MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT #20

CASE NUMBER: S.U.P. 08-204 CO **L.U.C.B. MEETING: February 14, 2008**
(updated 3/24/08)

LOCATION: South side of Tracy Rd., 1634 ft. east of Rosemark Rd.

OWNER: Mary Green

APPLICANT: Tower Ventures V, LLC

REQUEST: Cell tower (CMCS), 199 ft tall

AREA: 6,400 sq, ft. site in a 6.59 acre tract

EXISTING LAND USE & ZONING: Vacant tract in the Agricultural (AG) District

SURROUNDING USES AND ZONING:

North: Across Tracy Road, vacant land and farther east, single-family residences on standard subdivision lots in Tipton County.

East: Cultivated farm land in the AG District

South: Cultivated farm land in the AG District

West: Single family residences on 2 – 5 acre tracts in the AG District

OFFICE OF PLANNING AND DEVELOPMENT REVISED RECOMMENDATION
Approval, with Conditions

REVISED CONCLUSIONS

1. ***The selected site has some advantages within respect to this immediate vicinity --- (e.g. screening, setback, etc.)***

2. ***The main population that needs service appears to be north of Tracy Road in Tipton County. OPD staff expressed a desire to see further justification for bypassing at least two sites to the north that appear to have potential. The CMCS carrier submitted the information requested.***

Staff Planner: Dave Adams **E-mail Address: david.adams@memphistn.gov**

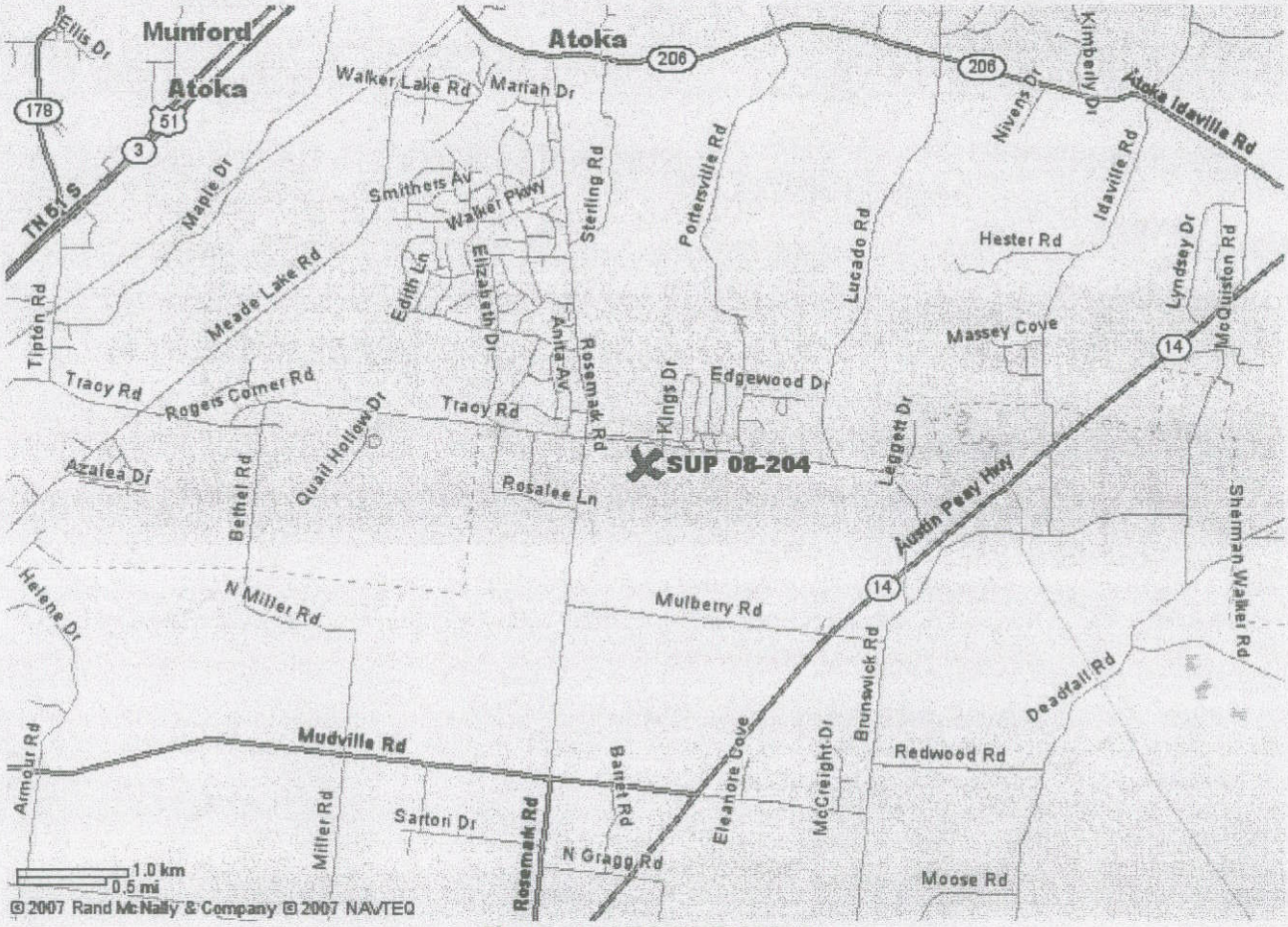

Figure 1: VICINITY MAP
LOCATION OF SUBJECT PROPERTY
(Licensed by Rand McNally & Company for limited distribution)

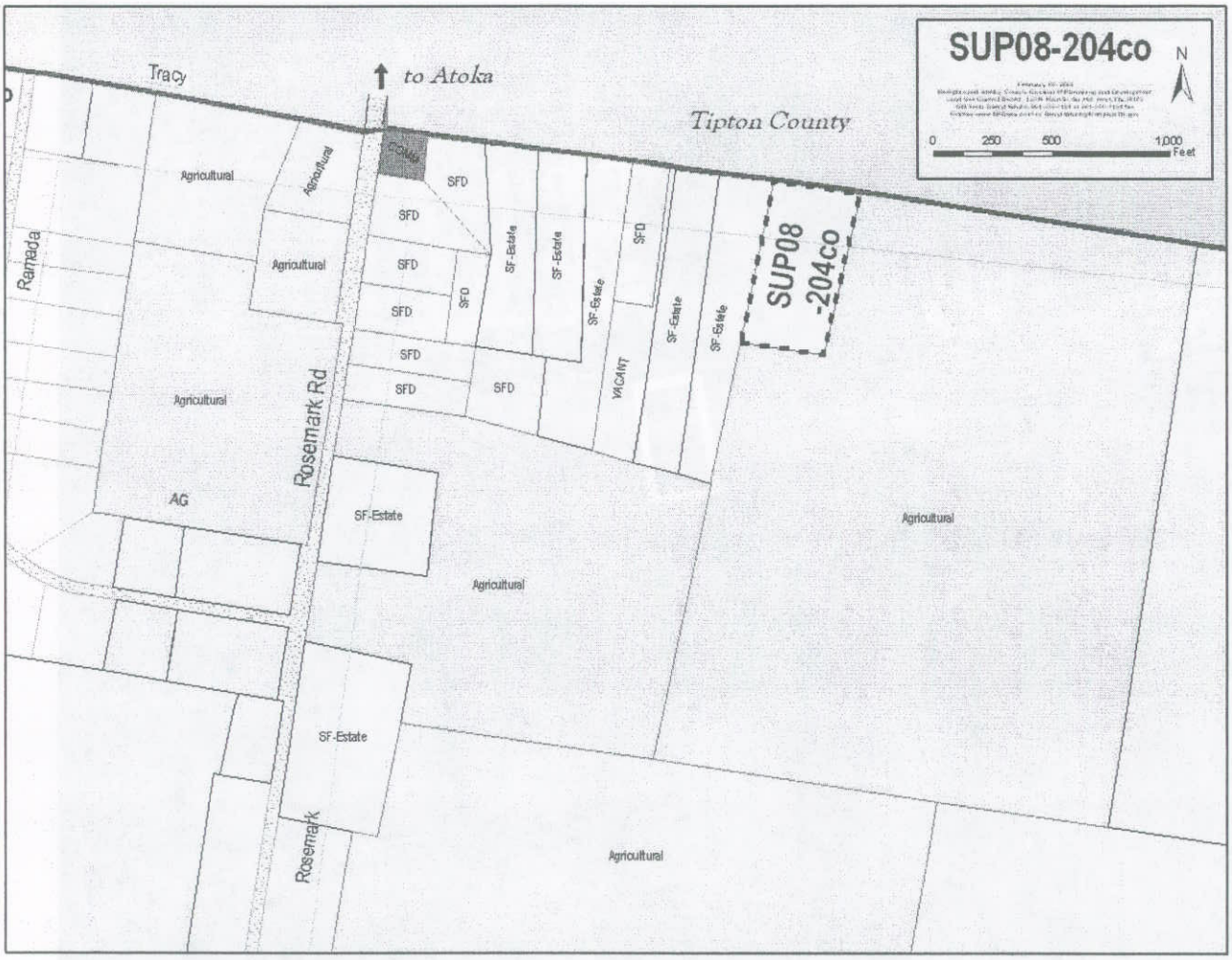

Figure 2: Land Use and Zoning in the Vicinity

