

ZONING APPLICATION FORM

CASE NUMBER:	2014-046	Date Submitted: 5/8/2014	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-1	To: R-4 (B & B + Short-Term Rental)	
	Total Acres in request area: 5.42		
2 Property Information			
Property Address:	1329 & 1349 Gunbarrel Road, Chattanooga, TN. 37421		
Property Tax Map Number(s):	Lot 1, Parcel 158L-E-008, and Lot 2, Parcel 158L-E-017.01		
3 Proposed Development			
Reason for Request and/or Proposed Use:	R-4 Designated Only for Bed and Breakfast & Short-Term Rental		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Lot 1, Primary Residence, Lot 2, Undeveloped		
Adjacent Uses:	R-1		
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: Wallace & Nancy Braud		Address: 1329 Gunbarrel Road	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN.	Zip Code: 37421	Email: wbraud@epbfi.com
Phone 1: 423-400-4177	Phone 2: 423-827-4711	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Same As Above		Phone:	
Address:			
Office Use Only:			
Planning District: 10		Neighborhood: Audubon Neighborhood Association, Friends of East Brainerd, and Brainerd-East Brainerd Chamber	
Hamilton Co. Comm. District: 8		Chatt. Council District: 6	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification
<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 5.42
<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 4250-349 and 9138-539			
Plat Book/Page: 97-89 & 93-19		<input checked="" type="checkbox"/>	Notice Signs
		Number of Notice Signs: 2	
<input checked="" type="checkbox"/>	Filing Fee: \$705.00	<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	Check	Check Number: 5236	
Planning Commission meeting date: 6-9-2014		Application processed by: Trevor Slayton	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-046	PC Meeting Date: 06-09-14
Applicant Request:	Rezoning from R-1 Residential Zone to R-4 Special Zone	
Property Location:	1329 and 1349 Gunbarrel Road	
Property Owner:	Wallace and Nancy Braud	
Applicant:	Same	
Staff Recommendation:	APPROVE with Conditions	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing construction of a Bed and Breakfast on the undeveloped parcel at 1349 Gunbarrel Road and a Short-Term Vacation Rental use for the existing residential house at 1329 Gunbarrel Road.

Site Description

The site currently has an existing residence on one parcel with the other parcel undeveloped. Adjacent surrounding properties are single-family residential uses. Properties across Gunbarrel Road are single-family residential, multi-family residential uses, and wooded areas.

Zoning History

The 5.42 acre site is currently zoned R-1 Residential Zone. There have been no recent zone changes at this site.

Plans/Policies

There is no current adopted land use plan for this area. A zoning study was done in 2002 entitled the Concord Zoning Study (Case 2002-117) which maintained its R-1 Residential zoning classification.

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.

RPA Summary

The applicant has applied for R-4 Special Zone but asked for the condition of it being limited to the uses of Bed and Breakfast and Short-Term Vacation Rental.

A Short-term Vacation Rental is defined as the following in the zoning regulations as a single family detached dwelling unit that is rented in part or its entirety on a daily or weekly basis for not more than thirty (30) days for overnight stay where a permanent residence is not established (mailing address, vehicle registration, etc.) and are generally advertised or otherwise held out to the public. Short-Term Vacation Rentals are also sometimes referred to as "tourist homes" or "short-term residential rentals" and advertised as such. Short-Term Vacation Rentals do not include hotels, motels, or bed and breakfast establishments. Short-Term Vacation Rentals are only permitted in zoning districts that specifically list them as a permitted use, provided that:

STAFF CASE REPORT TO PLANNING COMMISSION

- (1) There shall be no signage.
- (2) The residence shall not be rented for events such as weddings, business meetings, or other such group events.
- (3) There shall be no more than five (5) sleeping rooms

A Bed and Breakfast is defined as any house or other structure used, advertised or held out to the public to be a place where sleeping accommodations are supplied for pay to transients and shall contain no more than nine (9) bedrooms for that purpose. Meals, usually breakfast, may be provided for the tenant.

