CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number:	4-N-01-UR	Related File Number:	ΤE	N	N	E	5	3	Ē
Application Filed:	3/12/2001	Date of Revision:	Suite 4 4 0 0						
Applicant:	CROWN COMMUNICATIONS,	INC. AND CHASETEL REAL ESTATE HOLDING CO	Knoxvi 865	,					
Owner:			FAX www						

PROPERTY INFORMATION

General Location:	West side of Copper Ridge Rd., southwest of Valleybrook Dr.		
Other Parcel Info.:			
Tax ID Number:	77 110	Jurisdiction:	County
Size of Tract:	54 acres		
Accessibility:	Access is via Copper Ridge Rd., a local street with an 18' pavement width within a 40' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Church camp and vacant land		
Surrounding Land Use:			
Proposed Use:	250 foot lattice-work telecommunications tower		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	ì	
Neighborhood Context:	The site for the proposed telecommunications tower is a large tract which includes a church camp located in a rural residential area.		

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

Street:

3831 Copper Ridge Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	
Previous Requests:	
Extension of Zone:	
History of Zoning:	None noted
	NI (where applicable)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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:	ТРВ
Staff Recomm. (Abbr.):	APPROVE the development plan for a 250 foot lattice-work telecommunications tower subject to 5 conditions.
Staff Recomm. (Full):	 The applicant shall coordinate with TVA on the construction of the tower since it is close to TVA's power transmission lines. Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. 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 prior to the issuance of 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, 250 foot lattice-work telecommunications tower that will support up to four telecommunications carrier antenna arrays. Cricket Comfortable Wireless has submitted a letter of intent to locate on the proposed tower. The tower will be located on a 54 acre parcel that is the site of a church camp located within a rural residential area. Crown Communications will be leasing a 10,000 square foot area for the tower and support facility. Two TVA transmission lines cross the property. The tower will be located approximately 55 feet from one of the TVA easements and 95' from the closest power line. The tower will be located approximately 320 feet from the nearest property line and over 500 feet to the nearest residence.
	There are no other towers within a one mile radius of this site, and there are no other towers that will permit the signal coverage that is required. The applicant has contacted TVA concerning the use of TVA towers for collocation. It has been determined that the TVA transmission towers cannot be used to meet the required signal coverage. The proposed tower and equipment area will be surrounded by a 7' high security fence. The perimeter of the fenced area will be heavily landscaped as identified in the attached landscape plan. The new tower should have no discernible impact on surrounding rural residential land uses since it is located in a heavily wooded area.
	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 Crown Communications' tower proposal and highlights his findings. Finding that the proposed tower meets all requirements of the Ordinance and is required for the applicant to meet their coverage requirements, Mr. Perry recommends that this request for a new tower be approved.
MPC Action:	Approved MPC Meeting Date: 4/12/2001
Details of MPC action:	 The applicant shall coordinate with TVA on the construction of the tower since it is close to TVA's power transmission lines. Installing proposed landscaping as shown on the site plan within six months of the tower becoming operational, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. 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 prior to the issuance of building permits for the project.

Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:			
Date of MPC Approval:	4/12/2001	Date of Denial:	Postponements:		
Summary of MPC action:	APPROVE the development plan for a 250 foot lattice-work telecommunications tower subject to 5 conditions.				
	With the conditions noted, the request meets all requirements for approval of a use-on-review.				

LEGISLATIVE ACTION AND DISPOSITION

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:

Legislative Body: