

PLANNING COMMISSION CASE REPORT

Case Number: 2015-053

PC Meeting Date: 05-11-15

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

Property Location:	947 Up The Creek Trail
Property Owner:	Lindsey Miller
Applicant:	Lindsey Miller

Project Description

- Develop a 12.86-acre retreat center/event facility with 4 cabins, amphitheater, pavilion, restrooms, walking trails, and a scenic overlook.

Site Analysis**Site Description**

- The 12-acre wooded site is located approximately 540 feet north of Suck Creek Road near the Hamilton County and Marion County line.
- Access: Currently, a private easement (Up The Creek Trail) provides access to a single-family home on the site. This easement is accessed from Suck Creek Road at the Suck Creek bridge.
- Land Uses: Most of the immediate area is undeveloped and wooded with a few single-family homes and cabins to the west and along Suck Creek Road.

Zoning History

- The site is currently zoned A-1 Agricultural District and surrounded by the same zoning district.
- Nearby zones are R-5 Single-Wide Manufactured Home District, R-2A Rural Residential District, C-2 Local Business Commercial District, and C-1 Tourist Commercial District.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Special Permit for a Permanent Amusement Resort Facility is only permitted in the A-1 Agricultural District.
- There is no current adopted land use plan for this area.

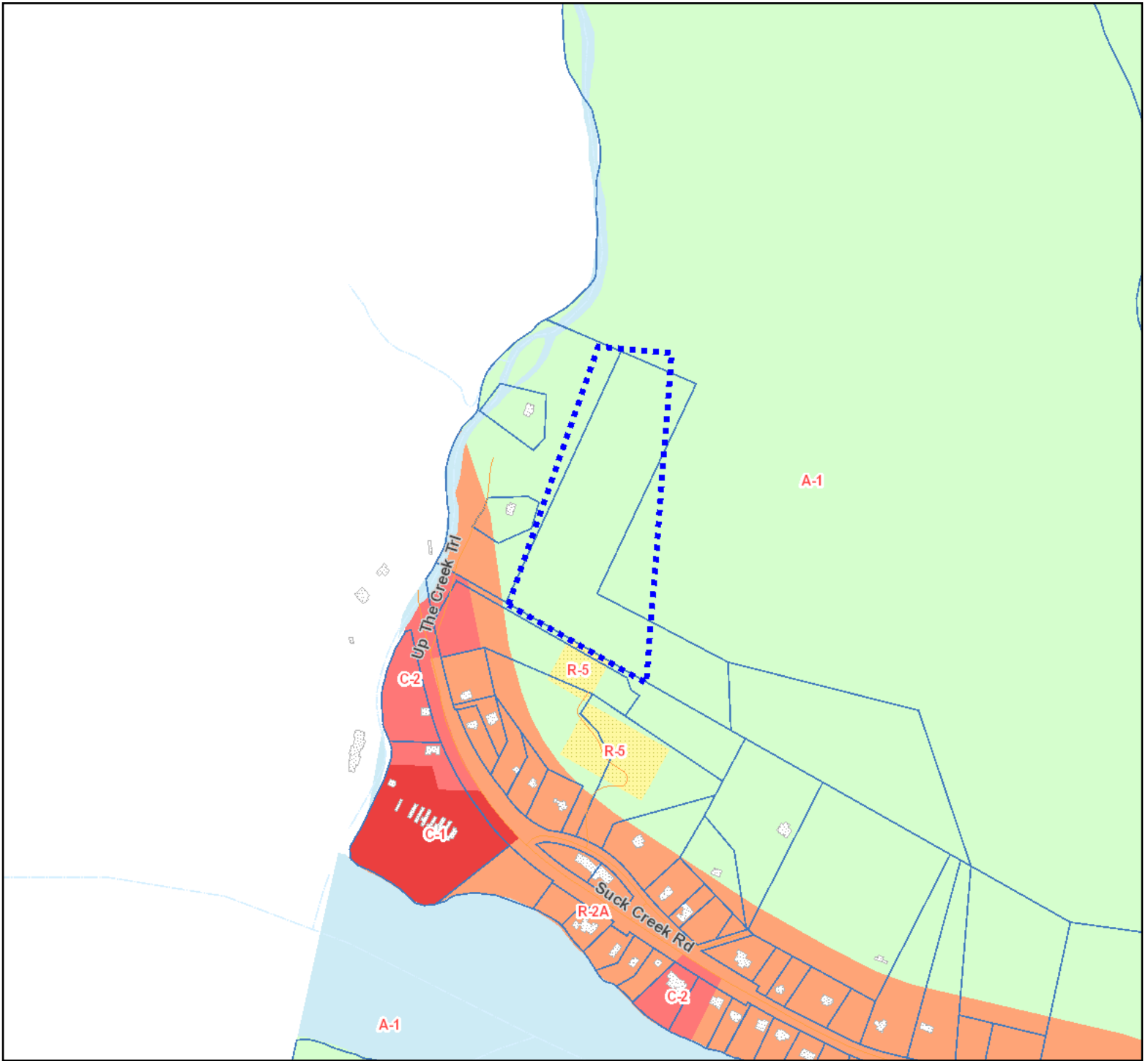
Key Findings

- The proposed use (rental cabins with outdoor event space) is not consistent with surrounding residential uses.
- There are no Permanent Amusement Resort Facilities within the immediate vicinity of this site.
- The proposal would set a precedent for future requests.
- The proposed outdoor resort with a few cabins seems like a potentially appropriate use for this site given its proximity to Suck Creek and Prentice Cooper Wilderness. However, staff was concerned about the compatibility of the use with existing residential properties and adequate transportation infrastructure (currently a gravel road) and emergency vehicle access to service this use.
- Following the initial Planning Commission meeting in April when this case was deferred, RPA received feedback from the Hamilton County Public Works Administrator regarding the proposed road access. Based on this consultation, it was determined that this section of road is private and if there were improvements needed, it could be addressed through the permitting process.

Staff Recommendation

Approve, subject to the following:

- 1) This property be used solely for cabin rentals and outdoor events.
- 2) Outdoor events shall not be permitted after 9pm on weekdays and Sundays, and 11pm on Saturdays.

