

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

▶ **FILE #:** 1-B-18-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 1/11/2018

▶ **APPLICANT:** CROWN CASTLE USA (BOONETIME BAY, LLC)

OWNER(S): Crown Castle USA

TAX ID NUMBER: 119 01851

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 40 Park 40 North Blvd

▶ **LOCATION:** Southwest side of Park 40 North Blvd., south of Sherrill Blvd.

▶ **APPX. SIZE OF TRACT:** 29.83 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Park 40 North Blvd., a local street with a four lane divided median pavement section.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial Telecommunications Tower

HISTORY OF ZONING: The site was rezoned to OB (Office, Medical, and Related Services) by Knox County Commission on June 28, 2010.

SURROUNDING LAND USE AND ZONING: North: Vacant land - PC-1 (Retail and Office Park)

South: Medical facilities, mixed businesses and vacant land - PC (Planned Commercial)

East: Vacant land and educational facility - PC (Planned Commercial)

West: Vacant land - PC-1 (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This site is located on a 29.83 acre tract that is located west of N. Cedar Bluff Rd. south of Sherrill Blvd., and north of I-40 / I-75 that has developed with a mix of commercial, office and medical related facilities.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a 195' monopole commercial telecommunications tower in the OB (Office Medical, and Related Services) zoning district subject to 7 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting the Utility Access Driveway standards and all other applicable requirements of the Knox County Fire Prevention Bureau.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. It is suggested that the applicant design the tower structure to allow for additional antennae between 35'

and 70' for the new 5G network.

5. Installing the evergreen landscaping screen along the fenced enclosure within six months of the tower becoming operational. The applicant shall be responsible for maintaining all landscaping.
6. Removal of the existing lattice tower within 90 days of the completion of the new monopole,
7. 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.

With the conditions noted above, this request meets all criteria for a use-on-review in the OB zoning district.

#### **COMMENTS:**

This is a request for a new 195' monopole commercial telecommunications tower to be located on a portion of a 29.83 acre tract that is on the west side of Park 40 North Blvd. and south side of Sherrill Blvd. While Knox County has recently adopted a new Wireless Communication Facilities Ordinance, this application was submitted prior to the adoption of the new Ordinance as is being reviewed under the previous regulations and the Wireless Communication Facilities Plan. The subject property is zoned OB (Office, Medical, and Related Services) and under the previous regulations, a telecommunication tower is considered as a use on review in this district.

Access to the site is by an easement off of Park 40 North Blvd., a local street. The existing gravel 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 monopole will be located within a 10,000 square foot lease area approximately 450' west of the access driveway connection to Park 40 North Blvd.

The proposed 195' monopole will be replacing an existing 185' lattice tower that is located approximately 950' to the west. The existing tower is being removed as a result of the Park West Medical Center Expansion (10-SF-17-C/10-I-17-UR) that was approved by the Planning Commission on November 9, 2017.

The applicant is proposing up to 5 telecommunication carrier antenna arrays on this tower. Four of the existing wireless carriers will be relocating to the new tower. The applicant is proposing a 7' high security fence around the tower and equipment area. The FAA is not requiring any lighting for the proposed 195' tower. This determination has been made in consideration of the towers height and location in relation to the heliport that has been approved for the Park West Medical Center located to the west.

Attached to the staff report are support documents submitted by the applicant and 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 proposed monopole 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 change from the existing lattice tower to a monopole structure should help to minimize the visual impact of the proposed facility.
3. The proposed tower with five antenna array locations for cellular providers will help to maintain service in the area of the Medical Center.

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

1. With the recommended conditions, the proposed commercial telecommunications tower at this location meets the standards required in the Commercial Telecommunications Facilities section of the Knox County Zoning Ordinance that was in place at the time the application was submitted.
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 (See comments below regarding the Wireless Communications Facility Plan). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use should not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

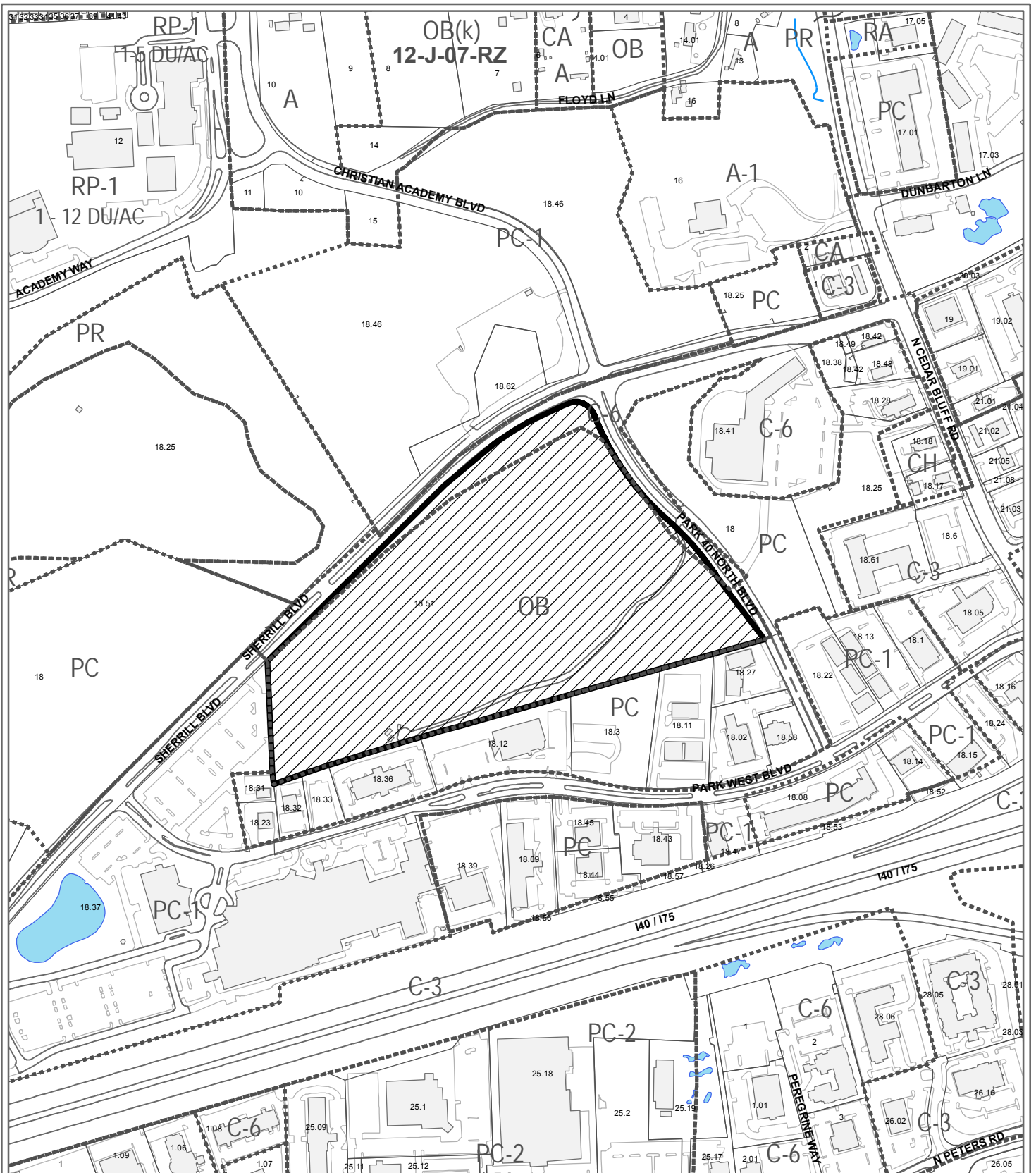
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes office uses on this property.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Under the guidelines for tower placement in the Wireless Communications Facility Plan this proposed tower falls within the "Opportunity Areas" and "Sensitive Areas". The proposed 195' monopole tower is classified as a tall monopole. The proposed tower site is located within an office/commercial corridor which the Plan considers to be "Opportunity Area" for the location of telecommunication towers. The Plan is neutral on tall monopole towers located in these areas. The proposed tower is also within a "Sensitive Area" since it would be located on a hill below a ridgeline. The Plan is neutral on tall monopole towers located in these areas.

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.



