

▶ **FILE #:** 9-O-06-UR **AGENDA ITEM #:** 99
 POSTPONEMENT(S): 9/14/2006 **AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** NEW CINGULAR WIRELESS PSC, LLC.
 OWNER(S): RONALD DUNCAN
 GARY LEGATE

TAX ID NUMBER: 108 D B 002
 JURISDICTION: City Council District 1
 ▶ **LOCATION:** Southeast side of W. Blount Ave., southwest side of Donaldson St.
 ▶ **APPX. SIZE OF TRACT:** 1.35 acres
 SECTOR PLAN: South City
 GROWTH POLICY PLAN: Urban Growth Area
 ACCESSIBILITY: Access is via Donaldson St., a local street with a 30' right of way and a 22' pavement width.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **ZONING:** I-3 (General Industrial)
 ▶ **EXISTING LAND USE:** Warehouse
 ▶ **PROPOSED USE:** 80' monopole telecommunications tower to remain in service for 90 days

HISTORY OF ZONING: 12-A-05 (South Waterfront Mixed Use Development Designation)
 SURROUNDING LAND USE AND ZONING: North: Future Marina / C-2 (Central Business)
 South: Residences / R-2 (General Residential)
 East: Residential / I-3 (General Industrial)
 West: Warehouse / I-3 (General Industrial) & I-4 (Heavy Industrial)
 NEIGHBORHOOD CONTEXT: The site is located in an area along the South Knoxville waterfront that includes a mix of industrial and residential uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for an 80' COW (Cell-on-wheels) telecommunications tower for one, 90-day period per year, in the I-3 zoning district, subject to the following 5 conditions:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Since the FAA does not require any lighting for this facility, there shall be no lighting on the tower.
 4. Installing the proposed opaque security fence prior to the tower becoming operational.
 5. 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.

COMMENTS:

This is a request for an 80' COW (cell-on-wheels) monopole telecommunications tower. It will be located within a 1,600 square foot leased area located south of W. Blount Ave, along Donaldson St. on an existing industrial site. The proposed tower will remain on the leased area for approximately 90 days during the University of Tennessee Football season. The COW will only be allowed to be located on the site for one, 90-day period per year.

The subject property is zoned I-3 (Restricted Manufacturing and Warehousing District), and telecommunication towers are considered as a use on review in this district. The proposed site is adjacent to a residential area to the east and south. The area to the east is zoned I-3 and the area to the south is zoned R-2. According to the Knoxville-Knox County Wireless Communications Facility Plan, industrial zones are considered "Opportunity Areas" for telecommunication towers. Since the proposed site is located within 500' of a residence it is also considered a "Sensitive Area". Due to the height of the proposed temporary tower, (80') and the fact that the property is zoned I-3, the Facility Plan identifies this as an acceptable site for a telecommunication tower. The current proposal provides for a 91' setback between the tower and the neighboring residential property line to the south, and 80' setback between the tower and the neighboring residential property to the west. In order to reduce the visual impact on nearby residences, the proposed tower and equipment area will be surrounded by a temporary opaque privacy fence.

According to the applicant there are no existing or acceptable structures within this area along Blount Ave. The proposed site is to provide better service to carriers attending the University of Tennessee football games during the fall season. The tower is designed so it will collapse upon itself in case of a natural disaster or other failure. FAA does not require any lighting for the tower. Due to the size of the tower and the fact that it will only be in use for a 90-day period, the tower does not have a capability of supporting any other telecommunication carrier antenna arrays. New Cingular Wireless will be the principal client for the tower (see attached letter from Diana Marsh).

Attached to the staff report are several support documents, including a report from MP3's tower consultant, Mr. Larry E. Perry. Mr. Perry's report describes the proposal and highlights his findings. Mr. Perry concludes that the 80' COW tower is technically justified by the materials submitted by the applicant.

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 all utilities are in place to serve this development.
2. The tower, being located adjacent to residential uses, is required to be setback a minimum distance of 88' (It is currently 91' off that property line). The applicant will be required to install an opaque security fence around the perimeter of the lease area. This will reduce the impact of the proposed tower on existing residential property and prevent vandalism.