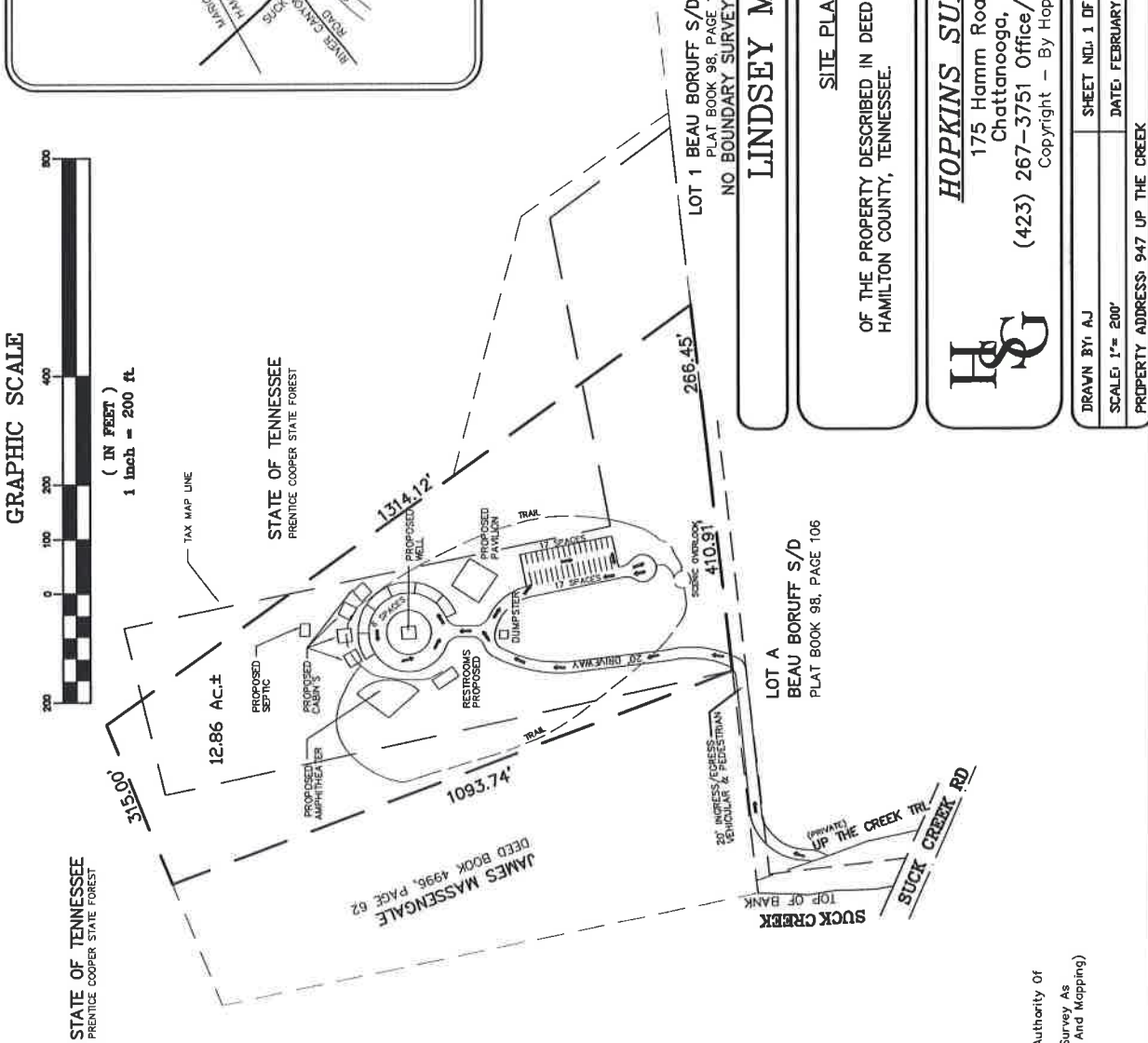
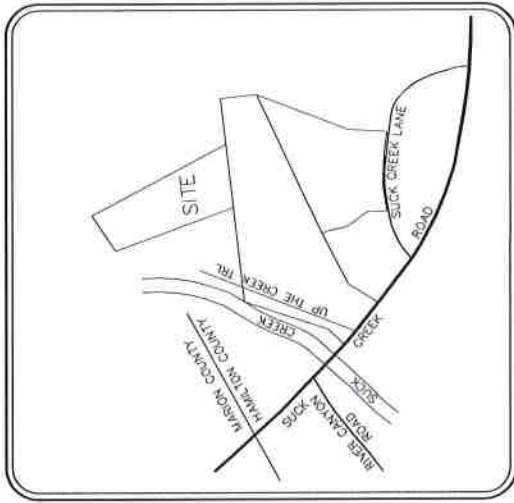


2015-053 Revocable Special Permit for an Amusement Resort Facility

600 ft

Chattanooga Hamilton County Regional Planning Agency

GRAPHIC SCALE



LOT 1 BEAU BORUFF S/D
PLAT BOOK 98, PAGE 106
NO BOUNDARY SURVEY WAS MADE NOR IMPLIED

LINDSEY MILLER

SITE PLAN

OF THE PROPERTY DESCRIBED IN DEED BOOK 10174, PAGE 355, R.O.H.C.,
HAMILTON COUNTY, TENNESSEE.

HOPKINS SURVEYING GROUP

175 Hamm Road - P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office / (423) 267-0611 Facsimile
Copyright - By Hopkins Surveying Group



DRAWN BY: AJ	SHEET NO: 1 OF 1	DWG. NO: 2015-26-2
SCALE: 1" = 200'	DATE: FEBRUARY 17, 2015	REV. DATE: 3-26-2015
PROPERTY ADDRESS: 947 UP THE CREEK		TAX MAP NO: 107-002



RECEIVED
MAR 26 2015
Chattanooga Hamilton County
Regional Planning Agency
Development Services

- NOTES: 1. The Survey Was Performed Under The Authority Of
TCA 62-18-126; And
2. The Survey Is Not A General Property Survey As
Defined Under Rule 0820-3-05 (Maps And Mapping)

DWG. NO.: 2015-26-2

RE: 2015-053