

PLANNING COMMISSION CASE REPORT

Case Number: 2016-174

PC Meeting Date: 11-14-16

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

Property Location:	6115 Boxelder Lane
Property Owner:	Shirley and Carroll Martin
Applicant:	Vertical Bridge Attn: Carolyn Gould

Project Description

- Proposal: Erect a 155' monopole wireless telecommunication facility on a small portion of 66 acre site.
- Proposed Access: Access is being proposed through private easements to Shirley Pond Road.
- Proposed Development Form: Single monopole telecommunication tower.

Site Analysis**Site Description**

- Location: The large acreage site is located on the south side of Boxelder Lane approximately 150' west of the Boxelder Lane and Hidden Branch Road intersection. The proposed cell tower is located on the southern portion of this large parcel.
- Current Access: Access is available from Boxelder Lane and through a private road off of Shirley Pond Road.
- Current Development form: The area is sparsely developed with single-family residential and agricultural uses.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties to the south, west, and north are zoned A-1 Agricultural District. The properties to the east are zoned a mixture of A-1 Agricultural District and R-1 Single-Family Residential District.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

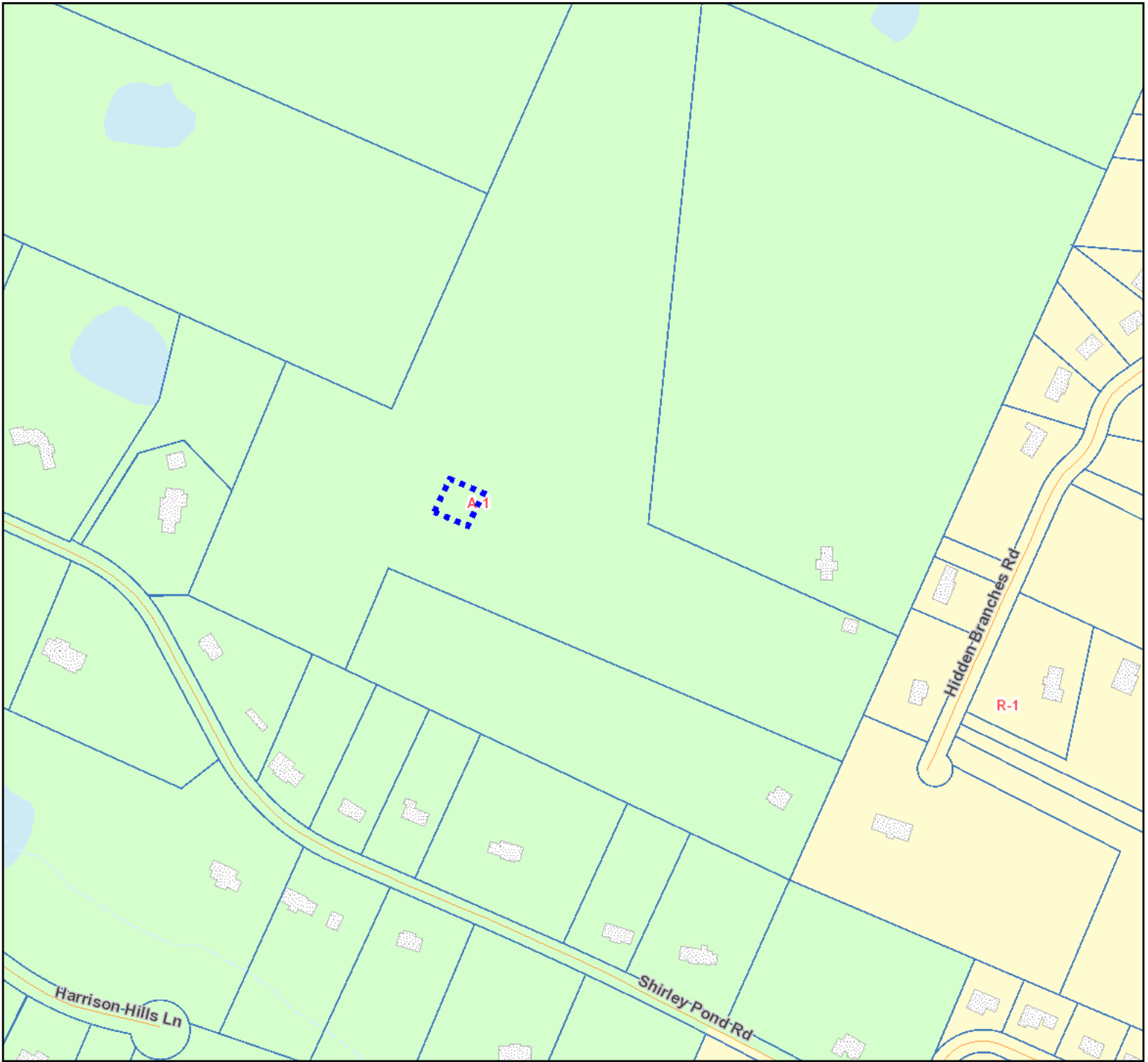
- There is no current adopted land use plan for this area.
- Commercial Radio, Television, Telephone, Microwave, and other Communication Towers Special Permit is approved by the Hamilton County Commission.