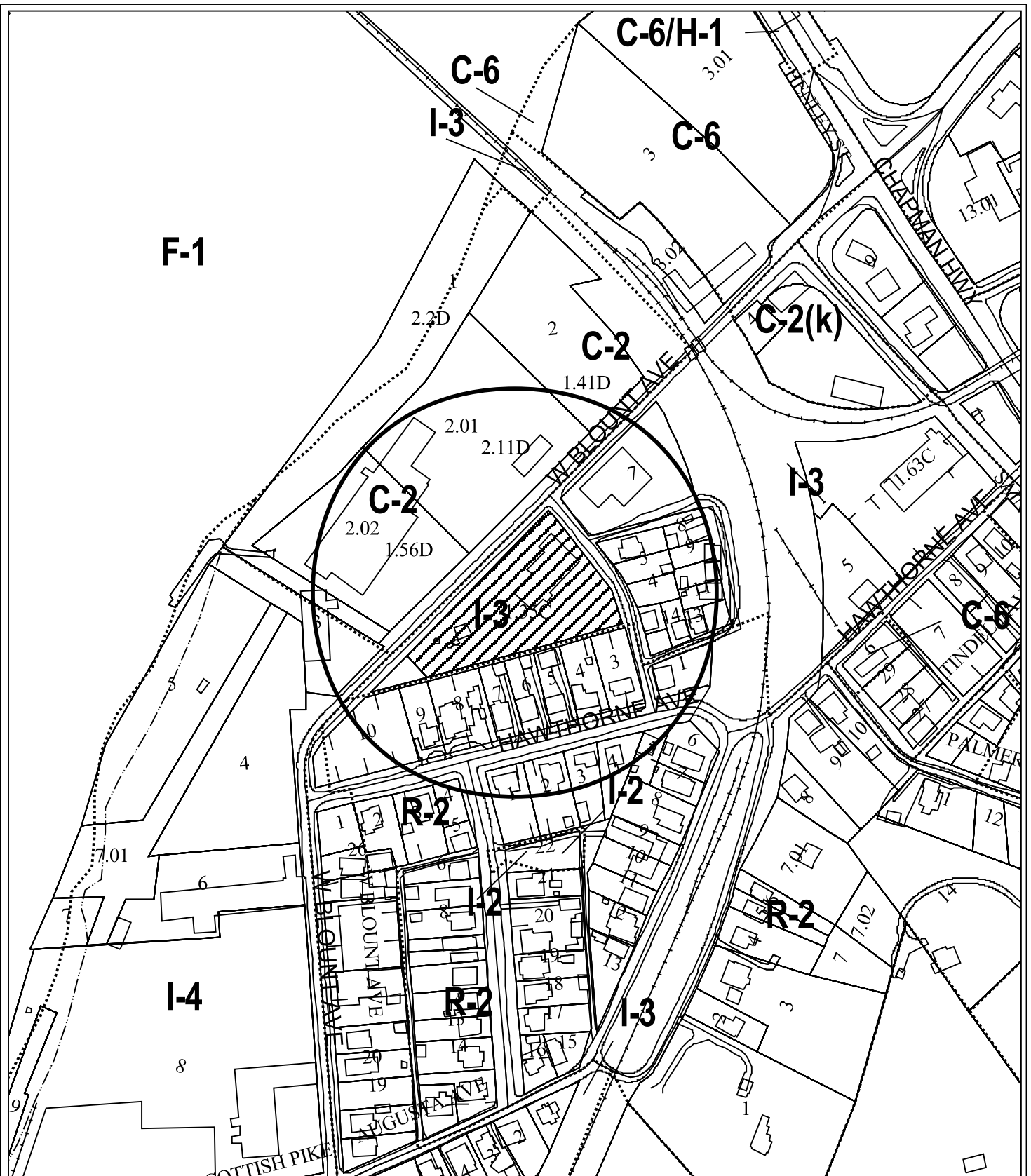
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed commercial telecommunications tower at this location will meet the standards required in the I-3 zoning district.
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 of the General Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas. Since the use is temporary, the impact on adjacent property will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South Sector Plan identifies this property as being in the South Waterfront Mixed Use Development Plan. It is unclear whether or not the proposed development is consistent with this land designation. Since the proposed development is temporary, it is consistent with this land designation.
2. The Wireless Communications Facility Plan identifies the proposed 80' monopole as a "low" monopole. Under the guidelines for Tower Placement section of the Facility Plan, the proposed tower falls within the "Sensitive Area" category. Under the "Sensitive Area" category, the Plan takes a neutral position on moderate monopoles located in residential areas (see attached matrix). As previously stated, the tower will be setback 80' from any residence, and 91' from any residential zoned property.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



9-O-06-UR
USE ON REVIEW



80' monopole telecommunications tower to remain in service for 90 days.
in I-3 (General Industrial)

Original Print Date: 08/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: New Cingular Wireless
PSC, LLC.