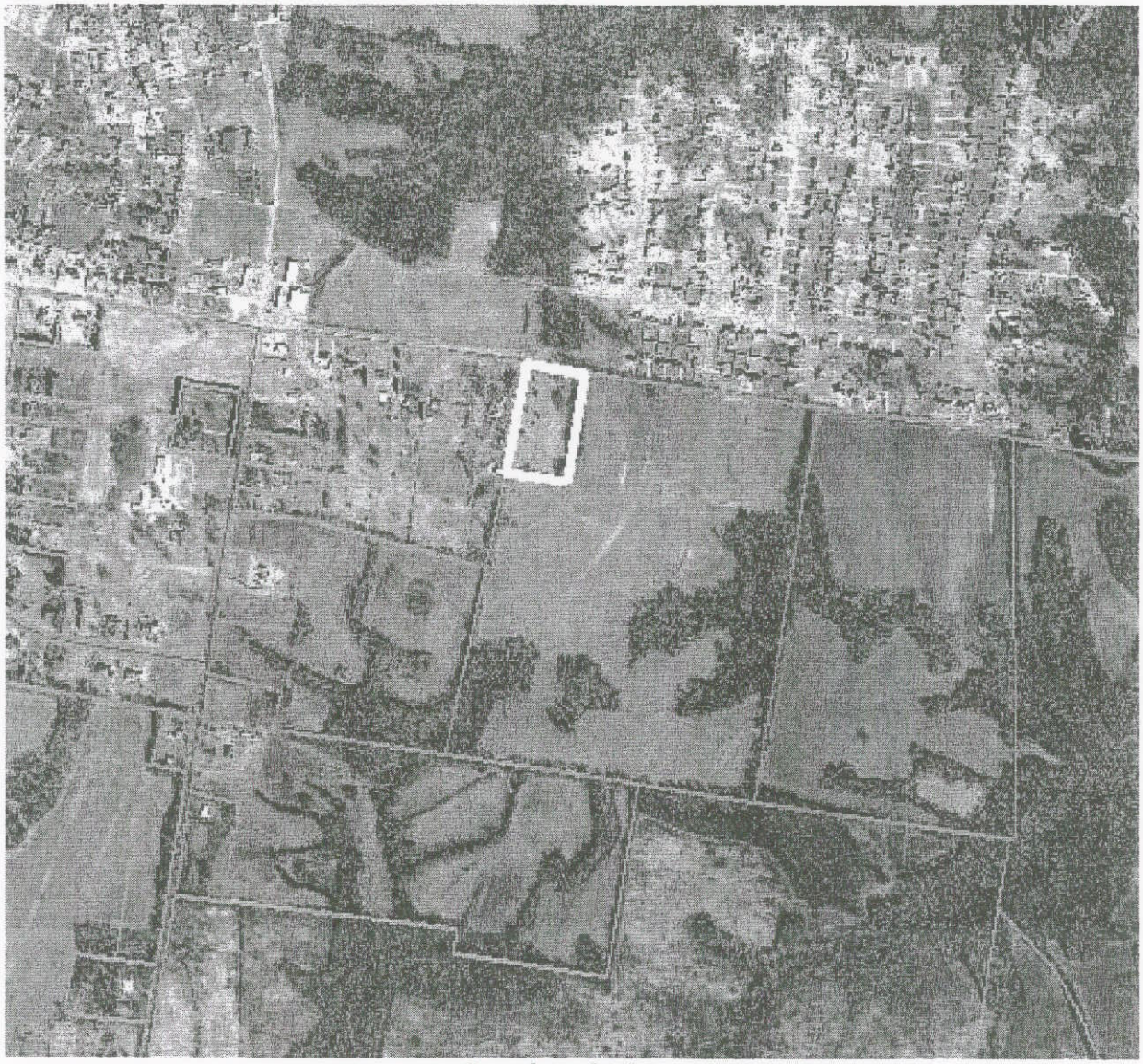

Figure 3: Overhead View of Vicinity

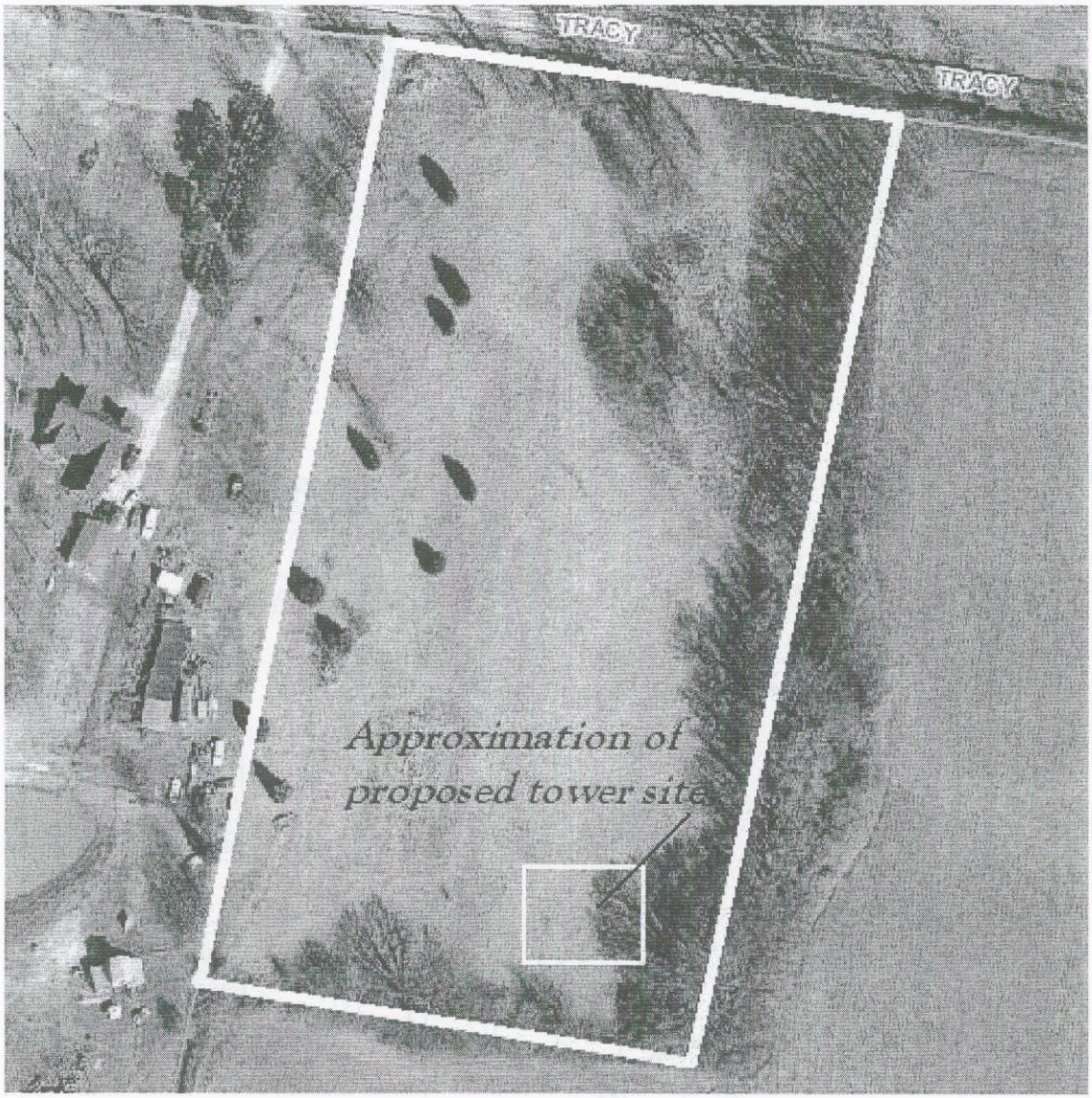

