

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-014

PC Meeting Date: 02-08-16

**Applicant Request****Special Permit for a Cell Tower**

<b>Property Location:</b>	<b>3375 Camp Road</b>
<b>Property Owner:</b>	<b>Johnson Parker &amp; Mary Florence</b>
<b>Applicant:</b>	<b>Faulk &amp; Foster, by James L Lapann</b>

**Project Description**

- Proposal: Construction and operation of a 155' telecommunication monopole transmission tower. Tower to be set back from Camp Road with a fall radius of 155'.
- Proposed Access: Main entrance on Camp Road.
- Proposed Development Form: The site plan identifies the location for a 155' tall cell tower approximately 800' south of Camp Road on the property.

**Site Analysis****Site Description**

- Location: The 126 acre site is located on both sides of Camp Road.
- Current Access: Camp Road.
- Current Development form: Rural vacant land with few single story houses.
- Current Land Uses: To the west, north, and east are agricultural and rural residential uses. To the south are suburban residential uses.

**Zoning History**

- The site is currently zoned A-1 Agricultural.
- The property to the north is zoned A-1 Agricultural. The property to the east is zoned A-1 Agricultural and R-5 Single-wide Manufactured Home. The property to the south is zoned R-1 Single-Family Residential. The property to the west is zoned A-1 Agricultural and R-5 Single-wide Manufactured Home.

**Plans/Policies/Regulations**

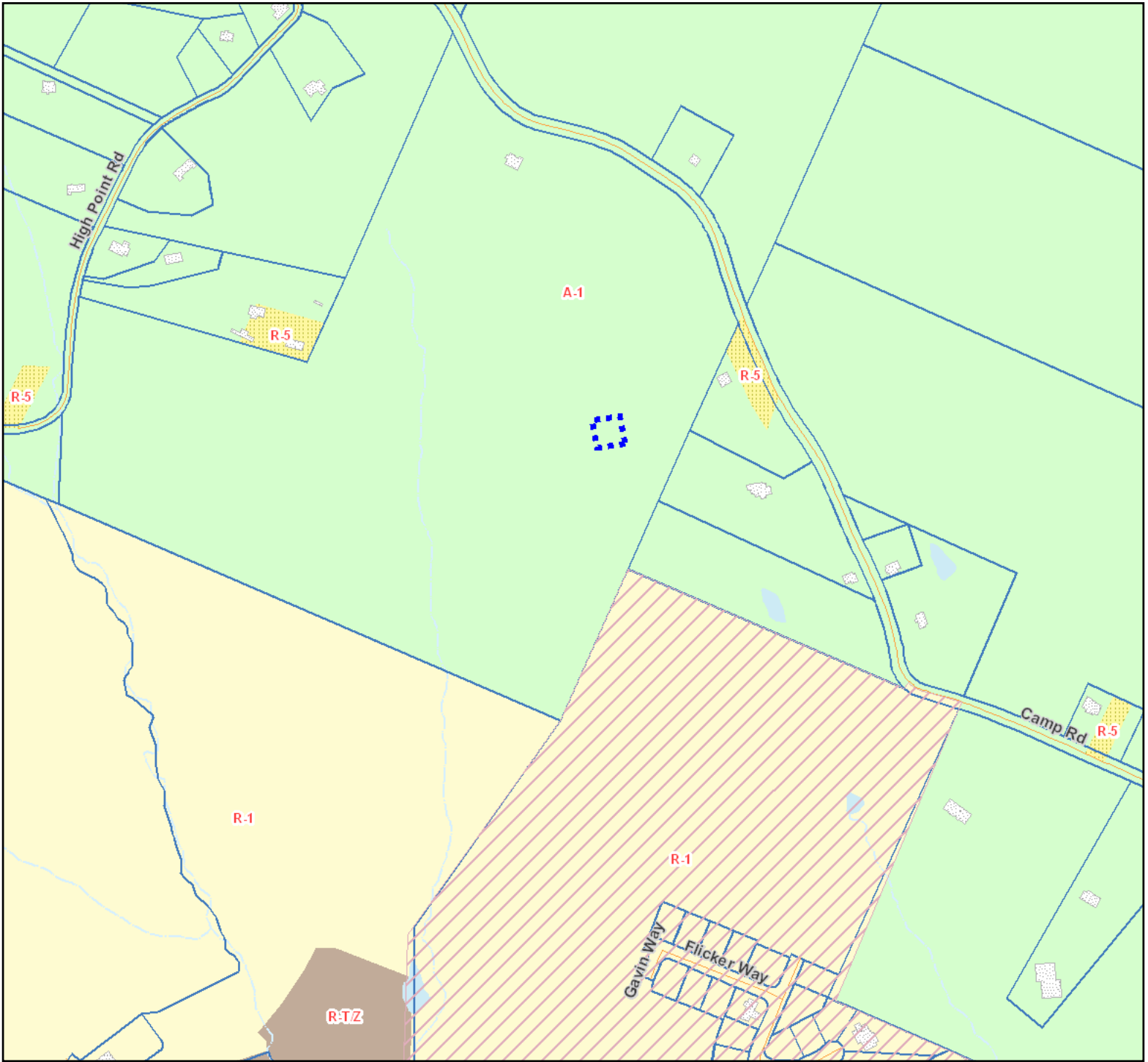
- There is no current adopted neighborhood land use plan for this area.
- A cell tower is permitted in the A-1 Agricultural District with a special permit approved by Hamilton County Commission subject to the requirements of Article VI, Section 410 of the Hamilton County Zoning Regulations.

