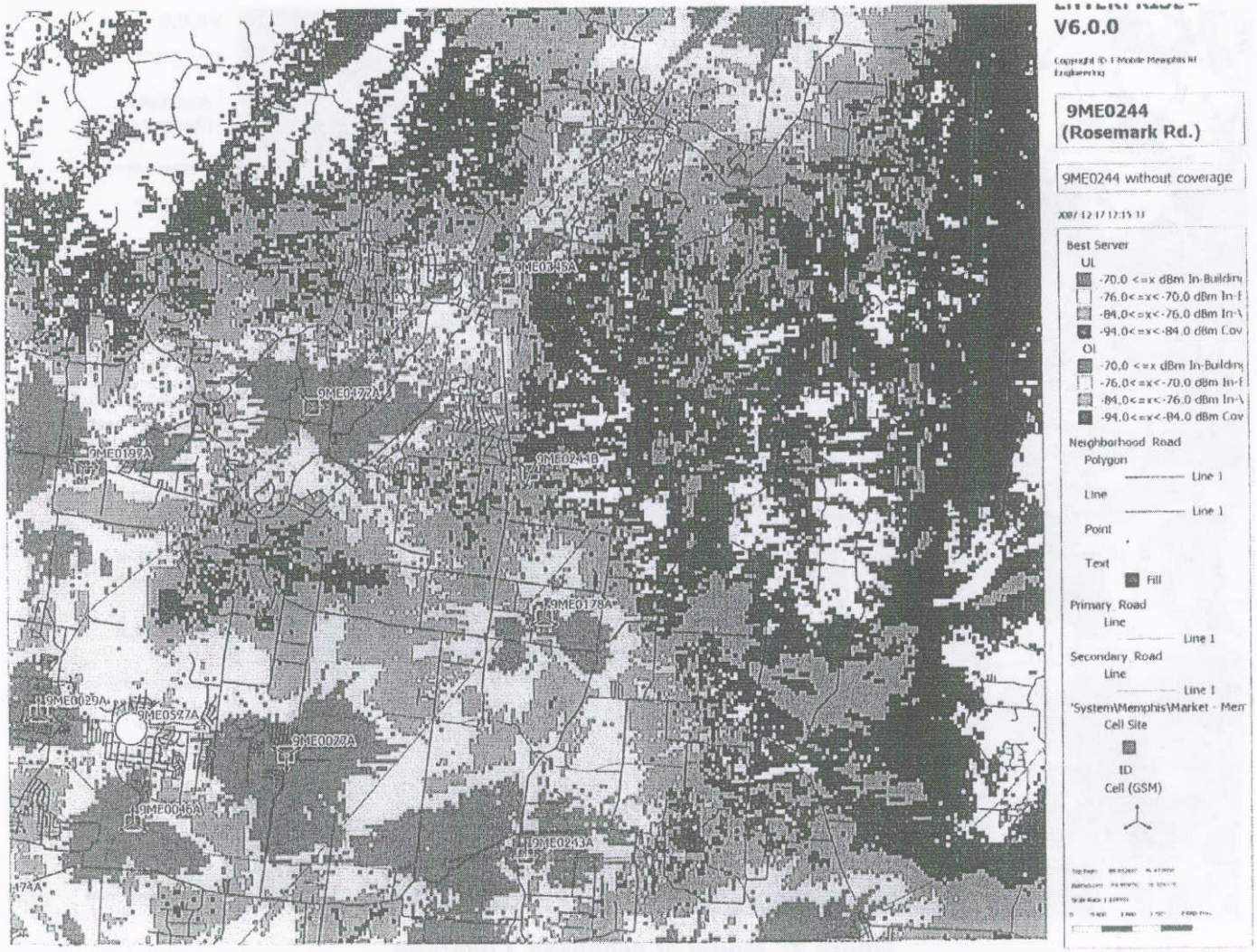

Figure 6: Model of Current Coverage
By Prime Carrier / Tenant for Proposed Tower
(The tower site is at the center of this image)

