



Hamilton County Board of Commissioners RESOLUTION

No. 1216-35

(P.C. NO. 2016-174)

A RESOLUTION GRANTING A SPECIAL PERMIT FOR A CELL TOWER FOR PROPERTY AT 6115 BOXELDER LANE

WHEREAS, Vertical Bridge c/o Carolyn Gould/Shirley & Carroll Martin petitioned the Chattanooga-Hamilton County Regional Planning Commission to grant a Special Permit for a Cell Tower for property at 6115 Boxelder Lane, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Vertical Bridge c/o Carolyn Gould/Shirley & Carroll Martin requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on December 21, 2016, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended granting a Special Permit for a Cell Tower for property at 6115 Boxelder Lane. An 80' x 80' area within Tax Map 085-007 as shown on the Overall Site Plan drawn on 09/20/2016 and submitted by Vertical Bridge, being part of the property described as Tract 7 in Deed Book 10119, Page 370, ROHC. Tax Map 085-007 (part) as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

Approved:

Rejected:

Approved:

Vetoed:


County Clerk


County Mayor

December 21, 2016

Date

2016-174 Hamilton County
November 14, 2016

RESOLUTION

WHEREAS, Vertical Bridge c/o Carolyn Gould/Shirley & Carroll Martin petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission granting a Special Permit for a Cell Tower for property at 6115 Boxelder Lane.

An 80' x 80' area within Tax Map 085-007 as shown on the Overall Site Plan drawn on 09/20/2016 and submitted by Vertical Bridge, being part of the property described as Tract 7 in Deed Book 10119, Page 370, ROHC. Tax Map 085-007 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 14, 2016,

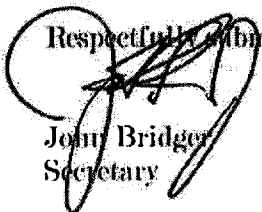
AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was opposition present to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on November 14, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully Submitted,

John Bridger
Secretary



2016-174 Special Permit for a Cell Tower

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-174: Approve



312 ft



Chattanooga Hamilton County Regional Planning Agency



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



Chattanooga Hamilton County Regional Planning Agency



312 ft

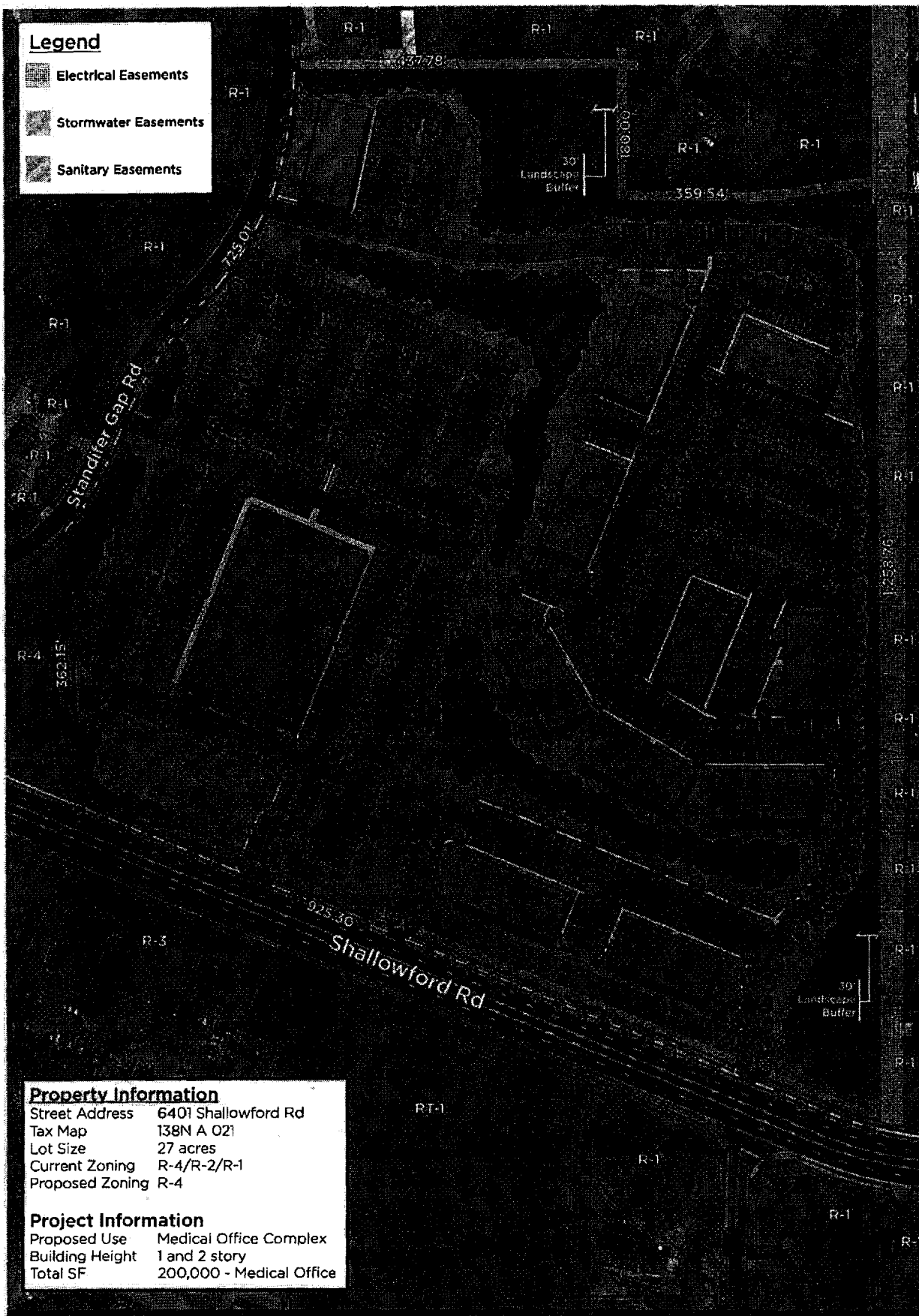


Legend

 Electrical Easements

 Stormwater Easements

 Sanitary Easements



Property Information

Street Address 6401 Shallowford Rd
Tax Map 138N A 021
Lot Size 27 acres
Current Zoning R-4/R-2/R-1
Proposed Zoning R-4

Project Information

Proposed Use Medical Office Complex
Building Height 1 and 2 story
Total SF 200,000 - Medical Office

Medical Office Complex

6401 Shallowford Rd | Chattanooga, TN