**Key Findings**

- The proposed use is located a significant distance from surrounding uses.
- The proposed tower's fall zone excludes all existing buildings.
- The proposed structure does raise concerns regarding lighting, or height.

**Staff Recommendation**

Approve



# 2016-014 Special Permit for a Cell Tower

Chattanooga Hamilton County Regional Planning Agency



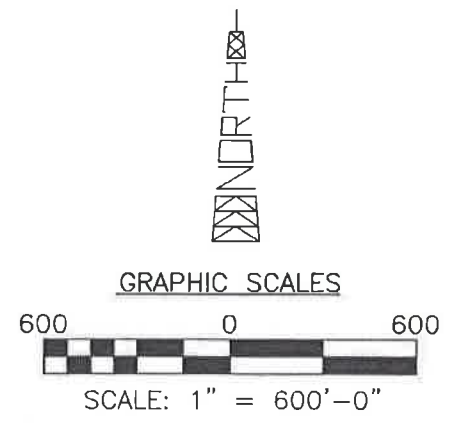
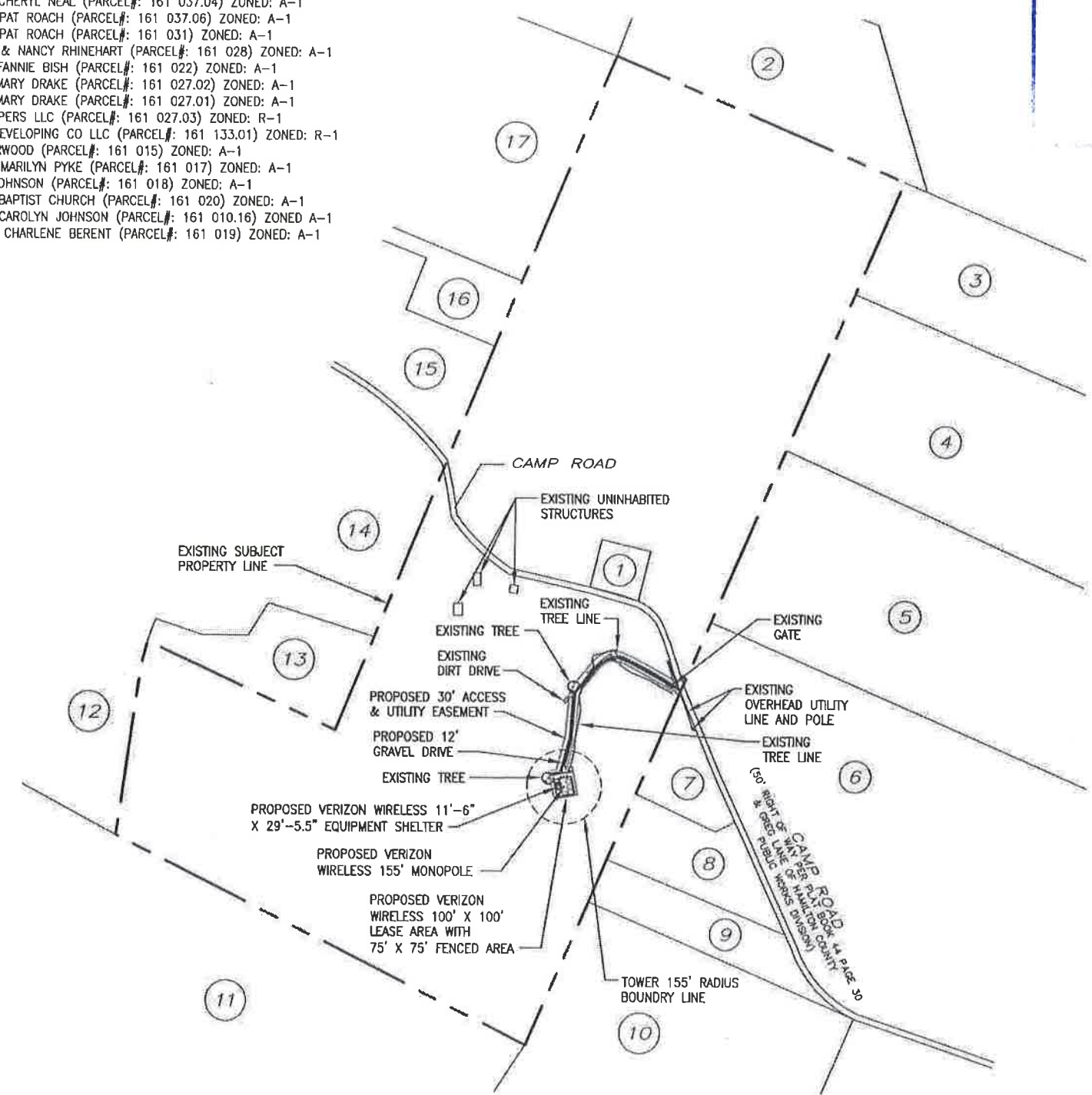
2016-014

