

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
ADDENDUM REPORT # 10

CASE NUMBER: SUP 14-206 **L.U.C.B. MEETING:** May 8, 2014
(Held from April 10, 2014)

LOCATION: 2821 Range Line Road; +/- 217 feet from the intersection of Leafy Hollow Drive and Range Line Road (northwest corner of James Road and Bethlehem Avenue)

COUNCIL DISTRICT: 7
SUPER DISTRICT: 8

OWNER OF RECORD/APPLICANT: United Missionary Baptist Church

REPRESENTATIVE: Nick Mears

REQUEST: 160 foot CMCS Tower (Cell tower)

AREA: 2.80 Acres

EXISTING LAND USE & ZONING: R-10 (Single-family Residential)

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION
Approval with Conditions

Staff Writer: Gregory Love

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CONCLUSIONS

The subject site is a 2.80 acre parcel situated along the west side of Range Line Road just north of the intersection of Range Line Road and James Road. The proposed tower and compound will consume an area with dimensions of 60'x60' for a total of approximately 3,600 sqft. The site is currently occupied by an institutional land use, United Missionary Baptist Church. The applicant requests to construct a 160 foot cell tower, generally, behind the existing Church adjacent to an existing parking lot.

This case was held by the Land Use Control Board on April 10, 2014 in an effort to determine specific and suitable location for the proposed tower within the boundaries of the existing site. OPD staff revisited the site, and the applicant has submitted a revised survey identifying an acceptable location for the proposed tower.

The cell tower and its compound are planned to be erected, generally, at the center of the site with access from an existing curb-cut at Bethlehem Avenue. The existing church building and existing mature trees will provide screening from Range Line Road to the East and recommended buffer and landscaping improvements should help to address visibility from the south, west and north.



SUP14-206 CONDITIONS

A Special Use Permit (14-206) is hereby authorized to New Singular Wireless PCS, LLC (AT&T) to allow construction of a one hundred sixty foot (160') CMCS tower on the property located at 2821 Range Line Road; in accordance with the approved site plan and the following supplemental conditions:

1. All landscaping and screening shall be subject to final review and approval by the Office of Planning & Development.
2. All landscaping and screening shall be installed prior to launch and operation of the tower equipment. Required landscaping shall not be placed on or over any sewer or drainage easements or under any utility easement.
3. Leland Cypress trees shall be installed along the entire frontage of Bethlehem Avenue 20 foot on center. Trees shall be planted within the existing grass strip.
4. The tower compound, the guy wires and the guy anchors shall be completely enclosed with a six foot (6') sight-proof, wooden fence around the perimeters of these features.
5. The maximum tower height shall be one hundred sixty (160) feet and designed as a monopole with encapsulated antenna (Slick Stick).
6. The tower and the compound at the base of the tower shall be designed and constructed to accommodate at least six (6) antenna co-locations.
7. The tower and related equipment shall be removed within one-hundred eighty (180) days of ceasing operations.
8. The tower shall be constructed within two (2) years of approval by the Memphis City Council. The Land Use Control Board may grant a time extension through the applicant filing a correspondence item application with public notice sent to all property owners within five hundred feet (500') feet of the property.
9. No signage relating to the cell tower shall be permitted on this site.
10. Any interference with Memphis-Shelby County emergency communications by a station using this tower shall be the responsibility of the station and tower owner to remedy.