Map No: 108

Jurisdiction: City



cingularSM WIRELESS

GENERAL DYNAMICS
Wireless Services

UT COW
KNOXVILLE, TN 37920

APPLICANT ADDRESS
NEW CINGULAR WIRELESS
PCS, LLC.
5310 MARYLAND WAY
BRENTWOOD, TN 37027
CONTACT: LUCINDA NEFF
615-973-6192
CALL SIGN #: KNLF288,KNLF287

PROPERTY OWNER
RONALD A DUNCAN
121 JONES BLVD.
LAVERGNE, TN 37086
615-793-6675

POWER COMPANY
KNOXVILLE UTILITY BOARD
865-524-2911

CONSTRUCTION MANAGER
GENERAL DYNAMICS
698 MELROSE AVE
NASHVILLE, TN 37211
CONTACT: CHANCE RENKEL
615-744-8743

SITE ADDRESS
KNOX COUNTY
424 BLOUNT AVE.
KNOXVILLE, TN 37920

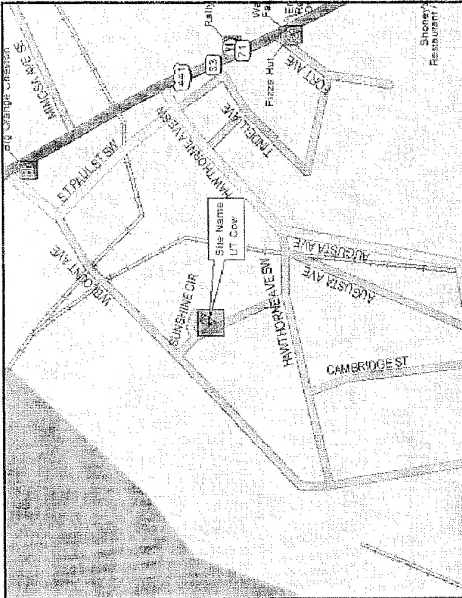
TELEPHONE COMPANY
BIRCH TELECOM
1-888-772-4724

FIRE DEPARTMENT
KNOXVILLE FIRE DEPT.
865-595-4480

1-A COORDINATES
LAT: 35°57'08.46"N
LONG: 83°55'06.03"W
ELEV: 835.00

POLICE DEPARTMENT
KNOXVILLE POLICE DEPT.
865-215-2444

NEAREST PHONE#
865-573-4534



DIRECTIONS: FROM KNOXVILLE MTSO AT 940 ELM ST. TAKE HWY 441 SOUTH ACROSS RIVER TO FIRST STREET ON RIGHT (W. BLOUNT AVE.) TURN RIGHT AND GO TO 424 W. BLOUNT AVE. SITE ACCESS IS ON DONALDSON STREET.

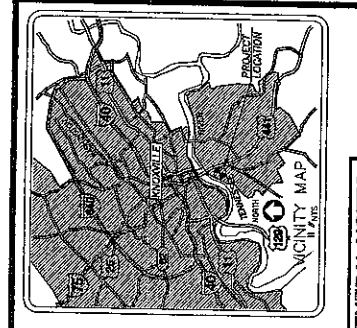
INDEX OF CONSTRUCTION DRAWINGS:

- C0 TITLE SHEET
- E1 SITE ELECTRICAL PLAN
- S1 SITE SURVEY
- S2 SITE GROUNDING PLAN
- C1 CONSTRUCTION NOTES
- S3 SITE DETAILS
- C2 SITE LAYOUT PLAN
- S4 SITE DETAILS

U.O.B.
DATE: 9-0-06-UR

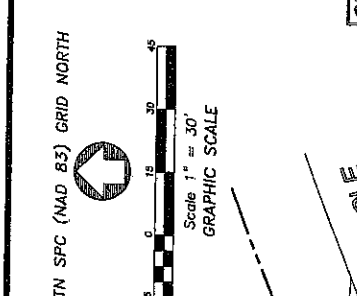
DEPARTMENT	NAME	DATE
REAL ESTATE APPROVAL:		
RF APPROVAL:		
ENGINEERING APPROVAL:		
CONSTRUCTION APPROVAL:		
UT COW		
DATE: 07/28/06		
CONSTRUCTION ISSUE		
REVISION: 0 C0		

TeleCAD
WIRELESS SITE DESIGN, INC.
6953 MIDDLE VALLEY ROAD HIRSON, TN 37343
PH: 423-634-2525 FAX: 423-643-9589



GENERAL NOTES:

- THIS SURVEY WAS PERFORMED UNDER THE AUTHORITY OF TENNESSEE CODE ANNOTATED 62-18-126, AND IS NOT TO BE CONSIDERED A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0600-3-.07.
- TOPOGRAPHIC ELEVATIONS SHOWN WERE DERIVED FROM GROUND CROSS-SECTIONS, USING A LEVELING INSTRUMENT, AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- NO TITLE COMMITMENT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY; THEREFORE, THIS SURVEY IS SUBJECT TO ANY FINDINGS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
- THE "U.T. COW" EQUIPMENT SITE (00), REFER TO TAX MAP NO. 108A, GROUP "1", OF BROWN COUNTY, TENNESSEE, IS ESTABLISHED FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.
- BEARINGS SHOWN ARE DERIVED FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.