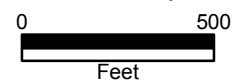
**1-B-18-UR  
USE ON REVIEW**



Commercial Telecommunications Tower in OB (Office, Medical, and Related Services)

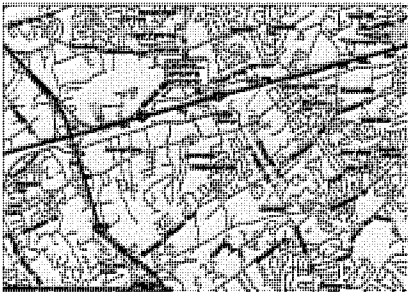
Petitioner: Crown Castle USA (Boonetime Bay, LLC)

Map No: 119  
Jurisdiction: County

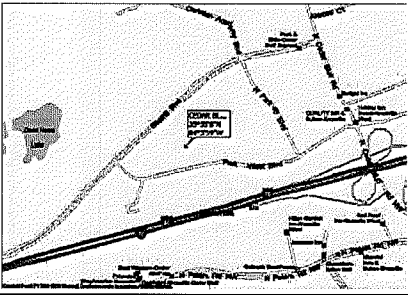


Original Print Date: 12/18/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**LOCATION MAP**



**VICINITY MAP**



**BUILDING CODES:**

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:

- 2012 IBC
- 2012 IFC
- 2012 UMC
- 2012 UPC
- 2012 NEC
- 2012 IECC
- TIA-222-G
- \*\* WIND LOAD DESIGN: 90 MPH

OCCUPANCY: U  
ZONING: CB ZONING  
CONSTRUCTION TYPE: I-A NON-COMBUSTIBLE (IBC)

**ABBREVIATION KEY**

Ø	DIAMETER	LLVD	LONG LEG VERTICAL DOWN
4	AND	LLVU	LONG LEG VERTICAL UP
BTH	BOTTOM	MAX	MAXIMUM
C	CENTER LINE	MFR	MANUFACTURER
CONC.	CONCRETE	MIN	MINIMUM
CONT.	CONTINUOUS	MPH	MILES PER HOUR
C-J	CONTROL JOINT	O.C.	ON CENTER
DIA.	DIAMETER	P	PLATE
EL.	ELEVATION	REINF.	REINFORCE
ES.	EACH SIDE	REQ'D	REQUIRED
EAL	EACH WAY	SH.	SHILKAR
FI	FLANGE FACING INSIDE	STD.	STANDARD
FFO	FLANGE FACING OUTSIDE	STL.	STEEL
FT.	FEET	TYP.	TYPICAL
F.V.	FIELD VERIFY	UNLO.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	VERT.	VERTICAL
HORIZ.	HORIZONTAL	VLD	VERTICAL LEG DOWN
IN	INCH	VLU	VERTICAL LEG UP
LFO	LEGS FACING OUTSIDE	W	WITH

OWNER/APPLICANT:



SITE NUMBER:

**830347**

SITE NAME:

**CEDAR BLUFF RELO**

PROJECT DESCRIPTION:

**PROPOSED 195 FT. MONOPOLE TO REPLACE EXISTING 185' SELF-SUPPORT TOWER ON SAME PARCEL**

PREPARED BY:



P. MARSHALL & ASSOCIATES

1000 HOLCOMB WOODS PKWY  
SUITE 210  
ROSWELL, GA 30076  
678-280-2325

1-B-18-UR

Revised: 12/27/2017

**PROJECT INFORMATION**

SITE ADDRESS: 420 PARK 40 NORTH BLVD. KNOXVILLE, TN 37432  
EXISTING TOWER  
LATITUDE: 35° 55' 8.24"  
LONGITUDE: -84° 5' 59.64"  
GROUND ELEV.: 1038.2 AMSL (NAVD 88)  
PARCEL ID: 114 018.51  
ZONING: CB  
WATER SHED: TEN MILE  
JURISDICTION: KNOX COUNTY  
PROPERTY OWNER: PARKNEST MEDICAL CENTER  
1420 CENTERPOINT BOULEVARD  
KNOXVILLE, TN 37423

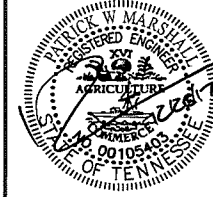
APPLICANT/OWNER: CROWN CASTLE  
12725 MORRIS ROAD EXT. SUITE 400  
ALPHARETTA, GA 30004  
DEBBIE SAULS  
678-366-1253  
ENGINEER: P. MARSHALL & ASSOCIATES  
1000 HOLCOMB WOODS PKWY, SUITE 210  
ROSWELL, GA 30076  
PATRICK W MARSHALL, P.E.  
678-280-2325  
POWER: KNOXVILLE UTILITIES BOARD (KUB)  
TELCO: AT&T

**DRAWING INDEX**

- T-1 TITLE SHEET & PROJECT INFORMATION
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CALL BEFORE YOU DIG  
TENNESSEE ONE-CALL  
811



P. MARSHALL & ASSOCIATES

**CEDAR BLUFF RELO**

420 PARK 40  
NORTH BLVD.  
KNOXVILLE, TN  
37432

LOCATION CODE:

830347

NO.	DATE	DESCRIPTION
0	11.15.17	ZONING
1	12.26.17	ZD-COMMENTS

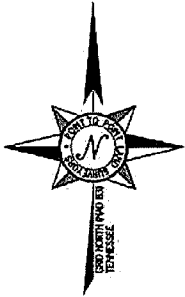
DESIGNED: JTM  
DRAWN: JTM  
CHECKED: JTM

JOB #:  
-CC033-

TITLE SHEET & PROJECT INFORMATION

T-1





**SITE INFORMATION**

PROPOSED LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)  
 LATITUDE = 35°55'11.49" (NAD 83)  
 LONGITUDE = -84°05'48.65" (NAD 83)  
 AT CENTER PROPOSED LEASE AREA  
 ELEVATION AT CENTER OF PROPOSED LEASE AREA = 1041.9' A.M.S.L.

**EXISTING SITE INFORMATION**

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)  
 PER SHARONDALE SURVEYING, INC. SURVEY  
 FOR CROWN CASTLE DATED JULY 2, 2015

LATITUDE = 35°55'08.41" (NAD 83)  
 LONGITUDE = -84°05'59.48" (NAD 83)  
 AT CENTER OF EXISTING TOWER  
 ELEVATION AT CENTER OF EXISTING TOWER = 1030.2' A.M.S.L.

**PROPOSED 30' INGRESS-EGRESS  
& UTILITY EASEMENT**

TOGETHER WITH A PROPOSED 30-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, AND BEING A PART OF THE LANDS OWNED BY PARKWEST MEDICAL CENTER AS RECORDED IN INSTRUMENT NUMBER 20101001-0020404, KNOX COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A SUBMERGED BENCH MARK ON THE WESTERLY BOUNDARY LINE OF PARK 40 NORTH BOULEVARD, SAID BENCH MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE CLIMBING ALONG SAID BOUNDARY LINE, NORTH 34°32'48" WEST, 150.40 FEET TO A POINT; THENCE, NORTH 20°20'11" WEST, 100.00 FEET TO A POINT; THENCE, 275.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET AND BEING SCORDED BY A CHORD BEARING, NORTH 39°42'01" WEST, 370.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE, CLIMBING SAID BOUNDARY LINE AND BEARING, SOUTH 88°11'01" WEST, 100.00 FEET TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND BEING SCORDED BY A CHORD BEARING, SOUTH 01°05'12" EAST, 223.00 FEET TO A POINT; THENCE, SOUTH 10°01'01" WEST, 40.00 FEET TO A POINT; THENCE, 240.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND BEING SCORDED BY A CHORD BEARING, SOUTH 13°22'32" WEST, 100.00 FEET TO A POINT; THENCE, SOUTH 43°20'24" WEST, 130.67 FEET TO A POINT; THENCE, 26.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET AND BEING SCORDED BY A CHORD BEARING, SOUTH 09°10'57" WEST, 26.74 FEET TO A POINT; THENCE, SOUTH 43°20'24" EAST, 100.00 FEET TO THE ENDING AT A POINT.

**PROPOSED LEASE AREA**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, AND BEING A PART OF THE LANDS OWNED BY PARKWEST MEDICAL CENTER AS RECORDED IN INSTRUMENT NUMBER 20101001-0020404, KNOX COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

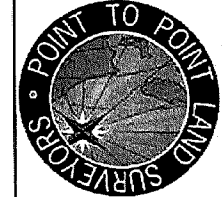
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SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.