Figure 4: Overhead view of subject property

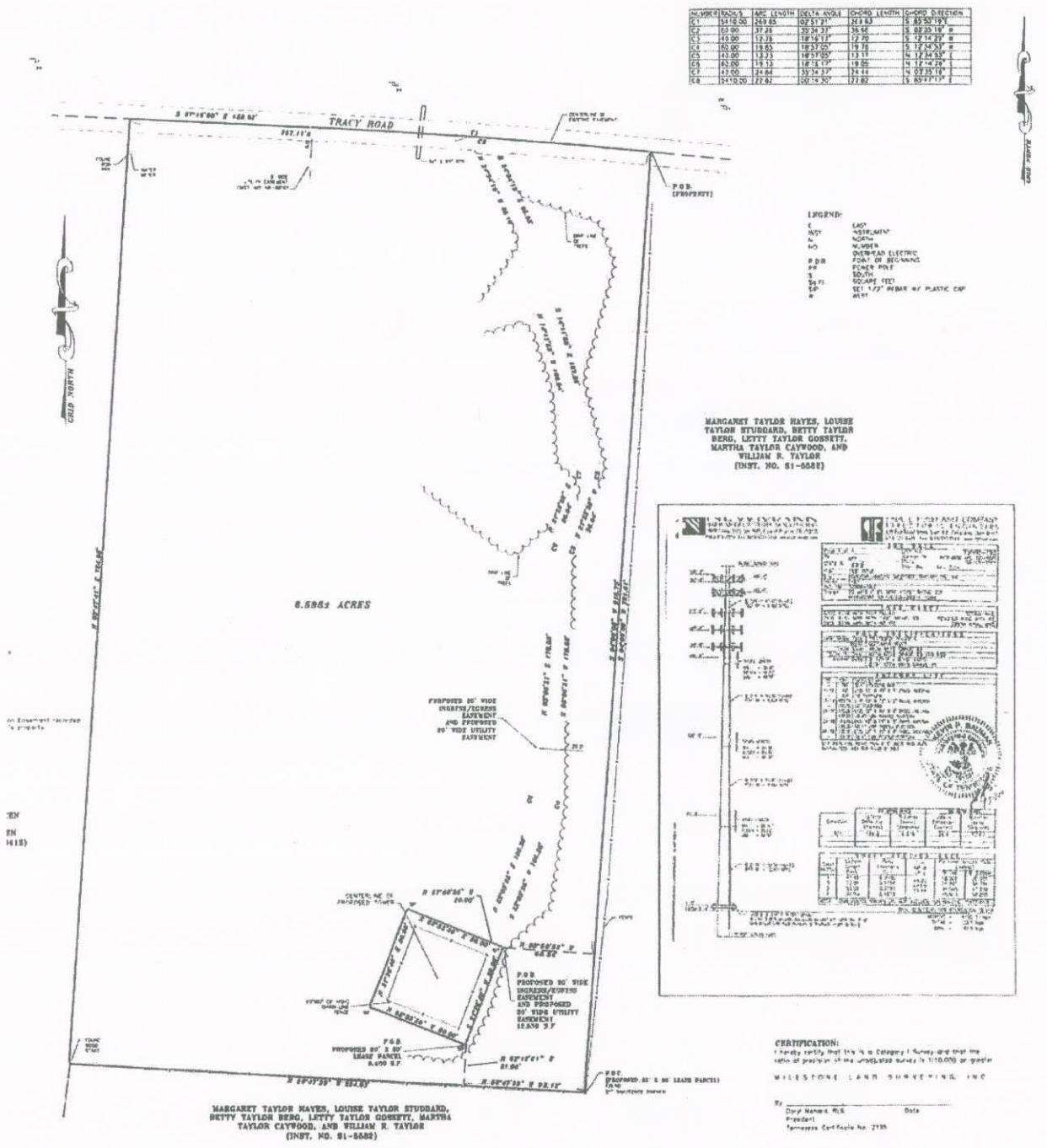

Figure 5: Proposed Site Plan