Key Findings

- The proposed use is compatible with surrounding uses.
- The proposal is not consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve



2016-174 Special Permit for a Cell Tower




North


312 ft

Chattanooga Hamilton County Regional Planning Agency

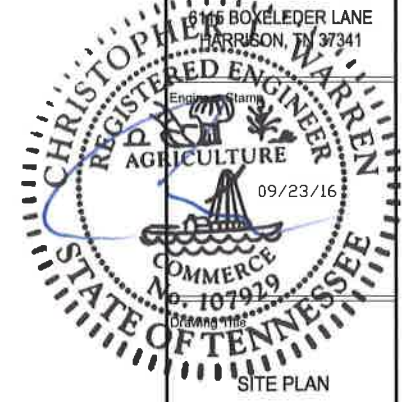

RPA

No.	Submission / Revision	App'd	Date
1	ISSUED FOR REVIEW	CJW	09/23/16
0	ISSUED FOR REVIEW	CJW	08/29/16

Drawn: PHR Date: 09/20/16
Designed: PHR Date: 09/20/16
Checked: CJW Date: 09/20/16

Project Number: 500-002
Project Title: US-TN-5034 HARRISON HILLS

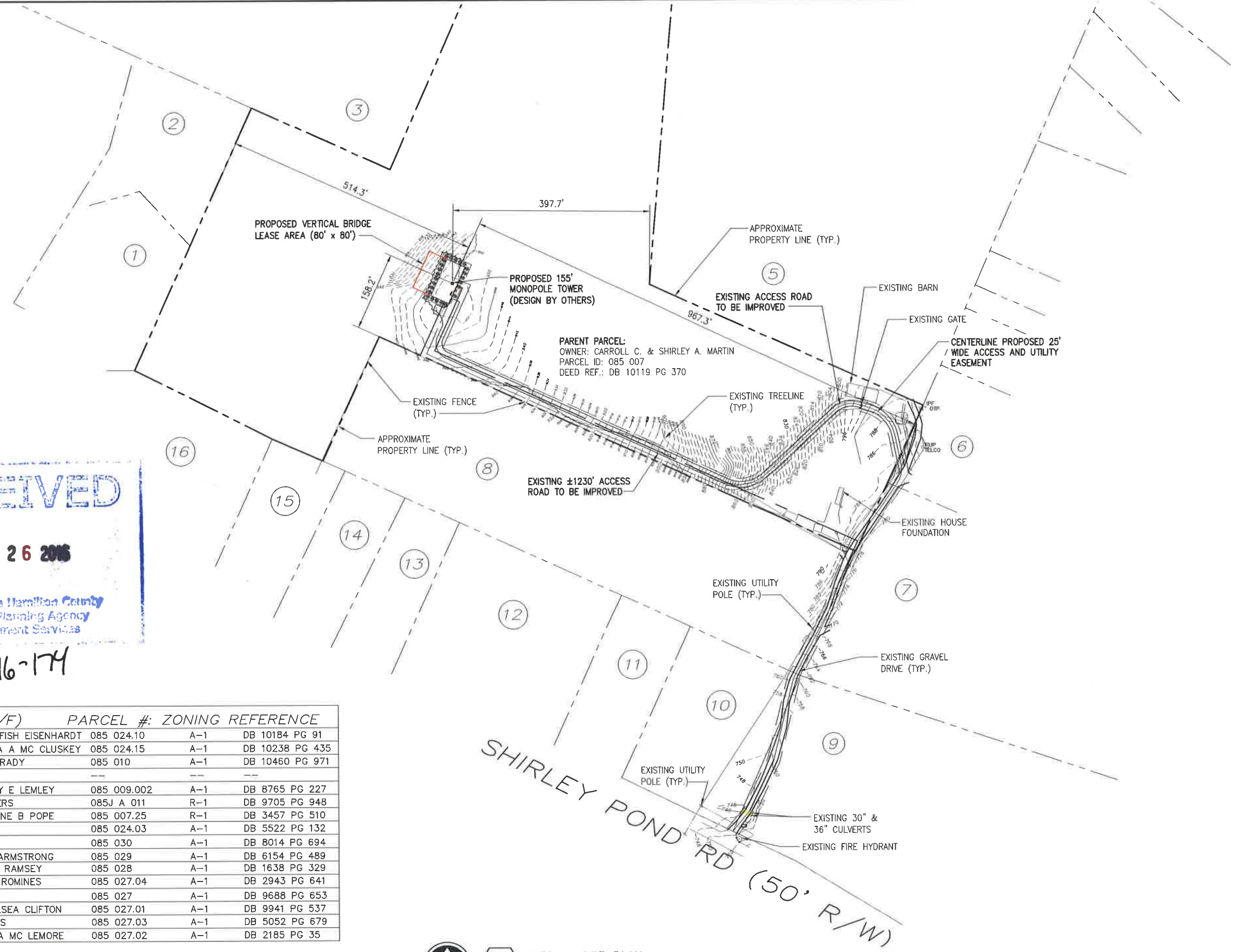
8166 BOXLEDER LANE
HARRISON, TN 37341



Drawing Scale: AS NOTED
Date: 09/20/16
ZD

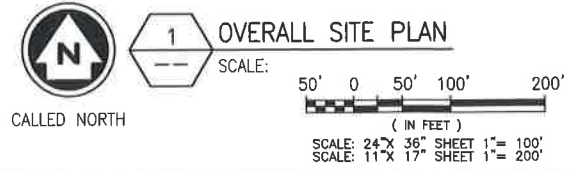
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Drawing Number: **Z1A**



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Development Services
2016-174

NO.	OWNER (N/F)	PARCEL #:	ZONING REFERENCE