While the R-4 Special Zone itself may be an introduction of a dissimilar zone into this area, these two uses (Bed and Breakfast and Short-Term Vacation Rental) are acceptable for this area for the reasons noted below.

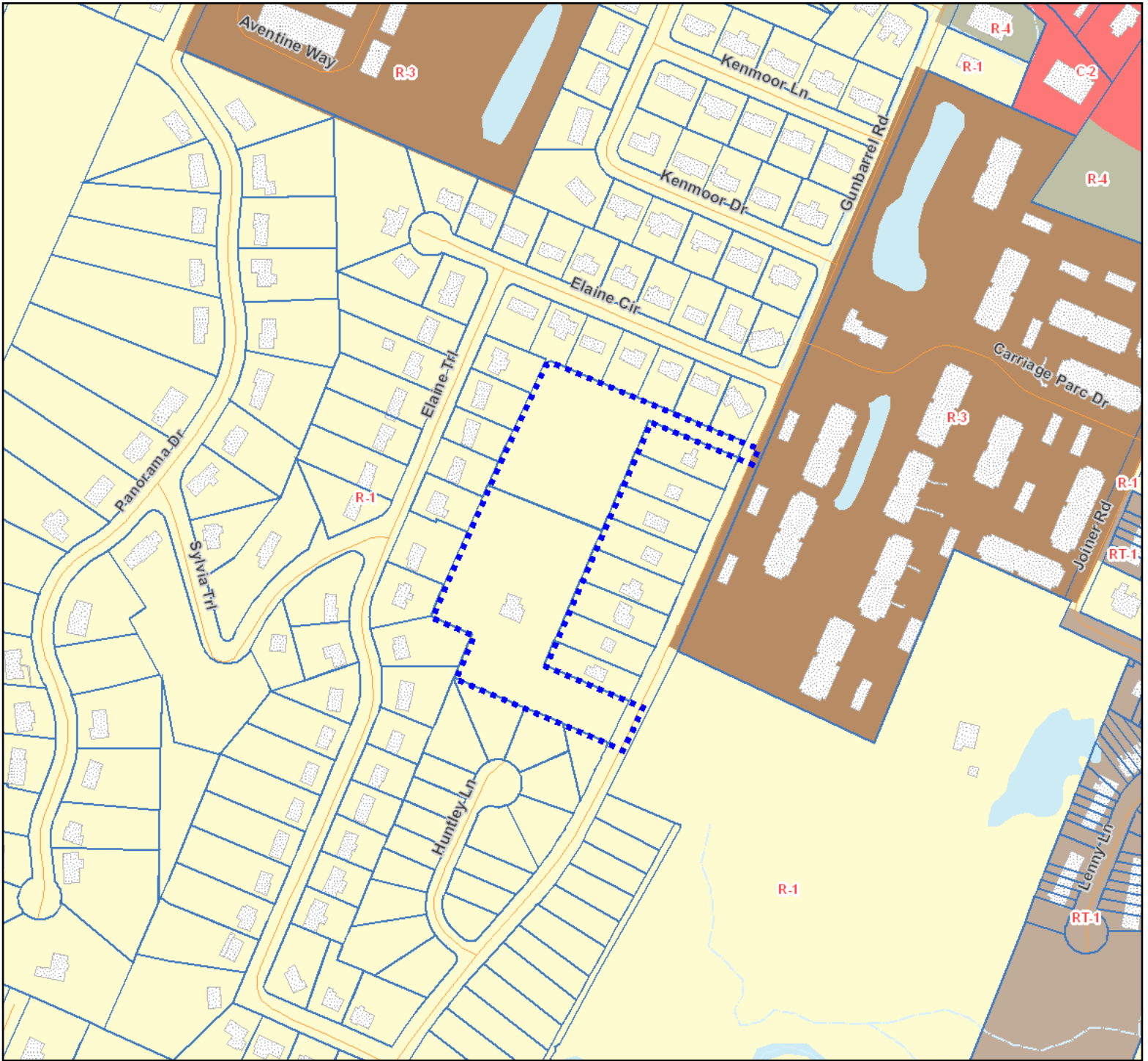
The uses are appropriate as the property proposed for rezoning is not part of a traditional subdivision. The property does not share access with its neighboring residences on a traditional neighborhood street but rather has access directly onto Gunbarrel Road. The lot sizes for the proposed uses- 3.15 acres for the Short-term Vacation Rental and 2.27 acres for the proposed Bed and Breakfast- are large enough to accommodate the proposed uses with less impact on the neighboring properties. The site plan depicts that the proposed Bed and Breakfast and associated parking is located to the interior of the site which provides distance from the use to its abutting neighbors.