NO.	DATE	REVISION

POINT TO POINT  
 LAND SURVEYORS  
 1010 Pennsylvania Avenue  
 McDonough, GA 30253  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointtopointsurvey.com



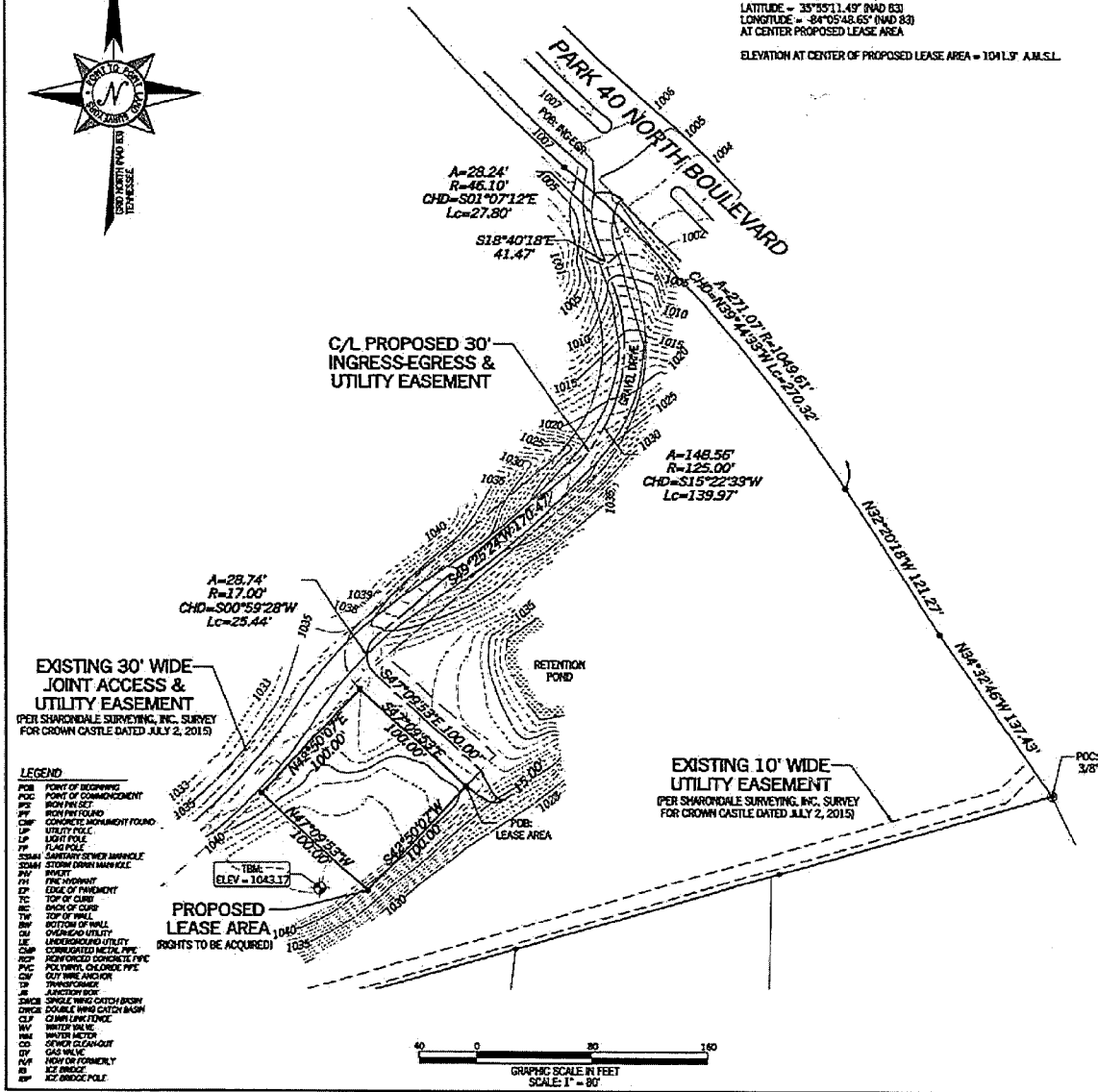
SPECIFIC PURPOSE SURVEY PREPARED FOR:



'CEDAR BLUFF'  
 6TH CIVIL DISTRICT,  
 KNOX COUNTY,  
 TENNESSEE

DRAWN BY: JSD  
 CHECKED BY: JKL  
 APPROVED: C. NER  
 DATE: NOVEMBER 10, 2017  
 P2P JOB #: C170718

SHEET:  
**2**  
 OF 3

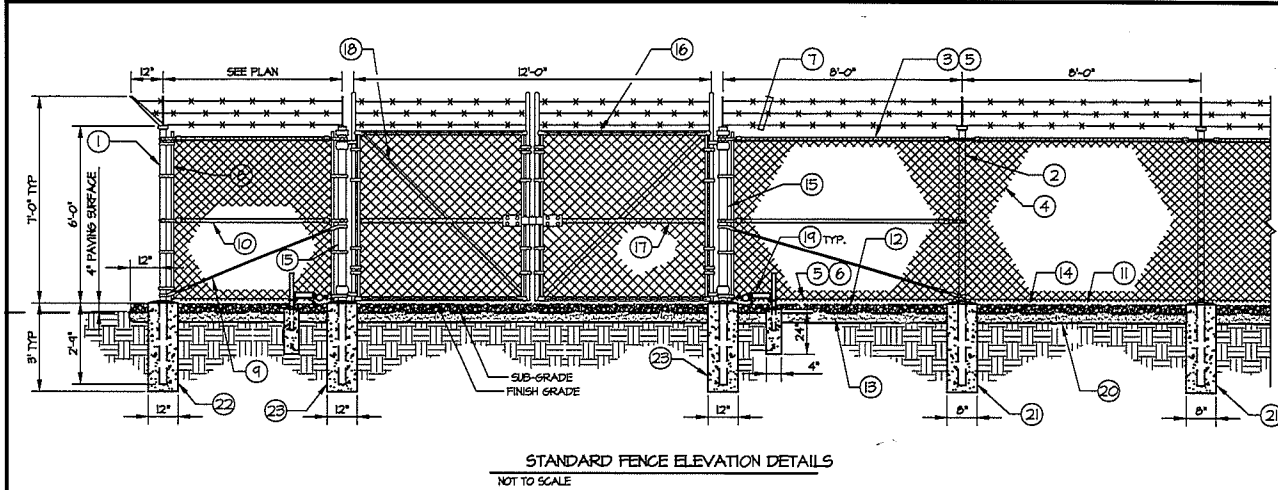




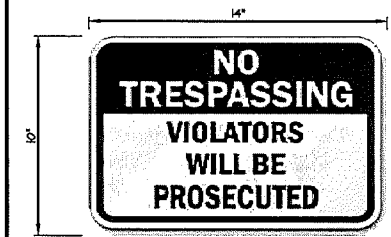






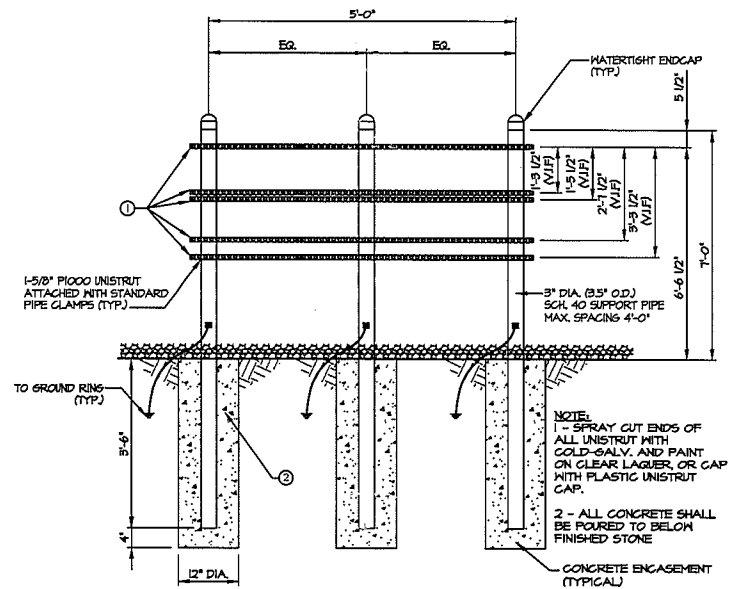


STANDARD FENCE ELEVATION DETAILS  
NOT TO SCALE



**SITE SIGNAGE NOTE**  
INSTALL (1) ON ALL SIDES OF SITE FENCE  
RED/ WHITE BACKGROUND WITH CONTRASTING LETTERING.

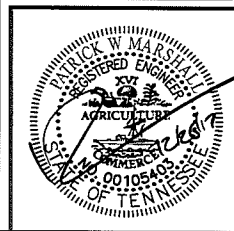
STE SIGNAGE  
NOT TO SCALE



H-FRAME ELEVATION  
NOT TO SCALE

- KEY NOTES:** (X)
- CORNER END OR FULL POST 3" NOMINAL SCHEDULE 40 PIPE.
  - LINE POST: 2-1/2" SCHEDULE 40 PIPE PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
  - TOP RAIL & BRACE RAIL: 1-1/2" PIPE PER ASTM-F1083.
  - FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A942. ALL PIES TO BE GALVANIZED.
  - TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
  - TENSION WIRE: 9 GA. GALVANIZED STEEL.
  - BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA. 4 FT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
  - STRETCHER BAR
  - 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
  - FENCE CORNER POST BRACS 1-5/8" DIAMETER EACH CORNER EACH MAT.
  - H/2" MAXIMUM CLEARANCE FROM GRADE.
  - FINISHED GRADE
  - MATERIAL SUB-GRADE
  - FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
  - GATE POST 4" SCHEDULE 40 PIPE (FOR GATE WIDTHS UP THRU 7' OR 14' FOR DOUBLE SWING GATES) PER ASTM-F1083.
  - GATE FRAME: H/2" PIPE, PER ASTM-F1083.
  - GATE FRAME: 1-5/8" DIAMETER PIPE, PER ASTM-F1083.
  - GATE DIAGONAL GALVANIZED STEEL: H/2" PIPE.
  - DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
  - GEOTEXTILE FABRIC
  - LINE POST: CONCRETE FOUNDATION (2000 PSI)
  - CORNER POST: CONCRETE FOUNDATION (2000 PSI)
  - GATE POST: CONCRETE FOUNDATION (2000 PSI)

