

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-078	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from R-2 Residential Zone to R-3 Residential Zone	
Property Location:	4501 Jersey Pike	
Property Owner:	James Cunningham	
Applicant:	Ivan Mousaw	
Staff Recommendation:	DENY	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The applicant is proposing to install a 150 feet tall wireless tower.

Site Description

The 1.47 acre site currently is vacant and undeveloped. The proposed site borders the Brentwood Place subdivision. Properties to the west and north are single-family residential uses. Properties across Jersey Pike on the east are light manufacturing and office uses within the Bonny Oaks Industrial Park. Properties on the southeast across Jersey Pike are single-family residential uses and properties to the south are office uses.

Zoning History

This site was rezoned to R-2 Residential Zone in 1968 when the area was annexed into the City of Chattanooga. Prior to the annexation, the site was designated as R-2A Rural Residential District established with the adoption of the zoning regulations in 1937.

Plans/Policies

Development in this area is guided by the Highway 58 Community Plan adopted by Chattanooga City Council in 2002. The plan addresses a wide range of land use categories and recommends preferred land use patterns and policies to guide future development. The plan recommends a medium density classification for this parcel. This classification is intended for single, two, three, and four-family dwellings, typically 6 to 8 units per acre. This designation does not support the full range of housing types allowed under the R-3 Residential Zone, such as multi-family dwellings or apartments.

The plan does not directly address the issue of wireless tower placement, but the plan has several policies calling for the protection of the existing character and maintaining the visual attractiveness of its neighborhoods.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

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RPA Summary

The Regional Planning Agency is recommending denial of the applicant request for two reasons. First, the adopted land use plan does not support the R-3 Residential Zone for this property and second, staff has concerns regarding the visual impact to the bordering residential properties due to the tower's height.