The proposed uses directly access Gunbarrel Road across from the existing apartment complex from the northern entrance and are approximately 170' from the R-3 Residential Zone from the southern entrance of the Short-term Vacation Rental.

Note: The applicant requested the self-imposed conditions of Bed and Breakfast and Short-Term Vacation Rental only; however, if there is a desire to continue a single-family residential use at some point, the applicant may consider requesting this as an allowable use as part of the rezoning process.

Therefore the RPA recommends approval with the following conditions:

- 1) Parcels are conditioned to only the uses of Bed and Breakfast and Short-Term Vacation Rental.
 - 2) Signs incidental to the permitted Bed and Breakfast use, except that only one (1) sign shall be permitted, sign shall be set back ten (10) feet from any property line. The sign shall not exceed forty-eight (48) square feet in area. If illuminated, the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted.
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2014-046 Rezoning from R-1 to R-4



325 ft

Chattanooga Hamilton County Regional Planning Agency





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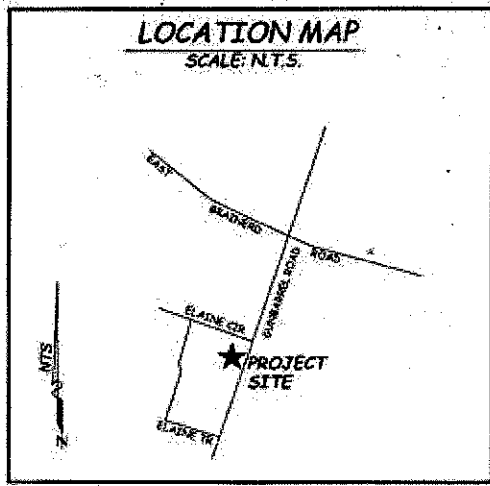
Chattanooga Hamilton County
Regional Planning Agency
Development Services

GENERAL NOTES:

