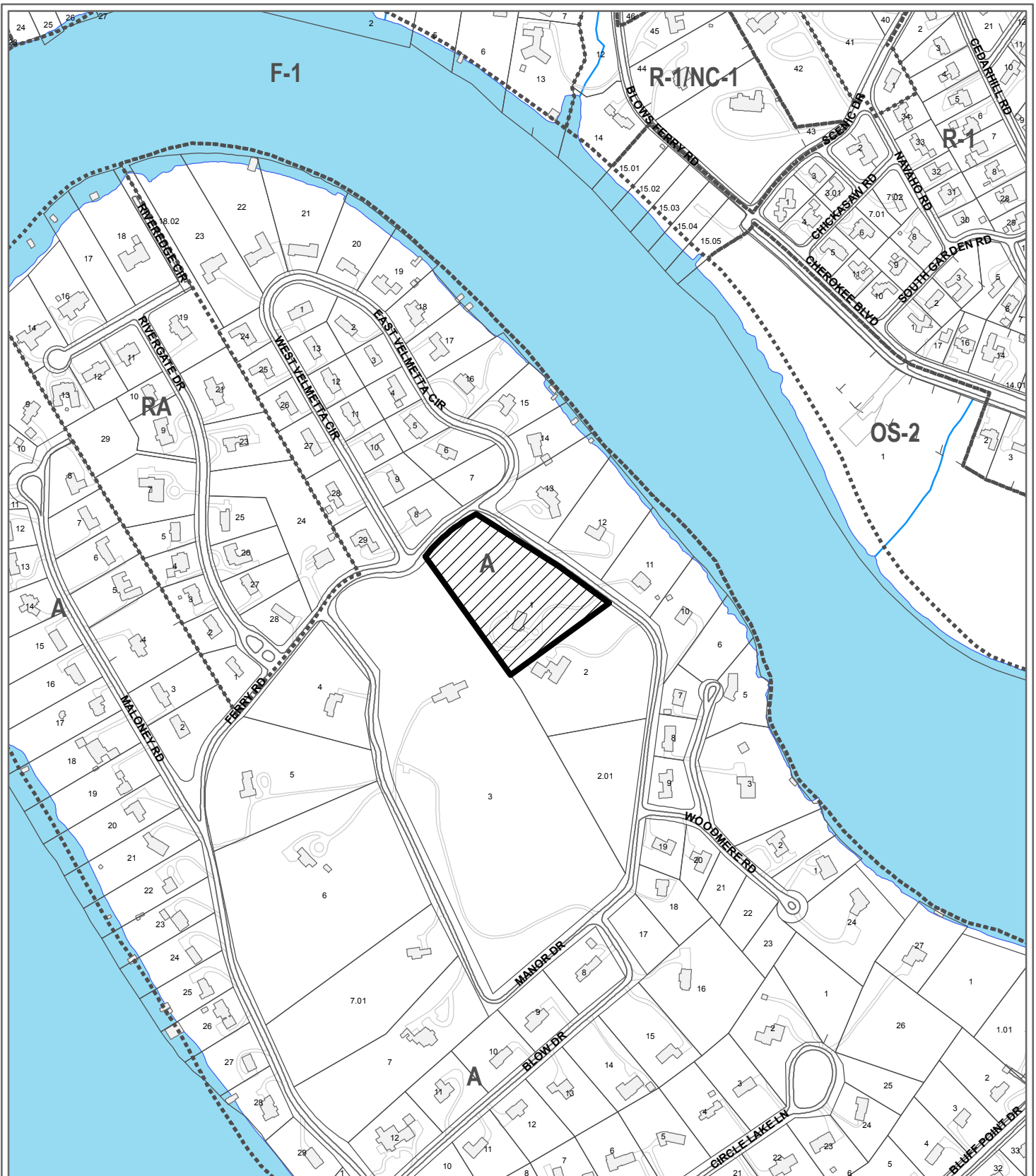
The proposed tower is required to be located 209 feet (110% of the tower height) from the nearest residence. The proposed tower exceeds that minimum standard since the nearest residence (residence of the property owner) is approximately 210' from the base of the tower. The nearest residence off of the property is approximately 253' from the base of the tower. The applicant is proposing an 8' 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. T- Mobile will be the principal client for the tower. A letter has been submitted stating that Branch Towers LLC agrees to make all of its facilities available to other wireless providers.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**6-G-15-UR
USE ON REVIEW**

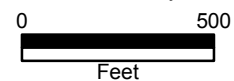


190' Monopole Telecommunications Tower in A (Agricultural)

Petitioner: Branch Towers

Map No: 121

Jurisdiction: County



Original Print Date: 5/21/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

6-G-15-WR-IND 8-13-15

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Metropolitan
Planning Commission



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July 13, 2015

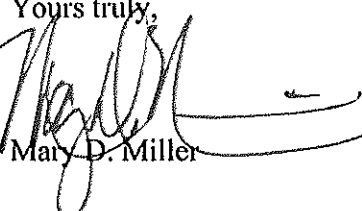
Mr. Tom Brechko
Metropolitan Planning Commission
City-County Building
400 Main Street
Suite 403
Knoxville, TN 37902

Re: Branch Towers Application for Proposed Tower
3509 Blow Drive, Knoxville, Tennessee 37920

Dear Mr: Brechko:

As you may know, this firm represents Branch Towers in regards to the above referenced application for approval from the Knoxville- Knox County Metropolitan Planning Commission for a wireless communications tower to be placed at 3509 Blow Drive, Knoxville, Tennessee 37920. After discovering that this proposed site cannot meet the grading requirements which would be imposed on the site, we would like to request that this application be withdrawn from consideration. If there are any problems with this request, please let us know.

Thank you for your assistance in this matter.

Yours truly,

Mary D. Miller

cc: Kayla Kramer

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