**RECEIVED**

DEC 21 2015

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

- ADJOINER PROPERTIES**
- 1.) LORI DENISE JOHNSON (PARCEL#: 161 021.01) ZONED: A-1
  - 2.) TRACIE & ERIC CLIFFORD (PARCEL#: 161 040.06) ZONED: A-1
  - 3.) JEFFREY & CHERYL NEAL (PARCEL#: 161 037.04) ZONED: A-1
  - 4.) RICHARD & PAT ROACH (PARCEL#: 161 037.06) ZONED: A-1
  - 5.) RICHARD & PAT ROACH (PARCEL#: 161 031) ZONED: A-1
  - 6.) ANNA, EARL & NANCY RHINEHART (PARCEL#: 161 028) ZONED: A-1
  - 7.) HERMAN & FANNIE BISH (PARCEL#: 161 022) ZONED: A-1
  - 8.) THOMAS & MARY DRAKE (PARCEL#: 161 027.02) ZONED: A-1
  - 9.) THOMAS & MARY DRAKE (PARCEL#: 161 027.01) ZONED: A-1
  - 10.) HK DEVELOPERS LLC (PARCEL#: 161 027.03) ZONED: R-1
  - 11.) TRUMARK DEVELOPING CO LLC (PARCEL#: 161 133.01) ZONED: R-1
  - 12.) CHERIE HARWOOD (PARCEL#: 161 015) ZONED: A-1
  - 13.) RONALD & MARILYN PYKE (PARCEL#: 161 017) ZONED: A-1
  - 14.) SPENCER JOHNSON (PARCEL#: 161 018) ZONED: A-1
  - 15.) HIGHPOINT BAPTIST CHURCH (PARCEL#: 161 020) ZONED: A-1
  - 16.) WILLIAM & CAROLYN JOHNSON (PARCEL#: 161 010.16) ZONED: A-1
  - 17.) RICHARD & CHARLENE BERENT (PARCEL#: 161 019) ZONED: A-1



**SITE PLAN**  
SCALE: 1" = 600'-0"

<b>TOTAL LEASE SQUARE FOOTAGE</b>	
• LEASE AREA:	10,000 SQ FT
• ACCESS EASEMENT:	±15,051 SQ FT
• TOTAL SQFT:	25,051 SQ FT
<b>TOTAL DISTURBANCE AREA</b>	
•	29,639 SF / 43,560 = 0.68 Acres

PREPARED FOR

verizon wireless

TENNESSEE PARTNERSHIP

575 HICKORY HILLS BLVD.  
WHITES CREEK, TN 37189  
ATTN: KEVIN CALDWELL 615-714-7114

A&E FIRM:

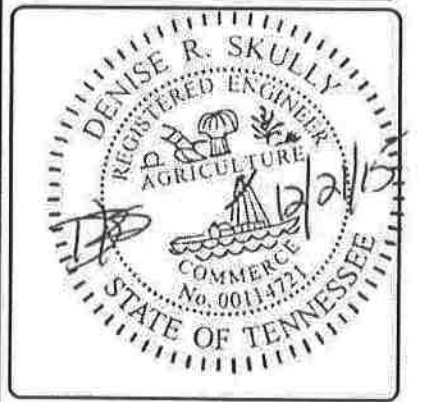
TOWERSOURCE

1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WEBSITE: WWW.TOWERSOURCEINC.COM

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A&E PROJECT #:	1436
DRAWN BY:	JBE
CHECKED BY:	DRS

REVISIONS		
NO.	DATE	DESCRIPTION
A	07/17/15	ISSUED FOR REVIEW
0	07/29/15	ISSUED FOR CONSTRUCTION
1	08/07/15	ISSUED FOR CONSTRUCTION
2	12/21/15	ISSUED FOR CONSTRUCTION



VERIZON WIRELESS SITE NAME:

STEPPING  
ROCK

DESIGN TYPE:

RAWLAND

SHEET TITLE:

OVERALL SITE PLAN

DRAWING NO.	C-1	REVISION:	2
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