- GENERAL NOTES:**
- INSTALL FENCE PER ASTM F-567
  - INSTALL SWING GATE PER ASTM F-400
  - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
  - POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS.
    - ALL PIPES TO BE H/2" GALVANIZED (HOT DIP, ASTM A100 GRADE "A" STEEL).
    - ALL GATE FRAMES SHALL BE WELDED.
    - ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALVANIZED STEEL (OR EQUAL).
  - ALL OPEN POSTS SHALL HAVE END-CAPS
  - USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
  - ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
  - CONTRACTOR SHALL PROVIDE AND INSTALL STYRE-LOCK LOCKING MECHANISM ON 12'-0" GATE. COORDINATE W/ PM FOR FINAL COORDINATION CODE



CEDAR BLUFF RELO  
420 PARK 40  
NORTH BLVD.  
KNOXVILLE, TN  
37932

LOCATION CODE:  
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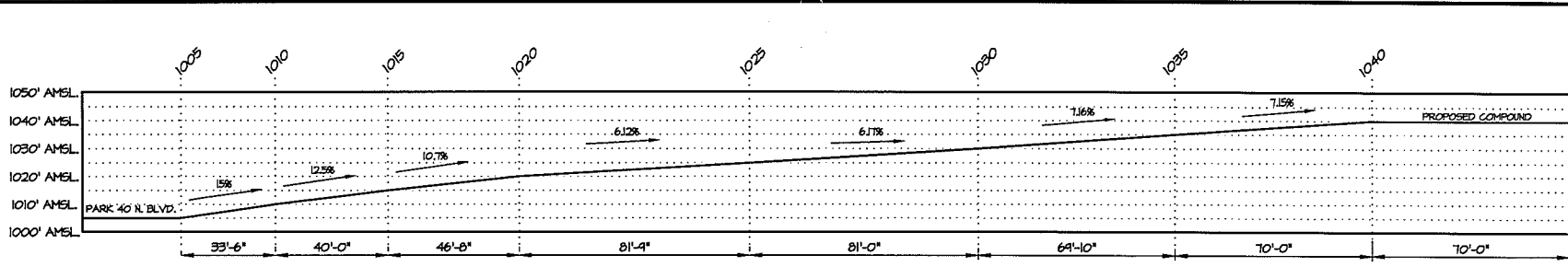
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DRAWN: JTM  
CHECKED: JTM

JOB #:  
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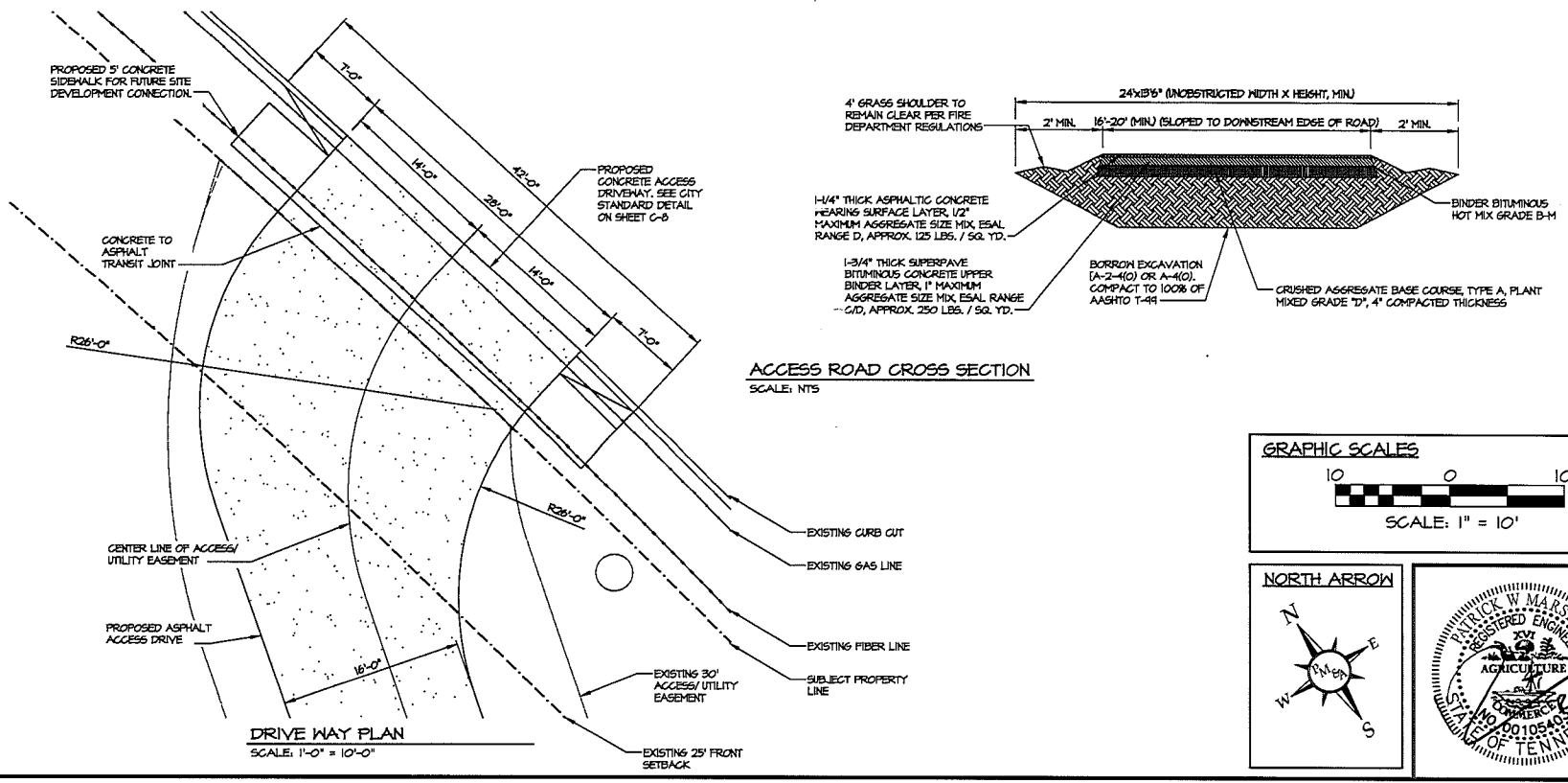
COMPOUND DETAILS



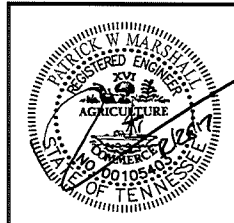
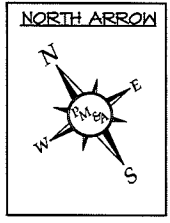
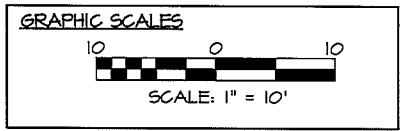




