

PLANNING COMMISSION CASE REPORT**Case Number: 2016-138****PC Meeting Date: 10-10-16****Applicant Request****Special Permit for a Short-Term Vacation Rental**

Property Location:	815 South Scenic Highway
Property Owner:	Zachary Wayne Reynolds
Applicant:	Lookout Mountain Vacation Rental

Project Description

- Proposal: Use existing dwelling for a short-term vacation rental.
- Proposed Access: Only access on South Scenic Highway.
- Proposed Development: Use existing single story dwelling.

Site Analysis**Site Description**

- Location: The site is located on the west side of South Scenic Highway approximately 250' north of the South Scenic Highway and Shingle Road intersection.
- Current Access: Only access on South Scenic Highway.
- Current Development form: The area is a mixture of small and large lots with one and two family dwellings.
- Current Land Uses: The area is primarily low density residential uses.
- Natural Resources: There are steep slopes over 25% on the site.

Zoning History

- The site is currently zoned R-2 Urban Residential District.
- The property is surrounded by R-1 Single-Family Residential District and R-2 Urban Residential District. There is an O-1 Office District Zone 50' to the northwest of the site.
- The closest Special Permit for a Short-Term Vacation Rental is approximately 450' south of the site.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- A short term vacation rental may be permitted as a Special Permit by the Hamilton County Commission after a public hearing by the Chattanooga-Hamilton County Regional Planning Commission, provided that:
 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.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1 and 3. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements. Level 3 describes the development potential appropriate for low-to-medium intensity development based on the limited infrastructure.

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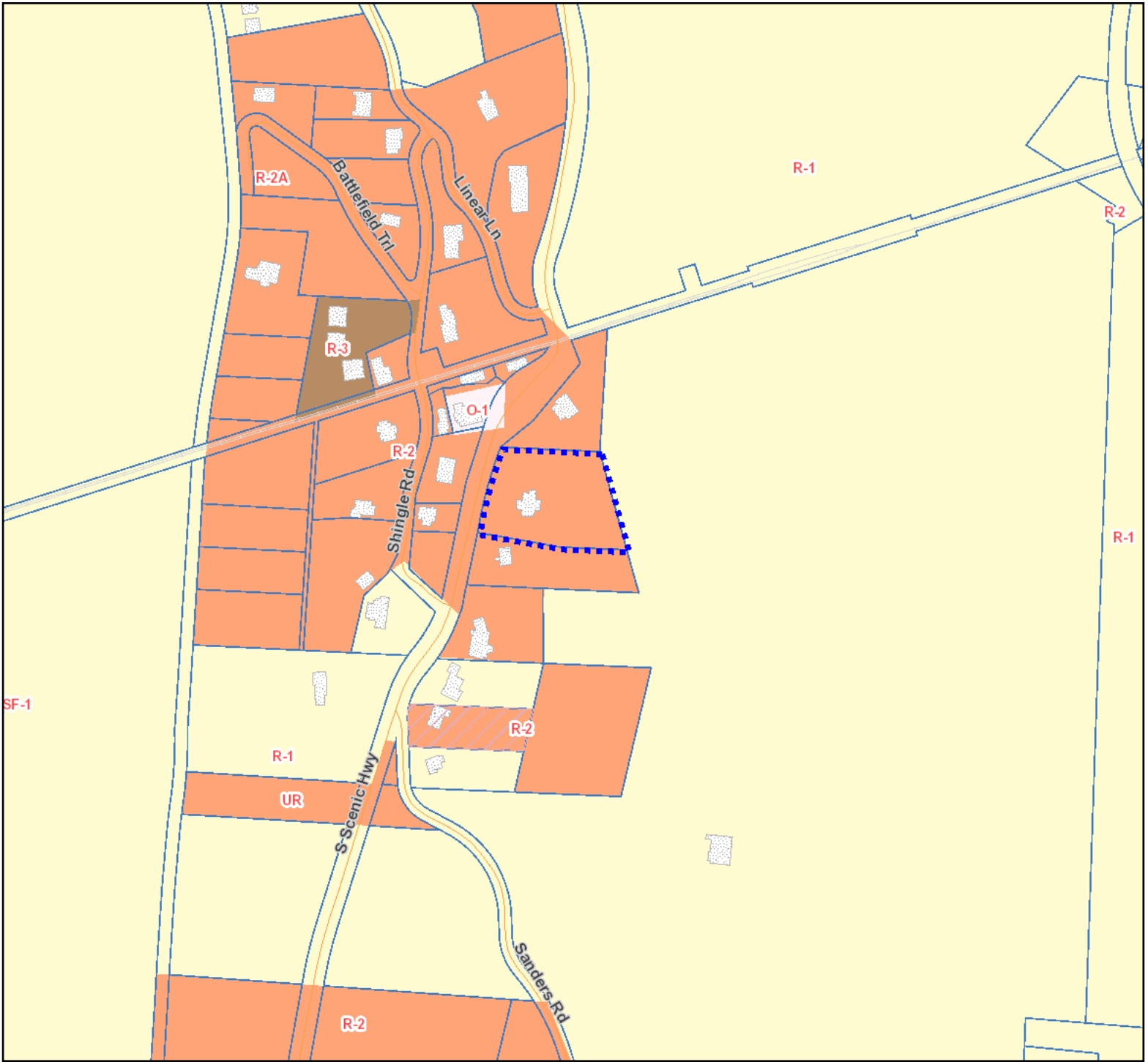
Key Findings

Unlike non-residential or higher density residential uses, the land use impacts of short-term vacation rentals relative to single family residential uses are difficult for staff to project; unless a specific request notes a large number of bedrooms or a large parking area, it is difficult for staff to determine whether or not the request will generate a land use impact. The key findings are noted below.

- The proposal is supported by the Development Policy from the Comprehensive Plan 2030 update which recommends low-to-medium intensity for this area.
- The proposed use is compatible with surrounding uses including another short-term vacation rental less than 500' south of the site.
- The proposal is consistent with the development form of the area.

Staff Recommendation

Approve



2016-138 Special Permit for a Short Term Vacation Rental

329 ft

Chattanooga Hamilton County Regional Planning Agency