

PLANNING COMMISSION CASE REPORT**Case Number: 2016-004****PC Meeting Date: 01-11-16****Applicant Request****Special Permit for Amusement Resort-Permanent**

Property Location:	6408 Snow Hill Road
Property Owner:	Joshua Cain
Applicant:	Brooklyn Duggan

Project Description

- Proposal: Use a 14-acre portion of a 24.23-acre parcel for wedding events. The applicant's site plan indicates using the 14-acre area between Snow Hill Road and Rogers Branch which crosses the property.
- Proposed Access: Snow Hill Road.
- Proposed Development Form: Site plan shows an existing 1,230 square foot farmhouse, an existing 1,500 square foot barn, and proposed locations for utilities, portable toilet, fire equipment, tent, and 75 parking spaces. The site plan also shows a proposed subdivision of the land for future house site, also to be owned by the applicant.
- Proposed Density: Not applicable

Site Analysis**Site Description**

- Location: The site is located on the east side of Snow Hill Road approximately ½-mile north of Ooltewah High School.
- Current Access: Snow Hill Road
- Tennessee Department of Transportation Functional Classification: Urban Collector
- Current Development form: None established- mostly large lot rural/residential area.
- Current Land Uses: Across Snow Hill Road to the west are three single-family homes. Adjacent to the site on the north side is a horse breeding and training facility. To the east, the property backs up to warehousing and office uses. Adjacent to the site on the south side is 85-acres of agricultural land.
- Current Density: Not applicable

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties to the west, south, and north are zoned A-1 Agricultural District. The properties to the east are zoned M-2 Wholesale and Light Industry District. A portion of a property to the south that also borders this site is zoned C-2 Local Business Commercial District.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Wolftever Creek Area Plan (adopted by the County Commission in 2007) recommends Very Low Residential for this area.
- The Special Permit for Amusement Resort-Permanent is only approved by the Planning Commission. The permit may be revoked by the Hamilton County Mayor, Hamilton County Health Department, or the Hamilton County Sheriff (Hamilton County Zoning Regulations, Article V1, Section 303C).
- The A-1 Agricultural District permits agricultural uses and single-family homes not to exceed 2 dwelling units per acre.

Key Findings

- The proposal (using an existing barn with limited additional buildings/structures) is consistent with the development form of the area.
- The proposed use, with conditions, is compatible with surrounding uses.

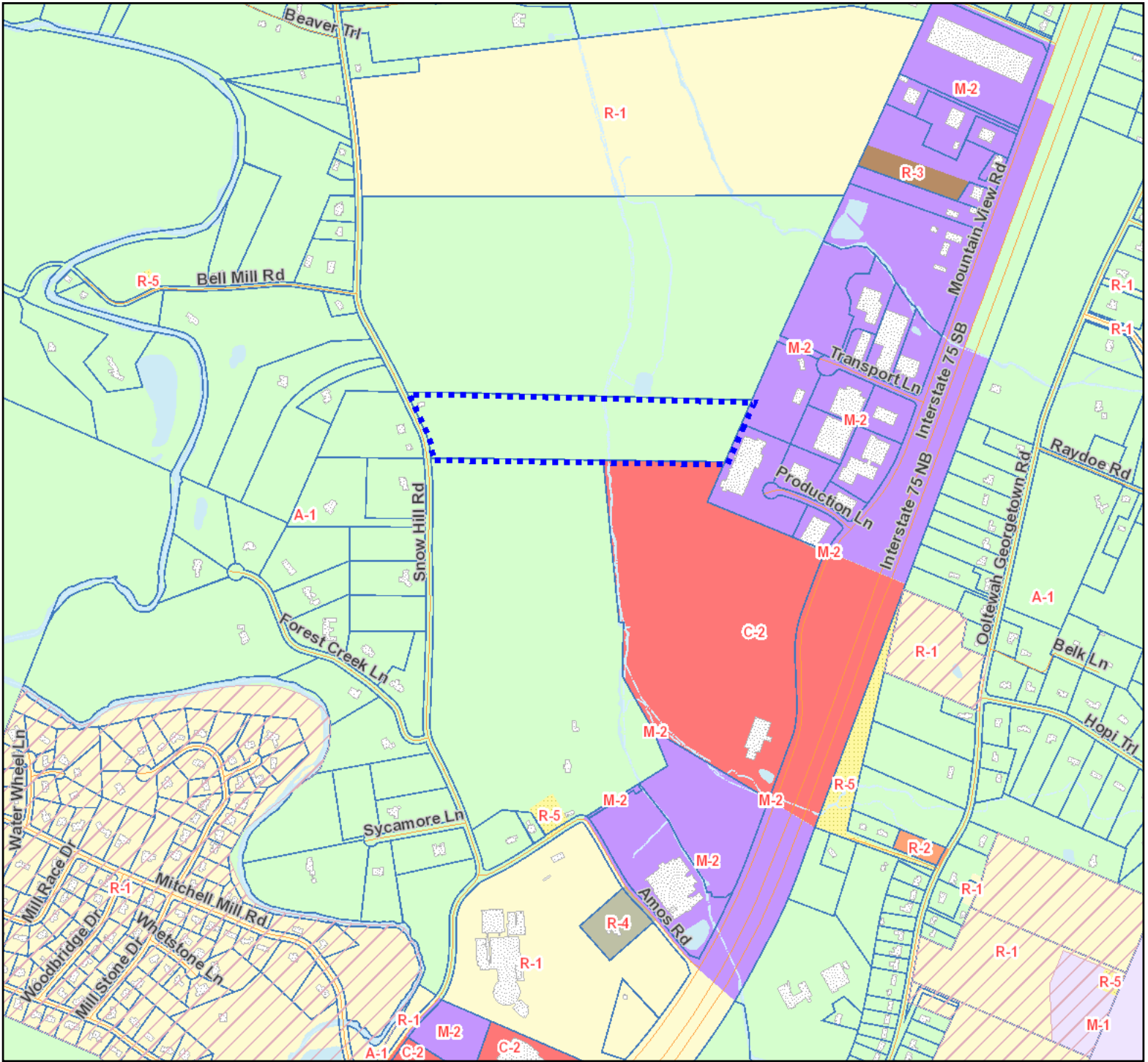
PLANNING COMMISSION CASE REPORT

- The proposal would set a precedent for future requests.
- 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. No more than 300 parking spaces maximum, including any overflow parking to the adjoining property to the west.
3. Provide a thirty feet deep (as measured towards the interior of the property) setback for any new structures related to the special event permit.



2016-004 Special Permit for an Amusement Resort-Permanent/Weddings

1,000 ft

Chattanooga Hamilton County Regional Planning Agency

Site Plan

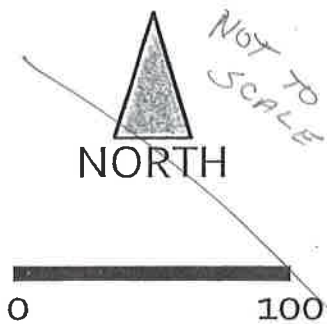
Case # 2016-004

Total Acres being requested for rezoning or special permit:

21.6 ±

Total number of dwelling units (if applicable): _____

Identify all items on the site plan that are listed in the RPA Site Plan Policy



Date Received 11-23-2015

Applicant Initial BD