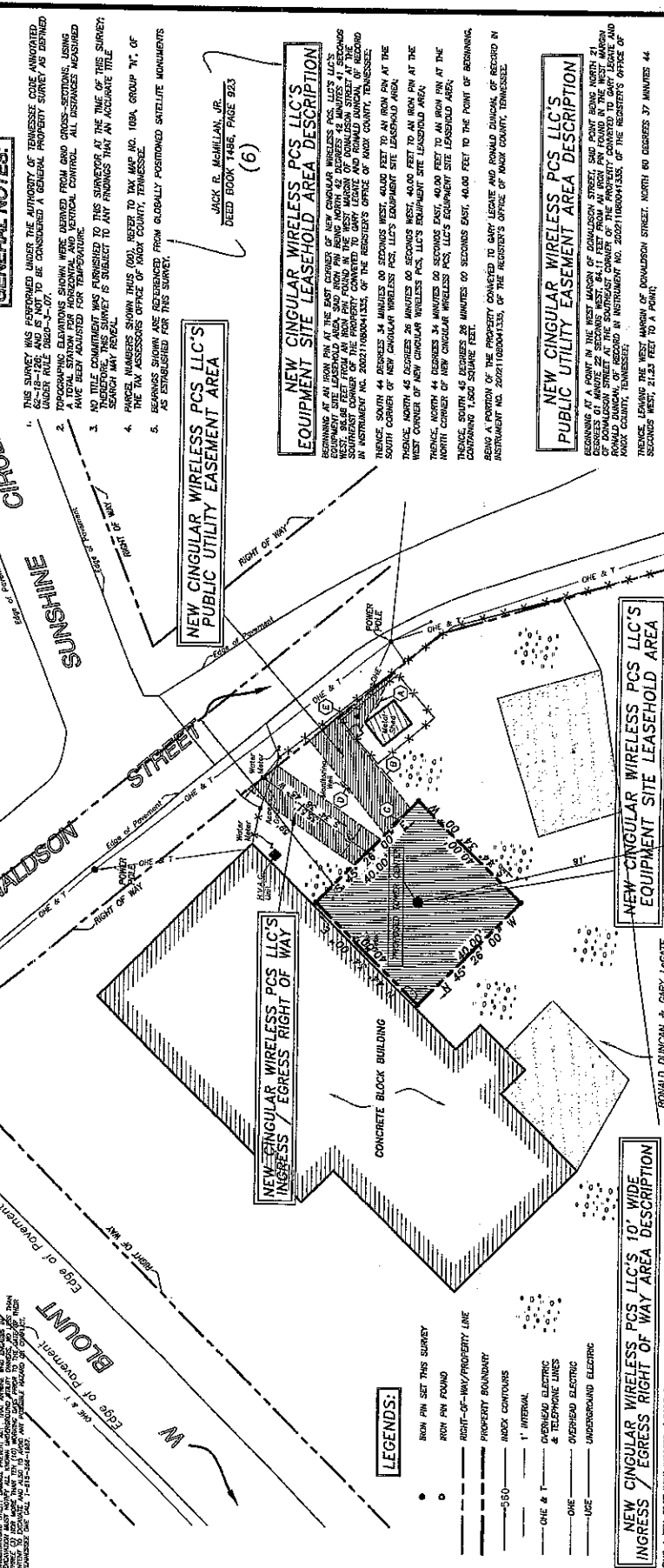


TN SPC (NAD 83) GRID NORTH
 Scale 1" = 30'
 GRAPHIC SCALE
 TODD & JEFF WHITAKER
 DEED BOOK 2186, PAGE 883
 (7)

PERIMETER DATA - NEW CINGULAR WIRELESS PCS LLC'S PUBLIC UTILITY EASEMENT

NO.	BEARING	DISTANCE
(A)	N 60° 37' 44" W	21.27'
(B)	S 50° 31' 50" W	24.74'
(C)	N 45° 28' 00" W	10.05'
(D)	N 50° 31' 50" E	33.44'
(E)	S 39° 29' 00" E	20.80'

UTILITY NOTE:
 THIS SURVEY WAS PERFORMED UNDER THE AUTHORITY OF TENNESSEE CODE ANNOTATED 62-18-126, AND IS NOT TO BE CONSIDERED A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0600-3-.07. THIS SURVEY WAS PERFORMED UNDER THE AUTHORITY OF TENNESSEE CODE ANNOTATED 62-18-126, AND IS NOT TO BE CONSIDERED A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0600-3-.07.