1	PETER & SUSAN FISH EISENHARDT	085 024.10	A-1 DB 10184 PG 91
2	THOMAS K & LISA A MC CLUSKEY	085 024.15	A-1 DB 10238 PG 435
3	WAYNE LEBRON BRADY	085 010	A-1 DB 10460 PG 971
4	---	---	---
5	ANTHONY & MARY E LEMLEY	085 009.002	A-1 DB 8765 PG 227
6	RHONDA K SANDERS	085J A 011	R-1 DB 9705 PG 948
7	CLIFFORD H & JANE B POPE	085 007.25	R-1 DB 3457 PG 510
8	VIOLA B POPE	085 024.03	A-1 DB 5522 PG 132
9	LINDA S LACKEY	085 030	A-1 DB 8014 PG 694
10	JOSEPH WILLIAM ARMSTRONG	085 029	A-1 DB 6154 PG 489
11	GEORGE & BETTY RAMSEY	085 028	A-1 DB 1638 PG 329
12	NORMAN & ELLA ROMINES	085 027.04	A-1 DB 2943 PG 641
13	GREGORY BANKS	085 027	A-1 DB 9688 PG 653
14	MATTHEW & CHELSEA CLIFTON	085 027.01	A-1 DB 9941 PG 537
15	THOMAS FEATHERS	085 027.03	A-1 DB 5052 PG 679
16	TOMMY & BRENDA MC LEMORE	085 027.02	A-1 DB 2185 PG 35



INFORMATION SHOWN BASED ON A FIELD SURVEY BY POINT TO POINT LAND SURVEYORS, INC. DATED 07/08/16.