**EXISTING VERTICAL ACCESS DRIVE CENTERLINE SECTION**  
SCALE: NTS



**ACCESS ROAD CROSS SECTION**  
SCALE: NTS



**CEDAR BLUFF RELO**  
420 PARK 40  
NORTH BLVD.  
KNOXVILLE, TN  
37932

LOCATION CODE:  
830347

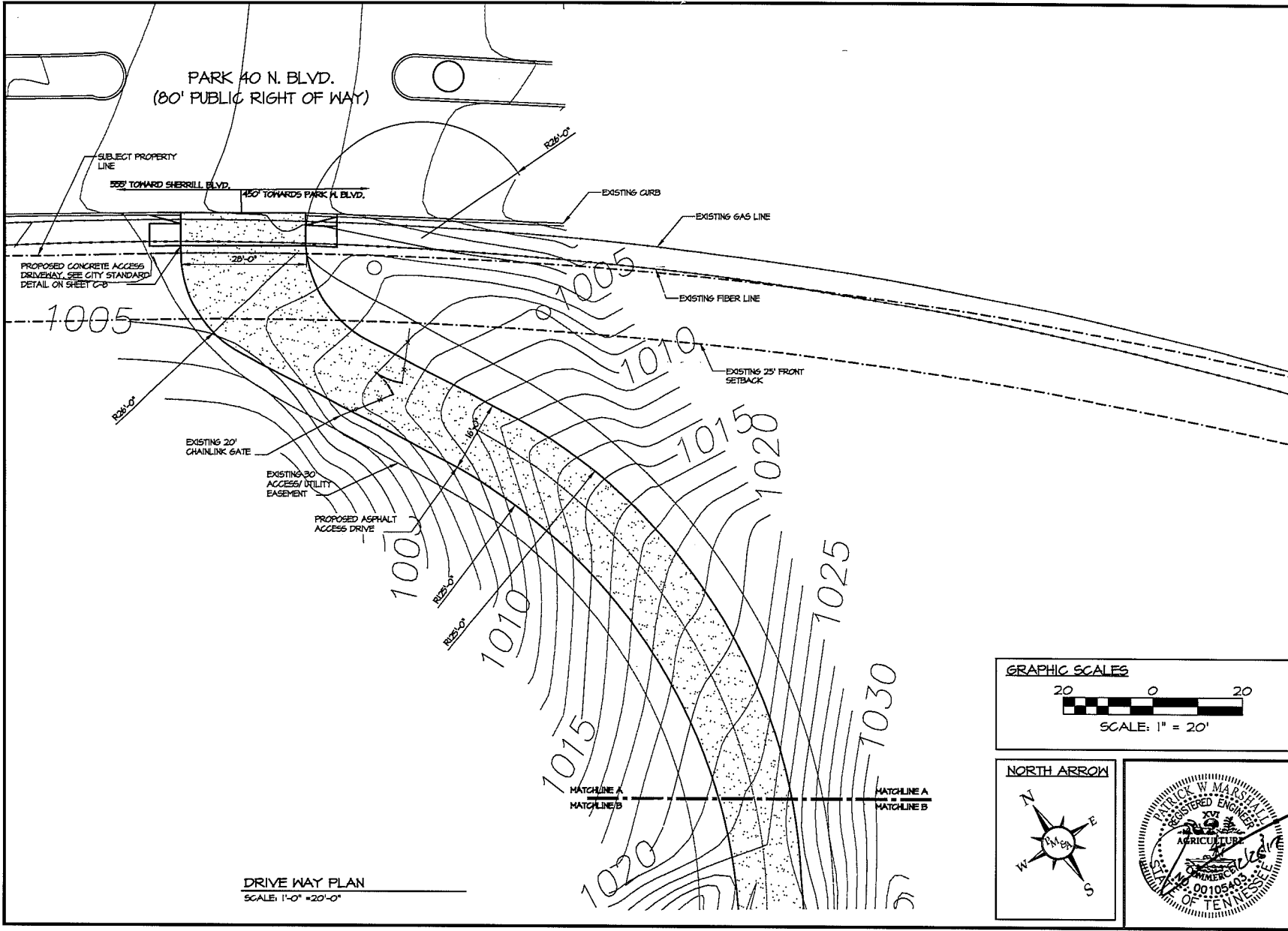
NO.	DATE	DESCRIPTION
0	11.15.17	ZONING
1	12.26.17	ZD-COMMENTS

DESIGNED: JTM  
DRAWN: JTM  
CHECKED: JTM

JOB #:  
-CC033-

**ACCESS/  
DRIVEWAY  
DESIGN**

C-7



P. MARSHALL & ASSOCIATES

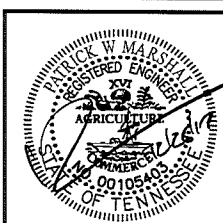
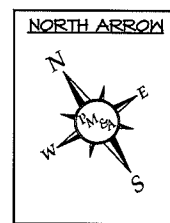
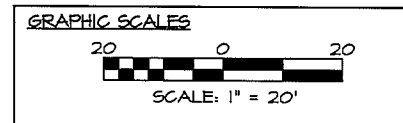
CEDAR BLUFF RELO  
420 PARK 40 NORTH BLVD.  
KNOXVILLE, TN 37932

LOCATION CODE:  
830347

NO.	DATE	DESCRIPTION
0	11.15.17	ZONING
1	12.26.17	ZD-COMMENTS

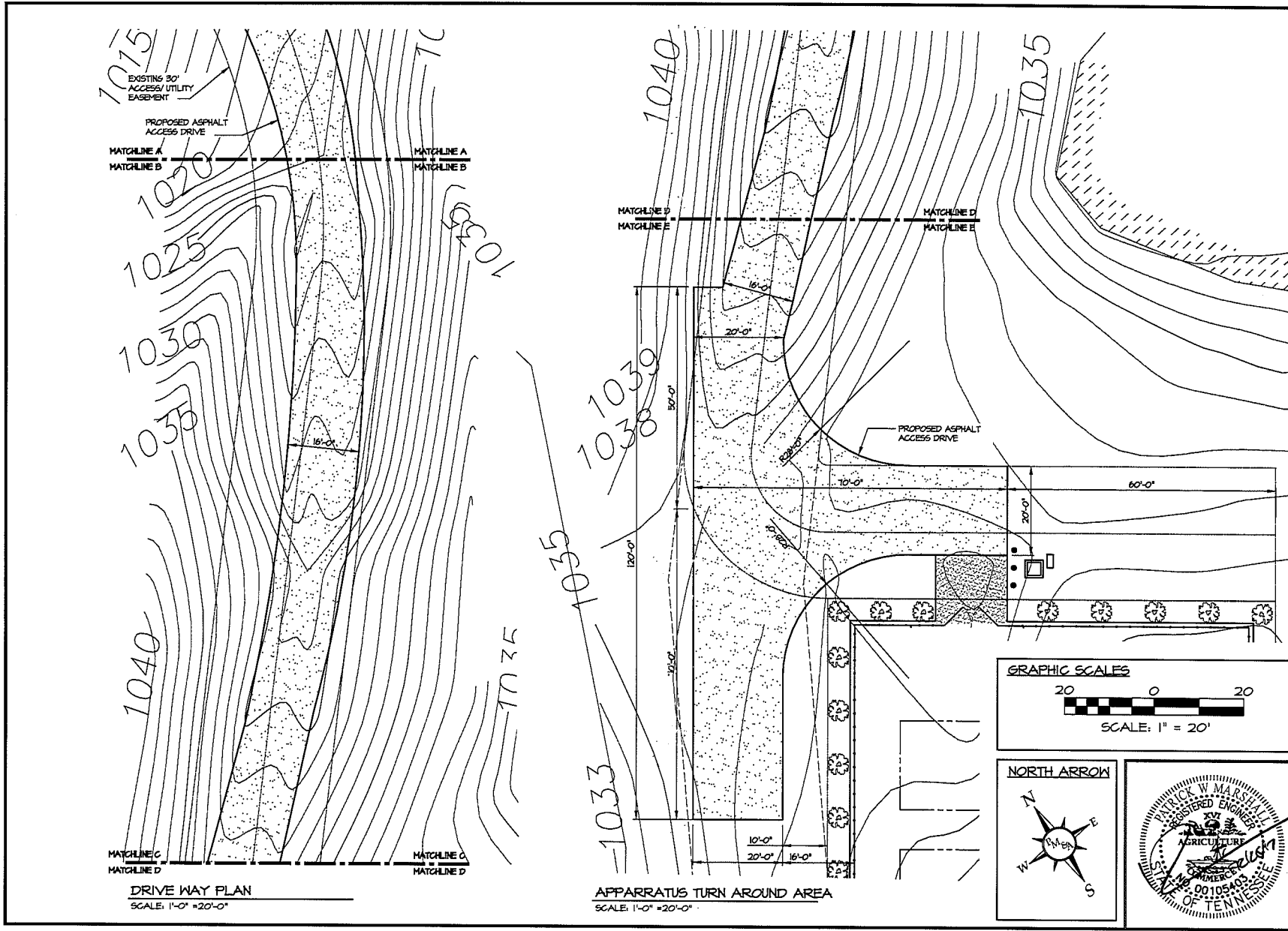
DESIGNED: JTM  
DRAWN: JTM  
CHECKED: JTM

JOB #:  
CC033-



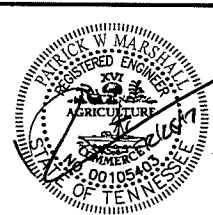
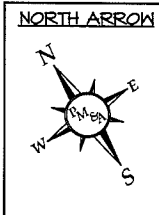
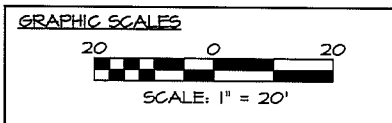
ACCESS RD. DESIGN


C-9



**DRIVE WAY PLAN**  
SCALE: 1" = 20'-0"


**APPARATUS TURN AROUND AREA**  
SCALE: 1" = 20'-0"





**CROWN CASTLE**

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**P. MARSHALL & ASSOCIATES**

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**CEDAR BLUFF RELO**  
420 PARK 40  
NORTH BLVD.  
KNOXVILLE, TN  
37932

---

LOCATION CODE:  
**830347**

---

NO.	DATE	DESCRIPTION
0	11.15.17	ZONING
1	12.26.17	ZD-COMMENTS

---

DESIGNED: JTM DRAWN: JTM CHECKED: JTM	JOB #: -CC033-
---	-------------------

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**ACCESS RD. DESIGN**

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C-10





Larry D. Perry

11464 Saga Lane • Knoxville, TN 37931-2819  
Telephone (865) 927-8474 Email: larryperry@att.net

January 2, 2018

Tom Brechko  
MPC  
400 Main Street  
Suite 403  
Knoxville, TN 37902

**RE: CROWN CASTLE TOWER RELO (420 Park 40 North Blvd)  
APPLICATION REVIEW REPORT 1-B-18-UR**

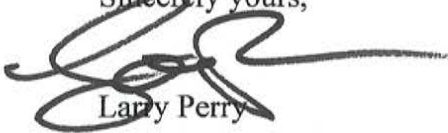
Dear Tom:

Please find the Consultant Report for Crown Castle relocation cell tower to be located at 420 Park 40 North Blvd. site in west Knoxville, Cedar Bluff area.