LEGENDS:

- IRON PIN SET THIS SURVEY
- IRON PIN FOUND
- RIGHT-OF-WAY/PROPERTY LINE
- PROPERTY BOUNDARY
- INDEX CONTAINS
- 1' INTERVAL
- OVERHEAD ELECTRIC & TELEPHONE LINES
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- ONE & T
- ONE
- ONE

NEW CINGULAR WIRELESS PCS LLC'S EQUIPMENT SITE LEASEHOLD AREA
 BEING A PORTION OF THE PROPERTY CONVEYED TO GARY LEGATE AND RONALD DUNCAN, OF RECORD IN INSTRUMENT NO. 200211080041335, OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.

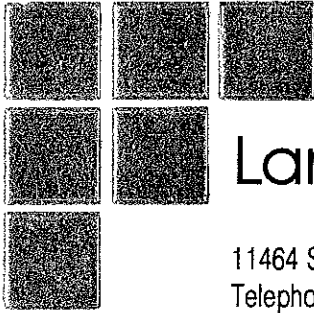
NEW CINGULAR WIRELESS PCS LLC'S 10' WIDE INGRESS / EGRESS RIGHT OF WAY AREA DESCRIPTION
 BEING A PORTION OF THE PROPERTY CONVEYED TO GARY LEGATE AND RONALD DUNCAN, OF RECORD IN INSTRUMENT NO. 200211080041335, OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.

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TAX MAP 108-D GROUP "B" PARCEL 2

9-0-06-UR



9-0-06-UR



Larry D. Perry

11464 Saga Lane • Knoxville, TN 37931-2819
Telephone (865) 927-8474 Fax (865) 927-4912 Email: larryperry@worldnet att net

August 31, 2006

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

VIA FED EX

RE: 9-P-06-UR and 9-0-06-RU---VERIZON AND CINGULAR WIRELESS

Dear Kelly:

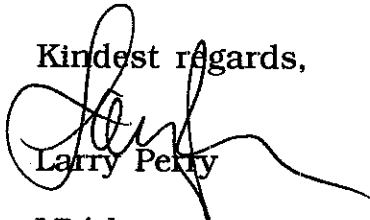
Here are the reports and the original filings of the applications for antenna support structures on Sutherland Avenue and on Donaldson Streets.

The site on Donaldson is for a temporary site to be used by Cingular during UT events for overload capacity on a seasonal basis. The tower is a crank up telescoping type tower and will be dropped down to about 10 feet when not in use.

The Verizon site on Sutherland is also a capacity site, meaning that the cell site that presently services that area is overloaded such that there are numerous calls that are dropped. It is in a largely industrial and commercial area and the permanent type structure proposed there is only 90 feet and should present no impact to the area.

Should you have any questions, please don't hesitate to call me. I plan to be at the MPC meeting on the 14th if possible. Will the other site on Western Avenue from last month that was postponed also be on the same agenda?

Kindest regards,



Larry Perry

LP/eb

CINGULAR WIRELESS PCS, LLC.
USE ON REVIEW APPLICATION # 9-0-06-UR
CONSULTANT'S SUMMARY
2111 DONALDSON STREET SITE REQUEST

Location: 2111 Donaldson Street (City of Knoxville)

Proposed Tower Height: Variable but 100 feet maximum temporary telescoping Monopole

Address: 2111 Donaldson Street
Knoxville, Tennessee

District: 1st Councilmanic Dist **Map Number:** 108D **Parcel 2.00**

Use: Temporary telecommunications antenna support structure

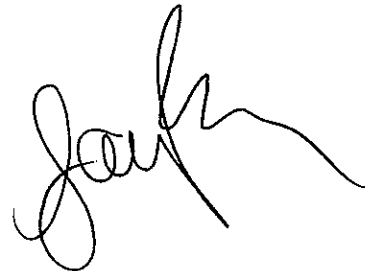
Zoning: I-3 District

Variances and waivers: None required

Need: The applicant is a communications carrier that provides communication service to area citizens. The applicant in this case is Cingular Wireless PCS, a licensed PCS carrier by the Federal Communications Commission. The carrier has justified a need for service in the area.