-  Existing R1
-  R1 to R4

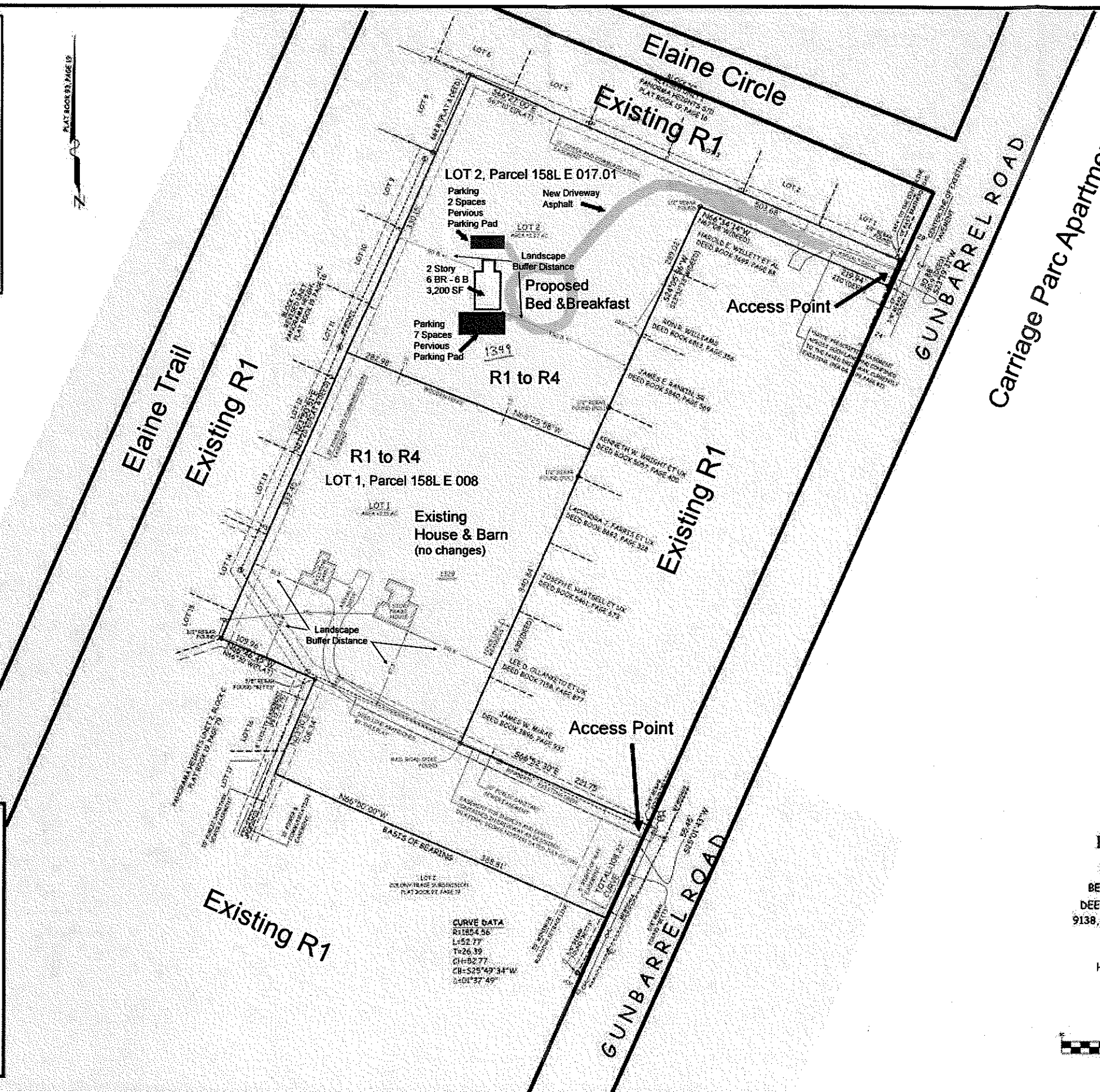
- A. Current Zoning R-1
- B. Proposed Zoning R-4
Special Use Restricted to
Bed & Breakfast & Short Term
Rental
- C. Lot 1 Existing House
- D. Lot 2 Proposed B & B
- E. 5.42 acres to be re-zoned
(Lot 1 = 3.15 ac,
Lot 2 = 2.27 ac)
- F. One dwelling per Lot 1
One dwelling per Lot 2
- G. Trash to be disposed of on
Garbage Pickup Days
(Dumpster N/A) Lot 1 & 2
- H. Existing Driveways will
provide vehicle access
point on each lot.
- I. Both lots are heavy in natural
foliage and trees.

**LOT 1 AND 2
BRAUD ESTATES ON
GUNBARREL ROAD**
BEING THE PROPERTY DESCRIBED IN
DEED BOOK 4250, PAGE 349, DEED BOOK
9138, PAGE 539 AND PARTIALLY SHOWN ON
PLAT BOOK 93, PAGE 19
CITY OF CHATTANOOGA
HAMILTON COUNTY, TENNESSEE



May 9, 2014
East Brainerd
Chattanooga, TN

Owners & Contact Info:
Wallace & Nancy Braud
1329 Gunbarrel Rd. &
1349 Gunbarrel Rd
Chattanooga, TN 37421
423.400.4177
wbraud@epbfi.com
nbraud@epbfi.com



Carriage Parc Apartments

RE=2014-046