The supporting material is also attached for your files.

Should you have any questions about the attached, please don't hesitate to contact me for clarification. Let me know if you need me for the hearing.

Sincerely yours,



Larry Perry

LP/en

Enclosure

**CROWN CASTLE TOWERS**

**Telecommunications Tower Site Review**

**USE ON REVIEW APPLICATION # 1-B-18-UR**

**CONSULTANT'S SUMMARY**

**KNOXVILLE CEDAR BLUFF RELO SITE**

**Knox County**

**Location:** 420 Park 40 North Blvd

**Proposed Tower Height:** 195 foot Monopole Support Structure (Replacement)

**Address:** 429 Park 40 North Blvd

Knoxville, Tennessee, 37923

**District:** # 3 County **Parcel ID#** 119 018.51

**Use:** Telecommunications antenna support structure

**Zoning:** O-B (Office/Business)

**Land Planning Area:** Urban Growth

**Variances and waivers:** None required or requested.

**Need:** This is a relocation site and the need for the service previously determined.

**Instant Proposal:** This simply a request to remove the present 185 ft lattice tower and change to a monopole type structure of 195 feet about 950 feet east on the same parcel of land. The owner Parkwest Hospital needs the current site for expansion of medical facilities. The 10 foot increase in height is necessary offset a slight loss of grade and to add addition capacity for new wireless carrier. There is no change in the coverage of the present 5 carriers.

**Consultant's Recommendation:** The applicant meets the requirements of the Ordinance. Further, it is suggested that the applicant design the structure to allow for additional antennae between 35 feet and 70 feet with new 5G network now being planned for 2020. Upon completed construction of the new monopole, the applicant must remove the old lattice within 3 months thereof.

  
1-1-18

**REPORT TO  
METROPOLITAN PLANNING COMMISSION**

for

Proposed Relocation of a Telecommunications Tower Site  
Located at 420 Park 40 North Blvd  
Knoxville, TN known as

**“CEDAR BLUFF RELO” SITE**

**CROWN CASTLE TOWERS**

**UOR 1-B-18-UR**

**COMPLIANCE WITH**

**THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE**

1/1/2018

The proposed site for the applicant is a 195 foot (overall height) Monopole antenna support structure to move and replace the pre-existing 185 ft lattice tower about 950 feet east on the same parcel of land and change to a monopole type structure. The owner Parkwest Hospital needs the current site for expansion of medical facilities. The 10 foot increase in height is necessary offset a slight loss of grade and to add addition capacity for new wireless carrier. There is no change in the coverage of the present 5 carriers. The relocation is on the same parcel of property as the existing facility. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance as well as with the Knoxville City Wireless Communication Facilities Plan from 2002.

**REQUESTED**

- 1. Location.** The location is within the **County** of Knox in **District 3** and is located on **Parcel ID #: 119 018.51**
- 2. Zoning.** O-B (Office/Business)
- 3. Land Planning Area:** Urban Growth
- 4. Proposed Tower Height:** 195 foot Monopole tower
- 5. Address:** 420 Park 40 North Blvd  
Knoxville, Tennessee
- 6. Tower height.** The requested height is 195 feet above ground level and will support up to 2 additional telecommunications carrier antennas for a total of 6 users. Lighting will not be required on this structure.

7. **Variations.** The set back requirements in Article 4 Section 4.92.02 (2)(a),[b],[e] of the Ordinance for Knox County. The proposed site meets that requirement and no variations are required.

8. **Site.** This application is for the construction of a new replacement Monopole type antenna support structure to be located on the same parcel of property to replace the existing lattice tower structure only 950 feet due east to allow for hospital/medical facility expansion.

9. **Use.** This antenna support structure will be used for telecommunications with the present state of the art communications technology using PCS and cellular communication sources. The need for the site has previously been approved and there is no change to the coverage of the 5 current tenant communication users.

10. **Setbacks.** The applicant meets the requirement and no setback variations are required.

11. **Height.** The proposed structure is for 195 feet and no aviation lighting is required.

## EVALUATION

The following is a list of items reviewed:

Zoning Ordinance for Knoxville Tennessee by Metropolitan Planning Commission---Telecommunication Facilities Section (as amended thru October 1, 2004)

Knoxville City Wireless Communications Facilities Plan dated 2002

Check for other existing towers capable of supporting the load and elevation clearance requested by the applicant herein and within 1 mile radius of site.

Check for Antenna Support Structure stress analysis for co-location users' equipment support

Review support structure drawings and specifications with applicant

Review FAA lighting and marking requirements and proposals

Review FCC requirements regarding signal coverage, towers and lighting.

Review applicant's justification for site in compliance with the FCC's requirements for telecommunication company providers compliance with required coverage for the use of the general public.

Review Site plan by applicant

Check Zoning

Check setbacks for building and antenna support structure

Check for compliance with Wireless Communication Facility Plan

Check proximity to other structures and district boundaries

Check nature of surrounding land uses

Check surrounding foliage and tree coverage

Check design of tower for esthetic changes

Check height requirements necessary for coverage

Check separation from other towers

Tennessee Code Annotated 13-24-305

Telecommunications Communications Act of 1996 as amended

Check frequencies proposed for possible interference to TV and radio reception in the immediate vicinity of the structure.

## **DISCUSSION**

I visited and walked the proposed tower site that is a part of this review.

The site elevation at the new location is about 1038 feet whereas the current structure is at 1041 feet AMSL...a slight loss of about 3 feet in elevation. The applicant is requesting an additional 10 feet of height to accommodate a new wireless cell carrier and to account for the loss of ground elevation.

It is located on the same parcel of land as the existing site only moved to the east about 950 feet to allow for the medical facilities expansion of the Parkwest Hospital owner. There should be no change in the coverage of the present carriers due to the short move and improvement of aesthetics of the view.

The proposed structure should not affect adjacent property as it is in an Officer/Business zoned area. There are no residential units near the site.

Using the MPC's Wireless Facilities Matrix the site qualifies as an Sensitive Area as well as an Opportunity area as it is within a commercial/office corridor according to the Land Use Matrix for Wireless facilities. There are no residential homes in the area.

The proposed access road to the site is level and access will be from Park North 40 Blvd.

There is a 28 foot rise from the road to the base of the structure over about 180 feet in length.. There is no emergency medical access issue with this site.

#### **DISCUSSION RE FACILITIES PLAN**

***Since this site is being determined by the currently existing and soon to be replaced MPC regulations, the facilities plan will be discussed.*** The Facilities plan is a guideline adopted by the MPC in 2002 for the placement and appearance of wireless communications facilities. The following discussion is based on this application and how it relates to the Plan. ***The plan is an advisory plan and not a legal requirement.*** The Planning Commission may approve applications that are inconsistent with the matrix; however, the Commission should be satisfied that the intent of the Ordinance is met and the application is in substantial compliance with the spirit of the guidelines.

(1) **View Protection**--The structure (195 feet) coupled with no lighting requirements and should have little or slight improvement impact on the view aesthetics of the area. There is presently a 185 foot lattice tower on the same parcel of property that will removed upon completion of the relocated site.

(2) **Land Use Compatibility**—The proposed site is on an O-B zoned parcel of land used. The site will be unmanned and will have no impact on noise, traffic or air pollution.

(3) **Design Compatibility**—The new structure will be a Monopole type structure 195 feet in height.

[4] **Sensitive Area**--This location is an area located in a Sensitive area of the Matrix being on a hilltop and is Neutral. *(See attached Matrix).*

[5] **Opportunity Area**—The location is in an opportunity area under the 1 Matrix as it located in an Office/Commercial corridor.



## SUMMARY

- (1) The proposed antenna support structure is a 195 foot Monopole structure including antennas to replace a pre-existing 185 foot lattice type structure and moved 950 feet to the east of the existing location. Lighting WILL NOT be required for this structure by the FAA due to its proposed height.
- (2) A review of the structure stress analysis on the proposed structure and specifications support the use of the Monopole structure by five current and possibly two other carriers near the upper level of the structure. It should be noted that the new 5G smart communications system are scheduled for use beginning in 2020. This new system will require very small antennas within 35-75 feet of the ground when introduced. It is my recommendation that the monopole structure be designed to accommodate these additional 5 G antennae in the near future.
- (3) The structure design meets or exceeds FCC and EIA requirements.
- (4) The area surrounding the site is commercial/offices/businesses surrounding the Parkwest Hospital and medical facilities. There are no residences in the area.
- (5) There is no general use technology (such as satellite communications) that is available at the present time nor in the immediate future that would negate the need for the structure. However, should such a technology become available and the structure of no further use, the Ordinance at Article 5 Section 20 (C) requires it to be removed.
- (6) The proposed equipment housing facility consists of four equipment buildings that are currently being used by the carriers at the present location and will be moved to the new location or replaced by smaller units. The site plan indicates that the fenced area will be surrounded by a 7 foot chain link barbed wire top fence surrounded by landscaping.
- (7) This is a O-B ( Office Business) zoned site. There are no residences in the area and it is surrounded by commercial, offices and business districts along the Cedar Bluff corridor.
- (8) The applicant tenants have received authorizations from the various governmental agencies, including the Federal Communications Commission, to provide communication service to the citizens of Knoxville, Tennessee.
- (9) The requested site will have minimal impact on the community involved by its very location and the change from a lattice structure to a monopole type structure.
- (10) There is no waiver required
- (11) The proposed site and structure will have no environmental impact within the federal guidelines.



(12) Assuming that there are 5-6 carriers operating cellular or PCS transmitters/receivers at this site and all are operating at the same time, the radiation produced by the combination of all the users at the same time using the standards and protocols proposed and used by the carriers today, will be considerably below that established by the Federal Communications Commission and the EPA as creating any danger to humans or animals.

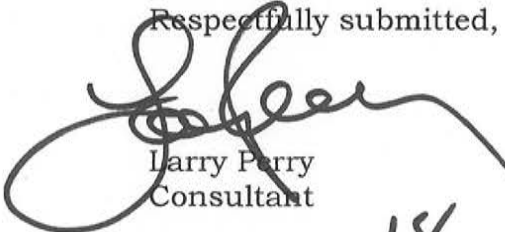
(13) The need for the structure in this area to provide for the wide spectrum wireless internet service and for other wireless voice and data services to be provided under government regulation by the various proposed carriers who plan to use the site has been previously established.

(14) The set backs required under the Ordinance are in compliance.

## RECOMMENDATION

In light of the analysis and review of documents, it is my professional opinion that the applicant meets all requirements of the Ordinance and the federal requirements. Also, the applicant should be encouraged to use close mounted antennas where possible. It is further suggested that the applicant design the monopole for additional users in the 35-75 foot level of the structure to accommodate the new 5 G Smart Technology when implemented to allow for future expansion without the need for additional structures in the same area in the future. The applicant should also submit a letter whereby upon completion of the relocated structure the pre-existing structure and facilities will be removed within 3 months of completion.

Respectfully submitted,

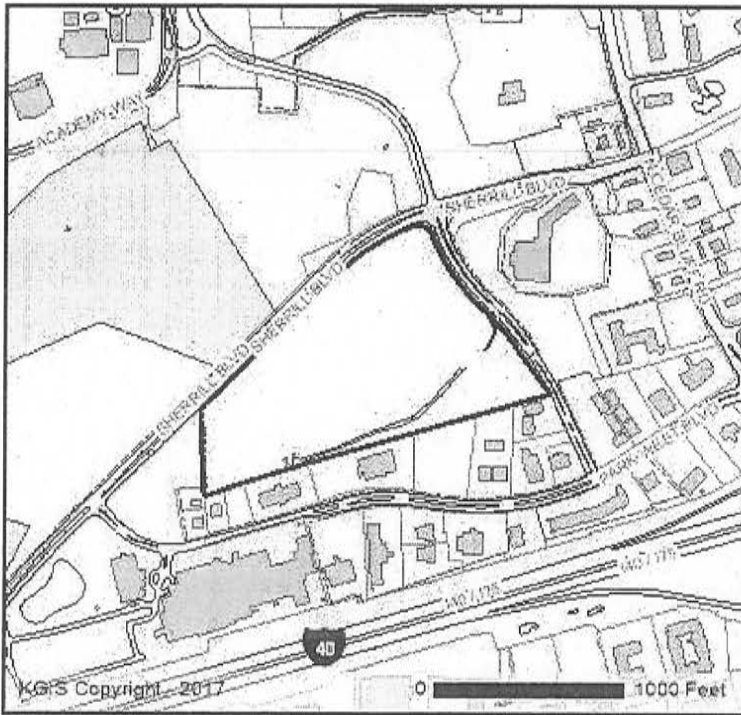


Larry Perry  
Consultant

1-1-18

# **SUPPORTING MATERIAL**

## Parcel 119 01851 - Property Map and Details Report



### Property Information

Location Address: 420 PARK 40 NORTH BLVD  
 CLT Map: 119  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 18.51  
 Parcel ID: 119 01851  
 Parcel Type:  
 District: W6  
 Ward: 47  
 City Block: 46366  
 Subdivision:  
 Rec. Acreage: 29.83  
 Calc. Acreage: 0  
 Recorded Plat: -  
 Recorded Deed: 20101001 - 0020404  
 Deed Type: Deed:Special Wa  
 Deed Date: 10/1/2010

### Address Information

Site Address: 420 PARK 40 NORTH BLVD  
 KNOXVILLE - 37923  
 Address Type: CELLULAR TOWER  
 Site Name: CROWN CASTLE

### Owner Information

PARKWEST MEDICAL CENTER  
 1420 CENTERPOINT BLVD  
 %COVENANT HEALTH TAX DEPT,  
 KNOXVILLE, TN 37932

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

### Jurisdiction Information

County: KNOX COUNTY  
 City / Township:

### MPC Information

Census Tract: 46.11  
 Planning Sector: Northwest County  
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

### Political Districts

Voting Precinct: 67  
 Voting Location: Cedar Bluff Middle School  
 707 N CEDAR BLUFF RD  
 TN State House: 18 Martin Daniel  
 TN State Senate: 7 Richard Briggs  
 County Commission: 3 Randy Smith  
 Bob Thomas  
 Ed Brantley  
 City Council:  
 School Board: 3 Tony Norman

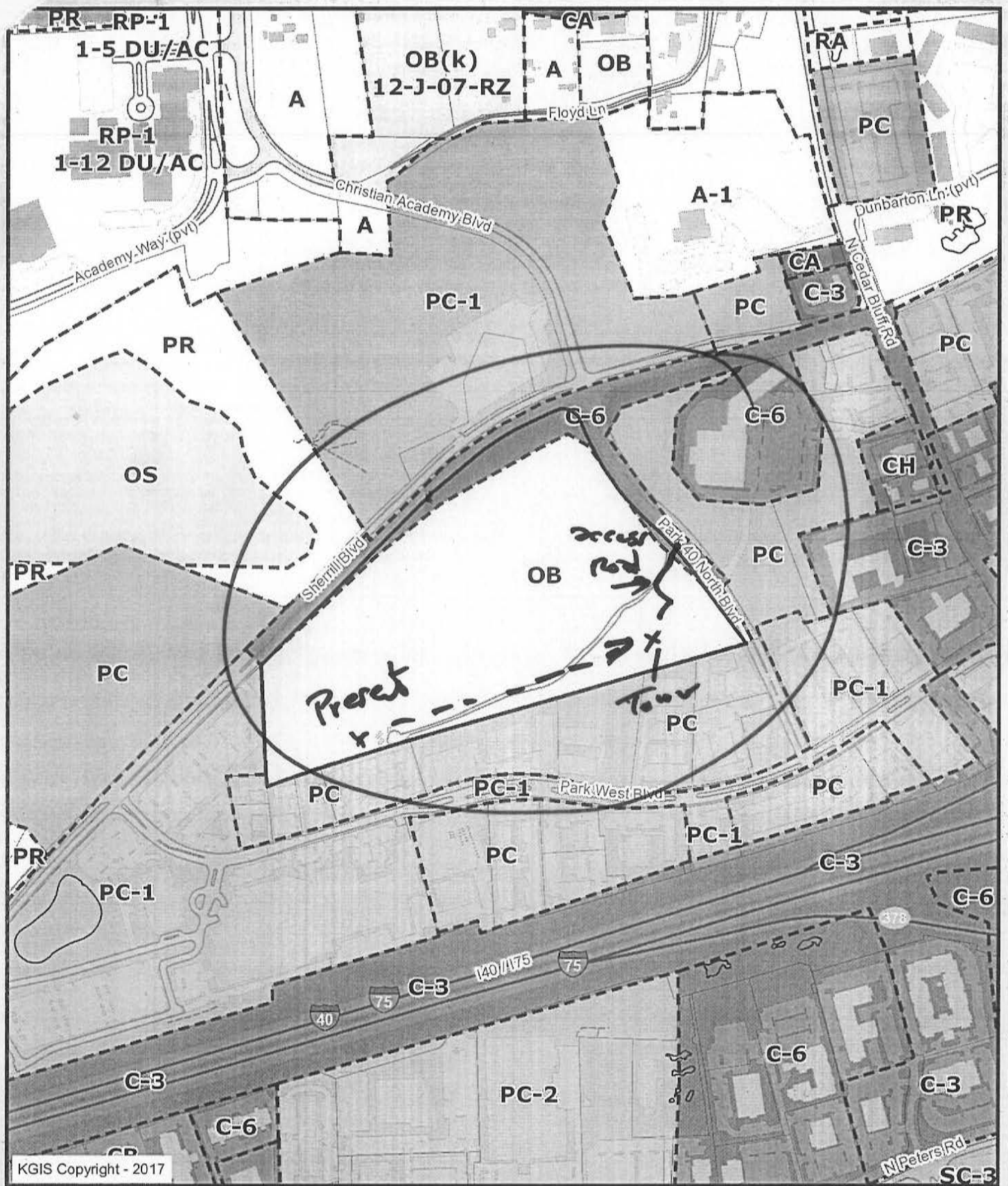
### School Zones

Elementary: CEDAR BLUFF ELEMENTARY  
 Intermediate:  
 Middle (17-18): CEDAR BLUFF MIDDLE  
 Middle (18-19): CEDAR BLUFF MIDDLE  
 High: HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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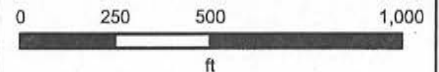


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Letter Portrait

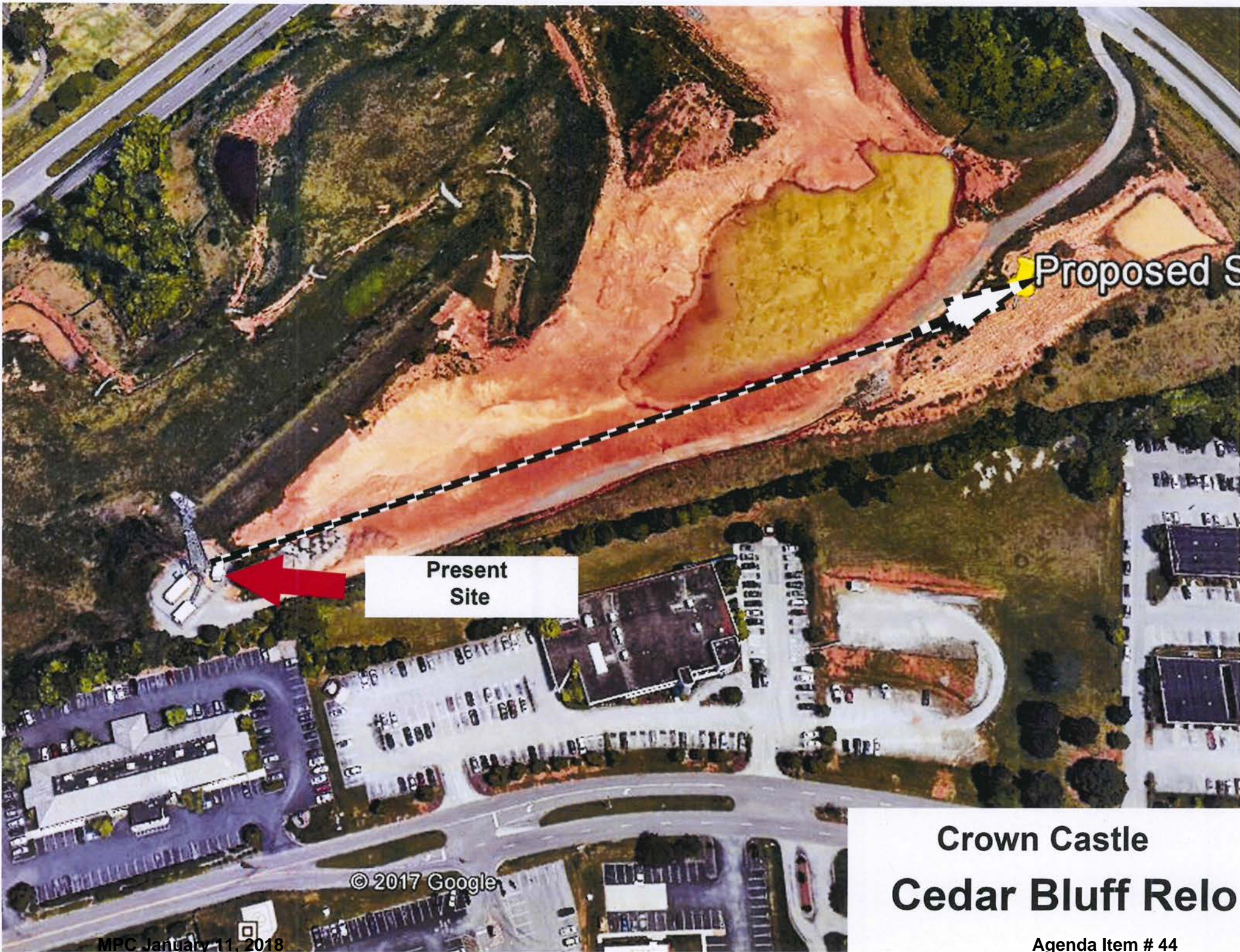
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Knoxville - Knox County - KUB Geographic Information System



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**Present Site**

**Proposed Site**

# **Crown Castle Cedar Bluff Relo**

Agenda Item # 44





Dead Horse Lake

Proposed Site relocation

Present

14075

Retenti

© 2017 Google

2058 ft

100

MPC January 11, 2018

# Crown Castle Cedar Bluff Relo

Agenda Item # 44

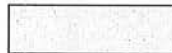


LAND USE/WIRELESS FACILITIES MATRIX		Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90' - 150'	Tall Monopole 150' - 199'	Lattice Tower	Guyed Tower
OPPORTUNITY AREAS	Industrial/Business Park							
	Industrial Use							
	Pre-approved Government-owned Property							
	Urban Expressway Corridor							
	Rural/Heavily Wooded							
	Pasture							
	Central Business District							
	Office/Commercial Corridor					X		
	Shopping Center							

SENSITIVE AREAS	Within 500' of a Residence							
	Rural Residential							
	Non-residential Property in Residential Area (church, cemetery, library, etc.)							
	Multi-family Residential							
	On Hill below Ridgeline					X		

AVOIDANCE AREAS	Conservation Open Space							
	Scenic Highway							
	Public Park							
	Ridgetop/Ridgeline							
	Scenic Vista							
	Historic District/Site							
	Single-family Residential							
	Vacant Residential Lot							

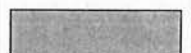
Encouraged



Neutral



Discouraged







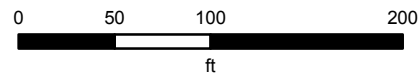
KGIS Copyright - 2018

## Harbwhite Properties

1-A-18-UR

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Use on Review  Development Plan

Name of Applicant: Crown CASTLE USA (Represented by: Boonetime Bay, LLC)

Date Filed: 11/17 Meeting Date: 1/11/18

Application Accepted by: James Reed/Marc Payne

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: 1500.00  
1500.00 File Number: Use on Review 1-B-18-UR



**PROPERTY INFORMATION**

Address: 420 PARK 40 NORTH BLD.

General Location: West Knoxville, North of I-40 at Parkwest Hospital Property

Tract Size: 29.83 ac. No. of Units: \_\_\_\_\_

Zoning District: OB

Existing Land Use: Tower, saw land for hospital expansion.

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: Office

Growth Policy Plan Designation: Urban Growth

Census Tract: 46-11

Traffic Zone: 221

Parcel ID Number(s): 119 018.51

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 3 District.

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT Name: DEBBIE SAULS

Company: Crown CASTLE USA

Address: 12725 Morris Rd. Ext., Ste 400

City: Alpharetta State: GA Zip: 30004

Telephone: 678-366-1253

Fax: NA

E-mail: debbie.sauls@CrownCastle.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: SCOTT JACKSON

Company: BOONETIME BAY, LLC

Address: 107 Linwood Circle

City: Lawrenceburg State: TN Zip: 38464

Telephone: 615-714-4478

Fax: NA

E-mail: sjackson@boonetimebay.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) \_\_\_\_\_

Other (Be Specific)  
Approval of the relocation of Crown's existing communications tower to a different part of the same parcel to allow for Parkwest Hospital's expansion. No new tower, just a relocation of the existing and change to a monopole tower from a self-supporting tower.

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT Name: SCOTT JACKSON

Company: Boonetime Bay, LLC (for Crown Castle, US)

Address: 107 Linwood Circle

City: Lawrenceburg State: TN Zip: 38464

Telephone: 615-714-4478

E-mail: sjackson@boonetimebay.com

~~LEASE~~  
SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address • City • State • Zip

Owner

LEASEHOLDER  
Option

*[Signature]*  
*[Signature]* (Debbie Savits)

Croton Castle, Suite 400  
12725 Morris Rd. East, Alpharetta, GA 30004

Owner

Option

*[Signature]*  
agent

1470 Centerville Blvd., Knoxville, TN 37923  
(Parkwest Medical Center)

Owner

Option