Instant Proposal: Construct a 100 foot (maximum) Temporary monopole type support structure.

Consultant's Recommendation: The applicant proves adequate justification for the site using a temporary telescoping structure to be used seasonally during University of Tennessee activities requiring additional communications capacity for the events.

A handwritten signature in black ink, appearing to read "Jack", is located in the lower right quadrant of the page.

**REPORT TO
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site
located at 2111 Donaldson Street
Knoxville, TN

CINGULAR WIRELESS PCS LLC

UOR 9-0-06-UR

COMPLIANCE WITH

THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE

8/28/2006

The proposed site for the applicant is a short temporary antenna support structure (including antennas and lightning rod) to be located at 2111 Donaldson Street in the City of Knoxville. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance. This is a new temporary telecommunications site to be used only during local UT events.

REQUESTED

1. **Location.** The location is within the **City** of Knoxville limits in **Councilmanic Dist 1** and is located on **Tax Map Number 108 Group B Parcel 2.00.**

2. **Zoning.** I-3---Industrial District

3. **Tower height.** The requested height is less than 100 feet above ground level. Lighting will not be required on this structure. This is a very short temporary structure to provide added capacity during the University ball games.

4. **Variiances.** The set back requirements in Article 5 Section 20 of the Ordinance for the City of Knoxville are met with this structure.

5. **Site.** This application is for the construction of a temporary monopole type antenna support structure to be located on a vacant lot on Donaldson Street behind Garron oil distributors in their rear parking lot. The proposed site is immediately adjacent to a residential area (R-2) zone to the south separated by a tree line.

6. **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.

7. **Setbacks.** The setback requirements in Article 4 Section 10 for I-3 construction is a minimum 50 feet from any property line. (*Art. 4 Section 10(E)(2-4) see also Article 5 Section 20 (B)(2)*). In addition the Ordinance requires a setback from the rear property line in this case of 110 feet (*110 % of the tower height*) as the rear property line adjoins an R-2 zoned property. The applicant proposes 110+ feet. A variance is not required.

8. **Height.** The proposed monopole structure will be up to 100 feet (maximum) overall height. However, this is necessary to meet line of sight clearance requirements and a clear shot to Neyland Stadium and the University area. (*Art.5, Section 20 of the Ordinance.*)

9. **Alternatives:** There are no alternative antenna support structures anywhere in the area. Since this is a temporary and seasonal structure that will be moved to other event locations in the off seasons there should be no requirement for other users on this structure.

10. **Facilities Plan Compliance:** The proposed site is in an industrially zoned area (I-3). There are low density residential houses located near the proposed facility and but more than 150 feet away from the proposed site. However, the area as a meets the Sensitive area in that it is located within 500 feet of low density residential areas were the residential homes zoned R, which is the case here. The proposed site is located on Donaldson Street on a vacant parking lot land site with trees and vegetation on a line between the proposed site and the R-2 area. This would place the site as neutral. Since the structure is a temporary one and very short, there should be no impact on the surrounding area.

EVALUATION

The following is a list of items reviewed:

Zoning Ordinance for Knox Tennessee by Metropolitan Planning Commission---Telecommunication Facilities Section (as amended thru July 1, 2006)

The MPC Wireless Facilities Plan dated 2004.

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.

Review support structure drawings and specifications with applicant

Review FAA lighting and marking requirements and proposals

Review FCC requirements regarding signal coverage, towers and

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 landscape 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

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

DISCUSSION

I visited the proposed tower site that is a part of this review. Further, I reviewed their specifications and requirements.

The applicant has proposed a site that is located on Donaldson Street just off W Blount Avenue in a parking lot parcel of land immediately behind the Garron Oil distributor. There are no other support structures within a 1 mile radius of this site.

The location is an area zoned I-3 (industrial). It should be noted that there are residential homes immediately adjacent to the proposed site on the south, but are shielded in large part by trees and vegetation. The area would be characterized as a Sensitive area since it is within 500 feet of low density residential homes and thus would be considered a neutral category based upon the Land Use/Wireless Facilities Matrix.

Lighting for the structure will not be required.

The new support structure will be located near the edge of the parking lot.

There is a need for the added signal coverage as proposed by the carrier, Cingular Wireless PCS, in the University area on a temporary basis.

SUMMARY

(1) The proposed antenna support structure is a 100 foot (maximum) temporary telescoping monopole including antennas. There are no lighting required by the FAA.

(2) The structure design meets or exceeds FCC and EIA requirements.

(3) The area of the proposed site is zoned I-3. There is a residence immediately to the south of the proposed site from the site that is about 175+ feet feet from the proposed tower location on Hawthorne Ave in an area zoned R-2, but this home is shielded by a tree line.

(4) There is tree coverage in the area, but the structure will have no impact on the trees.

(6) The proposed equipment housing facility is an outdoor cabinet and will have no impact on the aesthetics of the adjacent land uses. The landscape plan indicates that the fenced area will be surrounded by vegetation as coverage for the location. Further the short structure should have no impact on the aesthetics of the area.

(7) The applicant has received authorization from the various governmental agencies, including the Federal Communications Commission, to provide communication service to the citizens of Knoxville, Tennessee.

(8) The requested site will have little impact on the community involved when compared with the benefits to be derived from the advanced service offered by the applicant and it is only temporary and seasonal.

(9) There are no other antenna support structures within 1 mile of the proposed site that are usable for the coverage required.

(10) There are no variances required for setbacks for the proposed site.

(11) The proposed site and structure will have no environmental impact within the federal guidelines.

(12) The nature of the development in the surrounding area is not such as to pose a potential hazard to the proposed tower or to create an undesirable environment for the proposed tower.

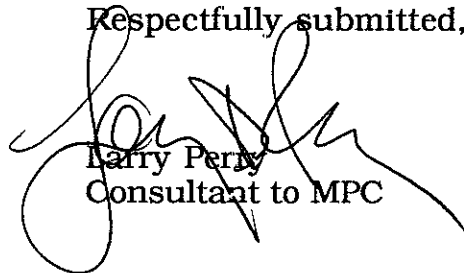
(13) The proposed frequencies to be used by the various applicants who plan to use the site should present no problem nor any interference to area reception of commercial television or radio signals.

(14) There is a need for the structure in this area to provide for the visitors to Neyland Stadium and University of Tennessee both at the stadium and on the water just outside the stadium.

SUMMARY

In light of the analysis and review of documents, it is my professional opinion that the applicant **has made a showing of justification** for the site at 2111 Donaldson Street due to the large over-capacity of existing site usage during sporting and other events at the University.

Respectfully submitted,



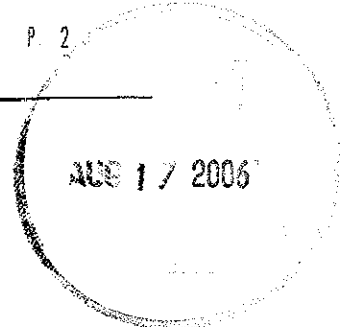
Larry Perry
Consultant to MPC

00



AUG. 18 2006 8:45AM

NO 155 P. 2



August 17, 2006

Metropolitan Planning Commission
City County Building
Knoxville, TN 37902

To Whom It May Concern:

The temporary Cell on Wheels (COW) being placed at 2111 Donaldson St. will not be able to accommodate more than one antenna array, due to its small size. This COW is owned by Cingular Wireless and will only be used by Cingular Wireless during the UT Football Season.

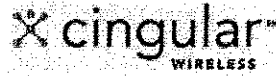
Sincerely,

Diana Marsh
Network Engineer

Cingular Wireless • 3585 Workman Road • 2nd Floor • Knoxville, TN 37921-5933 • www.cingular.com

9-0-06-WR

AUG 16 2006



Erika Helle
RF Design Engineer
East Tennessee
3585 Workman Road
Knoxville, TN 37921
(865) 824-2231

August 14, 2006

Re: Statement of Need: 232P0997 -- UT COW1

Dear Sir or Madam:

This letter is to state the need of the proposed Cingular Wireless Cell-On-Wheels (COW) site called **UT COW1** to be located in **Knox County, TN**. The **UT COW1** site will add traffic capacity to the **UT Campus**, **Neyland Stadium**, and along the **riverfront area**, during the **UT home games**. The lack of capacity in the area during the **UT home games** causes numerous **block calls**, or lack of access for the customers. With the addition of this **COW**, the customers in the area will experience **improved accessibility** and **improved access to emergency 911 services** on home game days.

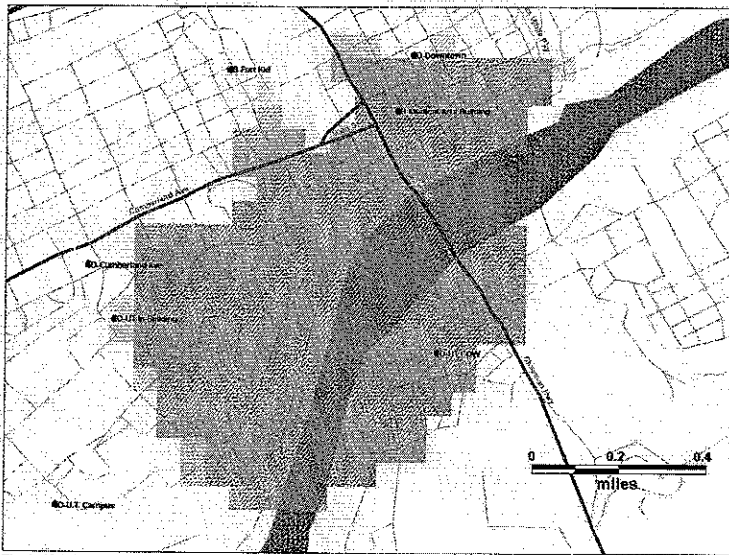
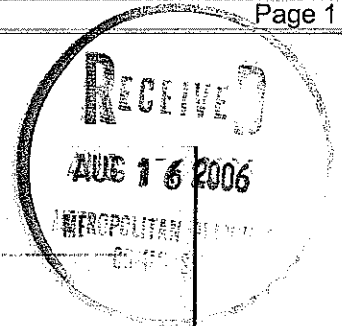


Fig 1: UT COW1 predicted Coverage.

Erika Helle
Erika Helle
RF Design Engineer
East Tennessee Market

Cingular Wireless 3585 Workman Road • Knoxville, TN 37921

9-0-06-WR



Erika Helle
RF Design Engineer
East Tennessee
3585 Workman Road
Knoxville, TN 37921
(865) 824-2231

August 14, 2006

Re: Co-Location Information: UT COW1 site

Dear Sir or Madam:

There were no existing structures located within or near the UT COW1 search area to examine in order to determine development potential for the UT COW1 project.

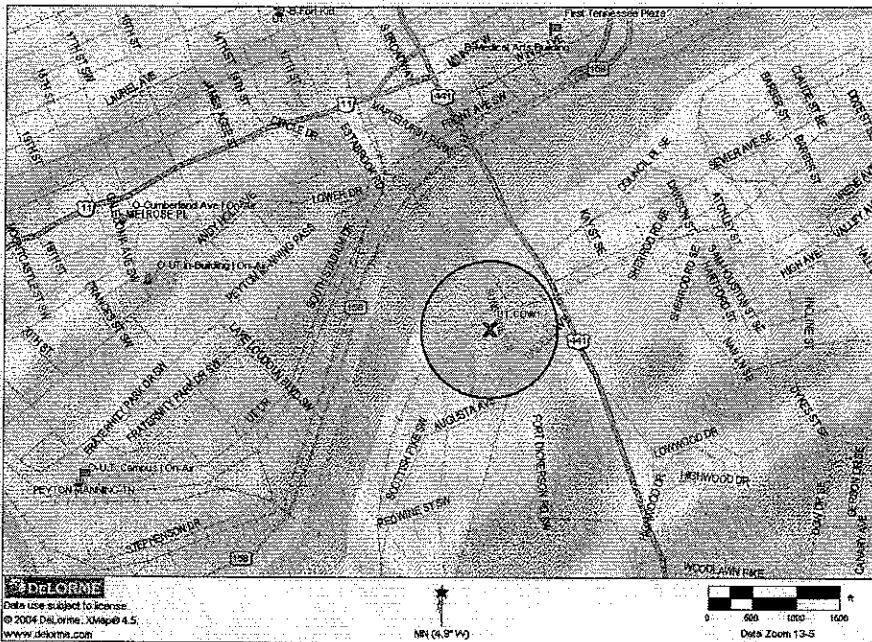


Fig.1: UT COW1 search ring area and Existing Facilities.

Erika Helle
Erika Helle
RF Design Engineer
East Tennessee Market

Cingular Wireless 3585 Workman Road • Knoxville TN 37921

**EXHIBIT 7.
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						
Shopping Center							
Sensitive Areas	Within 500' of a residence						
	Rural Residential						
	Non-residential Properties in a Residential Area (church, cemetery, library, etc.)						
	Multi-family Residential						
	On Hill Below Ridgeline						
Avoidance Areas	Conservation Open Space						
	Scenic Highway						
	Public Park						
	Ridge Top/Ridge Line						
	Scenic Vista						
	Historic District/Site						
	Single-family Residential						
	Vacant Residential Lot						

Encouraged
 Neutral
 Discouraged