

PLANNING COMMISSION CASE REPORT

Case Number: 2016-116

PC Meeting Date: 08-08-16

Applicant Request**Special Permit for a Short-Term Vacation Rental**

Property Location:	6308 Bay Lane
Property Owner:	William and Gloria Banks
Applicant:	William and Gloria Banks

Project Description

- Proposal: Use existing single-family dwelling as a short-term vacation rental property.
- Proposed Access: Entrance on Bay Lane.
- Proposed Development The property has an existing single-family dwelling which is planned to be used for the short-term vacation rental use.

Site Analysis**Site Description**

- Location: The parcel is approximately 600' from the Bay Lane and Harrison Bay Lane intersection.
- Current Development form: The site is located within a small lot subdivision at the edge of Harrison Bay State Park.
- Current Land Uses: The site is surrounded by residential uses on the north east and south. To the west are protected lands of the State Park.

Zoning History

- The site is currently zoned R-2A Rural Residential District.
- The properties to the north, east, and south are zoned R-2A Rural Residential District. The property to the west is zoned A-1 Agricultural District.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

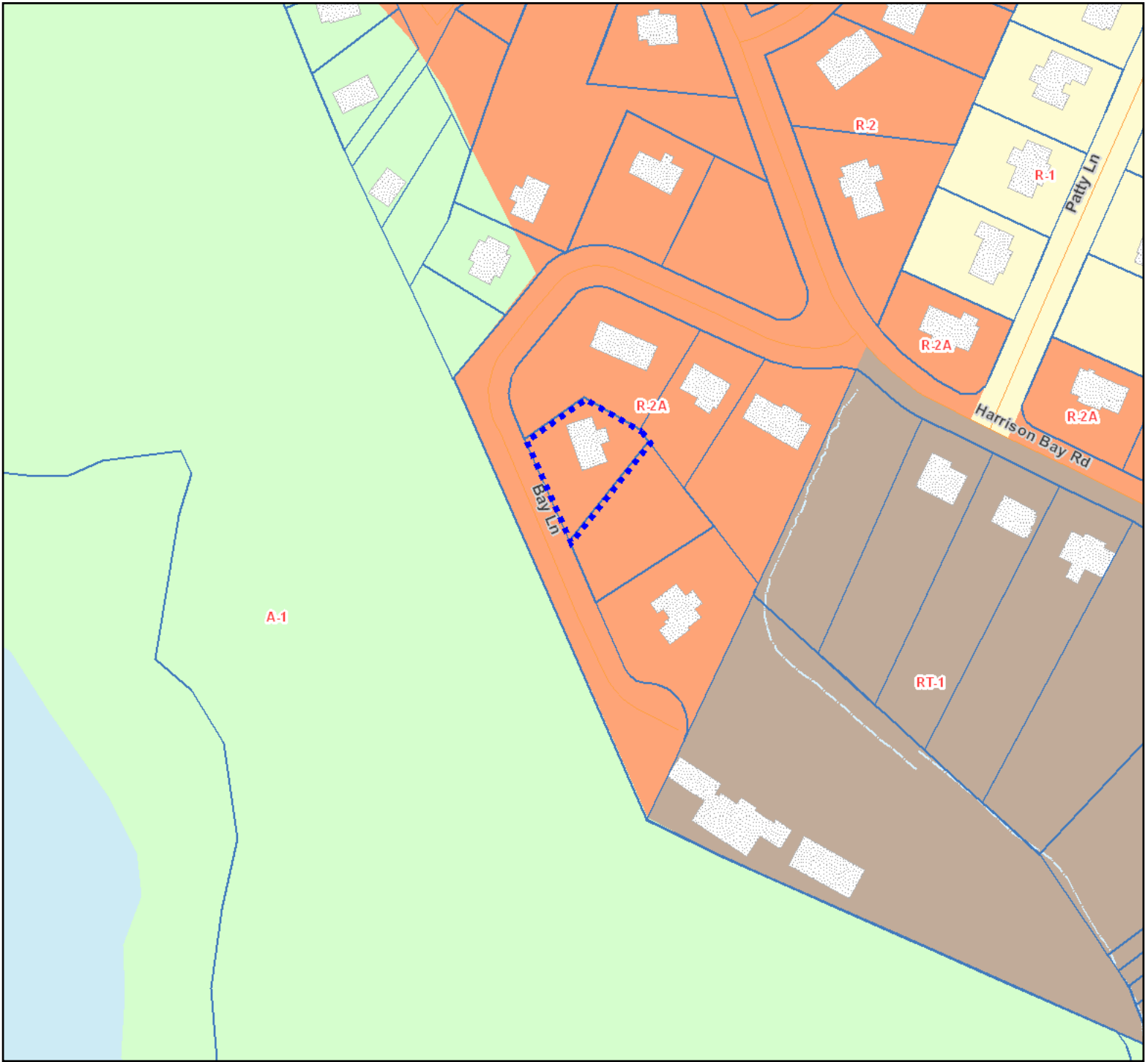
- There is no current adopted land use plan for this area.
- The R-2A Rural Residential District permits farming, stables for personal use, and single-family dwellings. Short-Term Vacation Rental is permitted by Special Permit from the Hamilton County Commission.
- Short-Term Vacation Rentals must comply with the following requirements:
 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.
 4. The permit shall be granted only in conjunction with an existing residential dwelling.
 5. The permit shall not be transferable in any way. A new permit must be obtained by each subsequent property owner.

Key Findings




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

Staff Recommendation

Approve



2016-116 Special Permit for a Short Term Vacation Rental



Chattanooga Hamilton County Regional Planning Agency