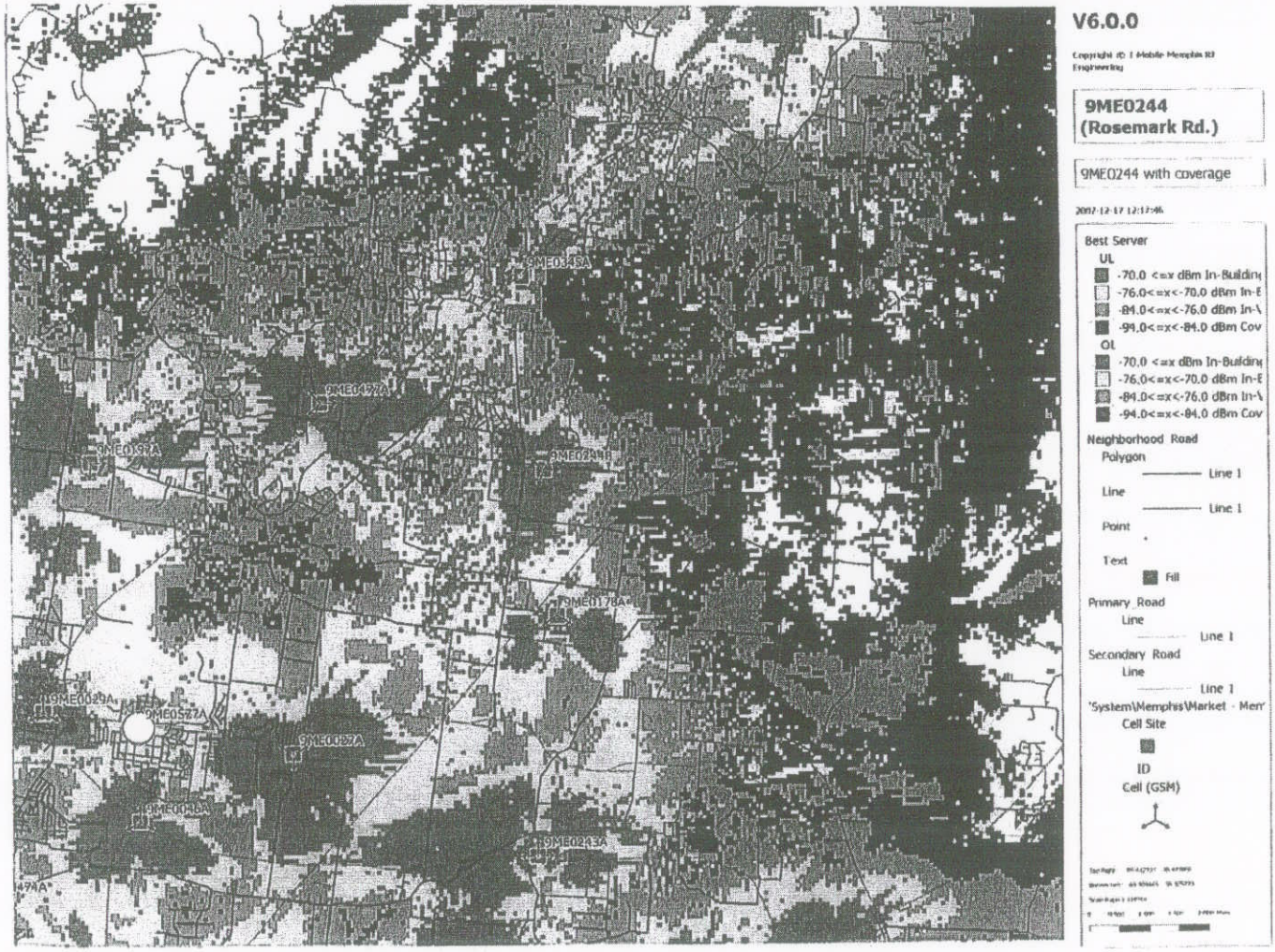

Figure 7: Model of Proposed Coverage
By Prime Carrier / Tenant Using The Proposed Tower
(The tower site is at the center of this image)

Figure 8: Proposed tower site as seen from neighbor's driveway, during the balloon test.

