



Legislation Text

File #: 18-1105, **Version:** 1

DATE: November 9, 2018

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

117 Southeast Parkway, Site Plan, Revision 1, (New Cell Tower), Constructing A New 160 Foot Monopole Cellular Tower On Leased Land Totaling 0.23 Acres On An Existing 15.63 Acre Parcel, Located East Of Columbia Ave And North Of Mack Hatcher Parkway, 117 Southeast Parkway.

Project Information

COF Project Number: 6814
Applicant: Craig Parker, SCI Towers
Owner: McCauley Family LLC.

Background/Staff Comments

Deferred from October 25, 2018 FMPC Meeting

New exhibits provided by the applicant

The applicant is proposing a new cellular tower on an existing parcel located on Southeast Parkway, an industrial-zoned area. The tower will be located on the Southeast Parkway (industrial) side of the existing manufacturing building.

The City of Franklin Zoning Ordinance in 3.2.10.4(b) outlines the standards in which telecommunications towers can be approved by the FMPC.

Factors Considered in Granting Site Plan Approval for Towers

The FMPC shall consider the following factors in approving applications for towers and antennas and may attach conditions consistent with these factors:

- (i) Tower or antenna height;
- (ii) Proximity of the tower or antenna to residential structures and residential district boundaries;
- (iii) Nature of uses on adjacent and nearby properties;
- (iv) Surrounding topography;
- (v) Surrounding tree coverage and foliage;

- (vi) Tower or antenna design, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- (vii) Proposed ingress and egress; and
- (viii) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures.

The following items address the criteria above for this specific application:

- (i) Proposed tower height of 160 feet.
- (ii) 1238 feet from the base of the tower to the nearest residential property (263 Sontag Street, Polk Place Subdivision)
- (iii) Industrial land uses within 500 feet of pole location.
- (iv) Developed area with hills less than 50 feet
- (v) 556 feet of tree growth between tower location and nearest residential lot
- (vi) Monopole design
- (vii) Via an existing and used curb cut on Southeast Parkway, a local road
- (viii) The (attached) propagation map illustrates the need for improved cellular service in the area identified on the map.

Recommendation

Approval, with conditions.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website ([<https://franklin.contractorsplanroom.com/secure/>](https://franklin.contractorsplanroom.com/secure/)). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.