

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-017

PC Meeting Date: 02-09-15

**Applicant Request****Revocable Special Permit for a Permanent Amusement Resort**

<b>Property Location:</b>	<b>8716 Ooltewah Georgetown Road</b>
<b>Property Owner:</b>	<b>Martishia Smith &amp; Katie Smith</b>
<b>Applicant:</b>	<b>Martishia Smith &amp; Katie Smith</b>

**Project Description**

- Owner wants to operate an event venue for family gatherings and social occasions.
- The applicant's site plan identifies a pole barn for seating 50 people, a carriage house for seating 40 people, a cabin for a site manager, locations for restrooms, walkways, and parking for 75 or more vehicles.

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

- The 5.6-acre site is located on the east side of Ooltewah-Georgetown Road approximately 3/4 of a mile south of Mahan Gap Road.
- The site currently is used for a single-family home with accessory buildings.
- Access: Currently, access to the site is from Ooltewah-Georgetown Road.
- Land Uses: Surrounding land uses are large-lot single-family homes, barns, pasture land, and wooded areas.
- Density: The average residential density in the area is less than 1 dwelling unit per acre.

**Zoning History**

- The site is currently zoned A-1 Agricultural District and has been zoned A-1 since the 1960's.
- All properties within a ½-mile radius are also zone A-1 Agricultural District.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- There is no adopted land use plan for this area.
- The Special Permit for a Permanent Amusement Resort is required for the proposed use in an A-1 Agricultural District (Hamilton County Zoning Regulations, Article IV, Section 101C).
- The Special Permit can be revoked by Hamilton County if the use, operation, or effect is deemed detrimental to the character of the surrounding area (Hamilton County Zoning Regulations, Article VI, Section 303C).
- The Planning Commission is the final authority for this permit request.

**Key Findings**

- Due to the relative isolation of the site and the substantial natural vegetative buffer enclosing the event space, the proposed use does not appear to negatively impact the surrounding area.
- The site is accessed by a shared driveway, making any impacts to traffic a private property matter.
- The permit can be revoked if concerns regarding location, lighting, or noise arise.

**Staff Recommendation**

Approve, subject to:

1. No outdoor use of an amplified sound system later than 10:00 PM.
2. Provide a ten (10) feet deep (as measured towards the interior of the property) buffer and landscape yard along the shared property line. Plant material to be provided in the yard shall comply with the Hamilton County zoning requirements as outlined in Article V, Sections 305 and 307 as prescribed for Type C buffers.