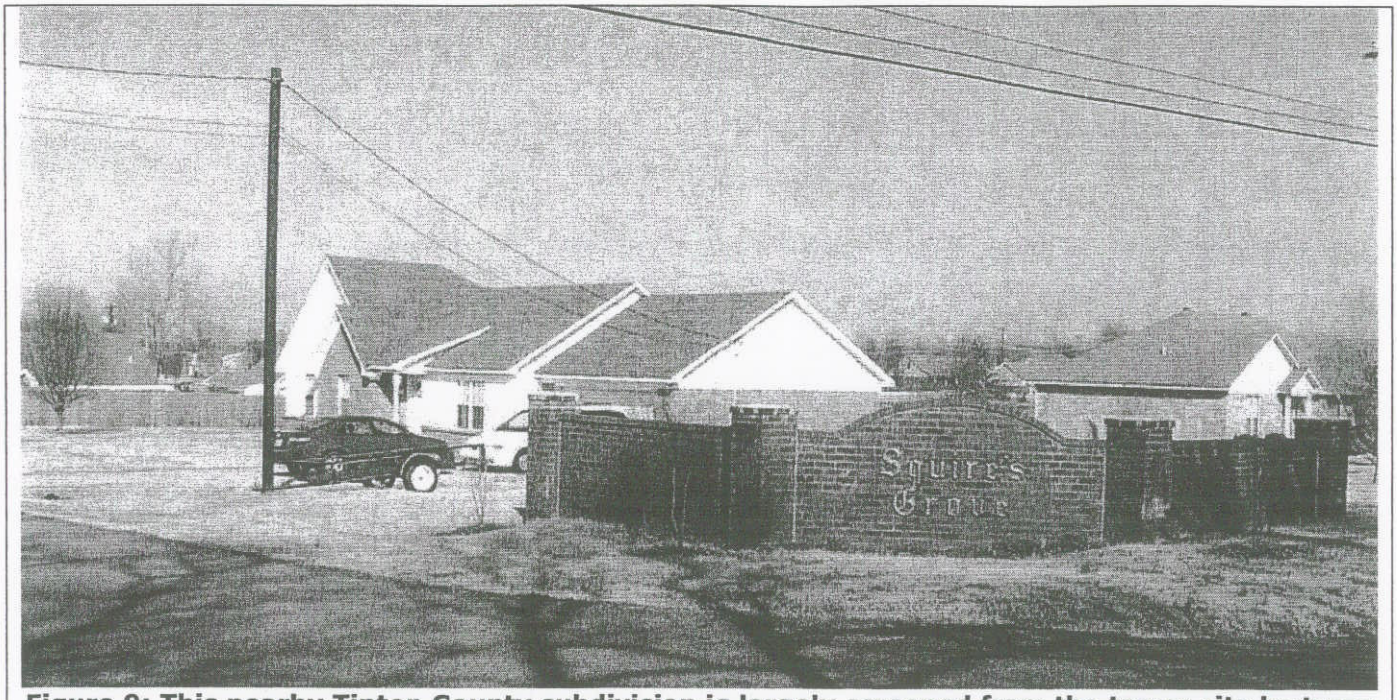

Figure 9: This nearby Tipton County subdivision is largely screened from the tower site by trees currently lining the south frontage of Tracy Road.

Figure 10: The house at 8691 Tracy Rd., typical of the development east of the subject property

STAFF ANALYSIS

Site Characteristics

The subject property consists of a 6.59 acre tract located along the south side of Tracy Road. It has 257 feet of frontage and a depth of 724 feet. The proposed use would occupy an 80'x 80' leased parcel sited near the southeastern corner of the tract. The site shows a distance of 69 feet from the eastern boundary of the site and 31 feet from the southern boundary. The character of this property is park-like, as if used for livestock grazing in the past. In addition to scattered evergreen trees, the site features a relatively dense screen of deciduous forest-type vegetation along the eastern boundary and, to a lesser extent along the southern and northern boundaries.

Vicinity and Neighborhood

Tracy Road in this segment, follows the line separating Shelby County from Tipton County to the north. On the Shelby County side it serves large lot semi-rural development, with one large-lot subdivision located west of Rosemark Road, just west of a large horse farm / equestrian center. On the Tipton County side, the Tracy Road frontage includes a considerable number of conventional residential subdivision lots, with several intersecting collector streets supporting subdivision property farther north.

The intersection of Tracy Road and Rosemark Road features commercial development on three corners with the southwest corner remaining in agriculture use. North of Tracy Road, Rosemark Road passes through an urbanizing landscape toward the town of Atoka, located only about 2 miles away. South of Tracy Road, Rosemark Road passes into a semi-rural and rural landscape. However, unidentified infrastructure improvements along the road suggest the likelihood of more intensive development in the future.

Proposed Development

The applicant is Tower Ventures V wishes to develop a cell tower site at the application indicated about. The site chosen has particular advantages if a tower must be located in the immediate vicinity, particularly the tree line that will screen views of the proposed tower base, and to some extent, the full height of tower.

Planning Issues

A Commercial Mobile Communications Service (CMCS) tower, commonly known as a cell tower, is allowable in the Agricultural (AG) District, subject to certain particular conditions which apply to this use if located within 500 feet of residential property[1]; a set of general conditions that apply to all

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[1] **[Standards for CMCS Towers]**

v. CMCS facilities subject to the following additional standards: