

# PLANNING COMMISSION CASE REPORT

**Case Number: 2016-139**

**PC Meeting Date: 10-10-16**

## Applicant Request

### Special Permit for a Short-Term Vacation Rental

<b>Property Location:</b>	<b>7029 Maplewood Lane</b>
<b>Property Owner:</b>	<b>Jamye Joseph</b>
<b>Applicant:</b>	<b>Lookout Mountain Vacation Rental</b>

### Project Description

- Proposal: Use existing dwelling for a short-term vacation rental.
- Proposed Access: Access on Maplewood Lane.
- Proposed Development: Use existing single story dwelling.

## Site Analysis

### Site Description

- Location: The site is located on the north side of Maplewood Lane approximately 300' southeast of the Old Wauhatchie Pike and Maplewood Lane intersection.
- Current Access: Access on Maplewood Lane. There is access to a rear unopened alley.
- Current Development form: The immediate area consists of small lot single-story dwellings. To the rear are several single-tenant single-story buildings fronting along Cummings Highway. These lots commercial lots at the rear sit at a significantly lower elevation.
- Current Land Uses: The immediate area is primarily low density residential uses. There are low intensity commercial uses to the rear, fronting along Cummings Highway.
- Natural Resources: There is significant topography in this area, but no slopes over 25% on this site.

### Zoning History

- The site is currently zoned R-2 Urban Residential District.
- The properties to the east are zoned R-2 Urban Residential District. The properties to the south are zoned R-2 Urban Residential District and each have a special permit for a single-wide manufactured home. The Property to the west is zoned R-5 Single-Wide Manufactured Home District. The properties to the north are zoned C-1 Tourist Commercial District and C-2 Local Business Commercial District.
- There is no other special permit for short-term vacation rentals within the area.
- There has been no recent zoning activity on this site.

### Plans/Policies/Regulations

- The Lookout Valley Area Plan (adopted in 2003) recommends village center as the landuse for this site. The village center classification is, "designed to encourage the creation of pedestrian-oriented, mixed-use developments that provide shopping, housing, and business and personal services. These developments are intended to promote an efficient, compact land use pattern, and attractive community through the use of recognized principles of good design. As an incentive, this district should have flexible land use and development standards."
- 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.

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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 3. Level 3 describes the development potential appropriate for low-to-medium intensity development based on the limited infrastructure.

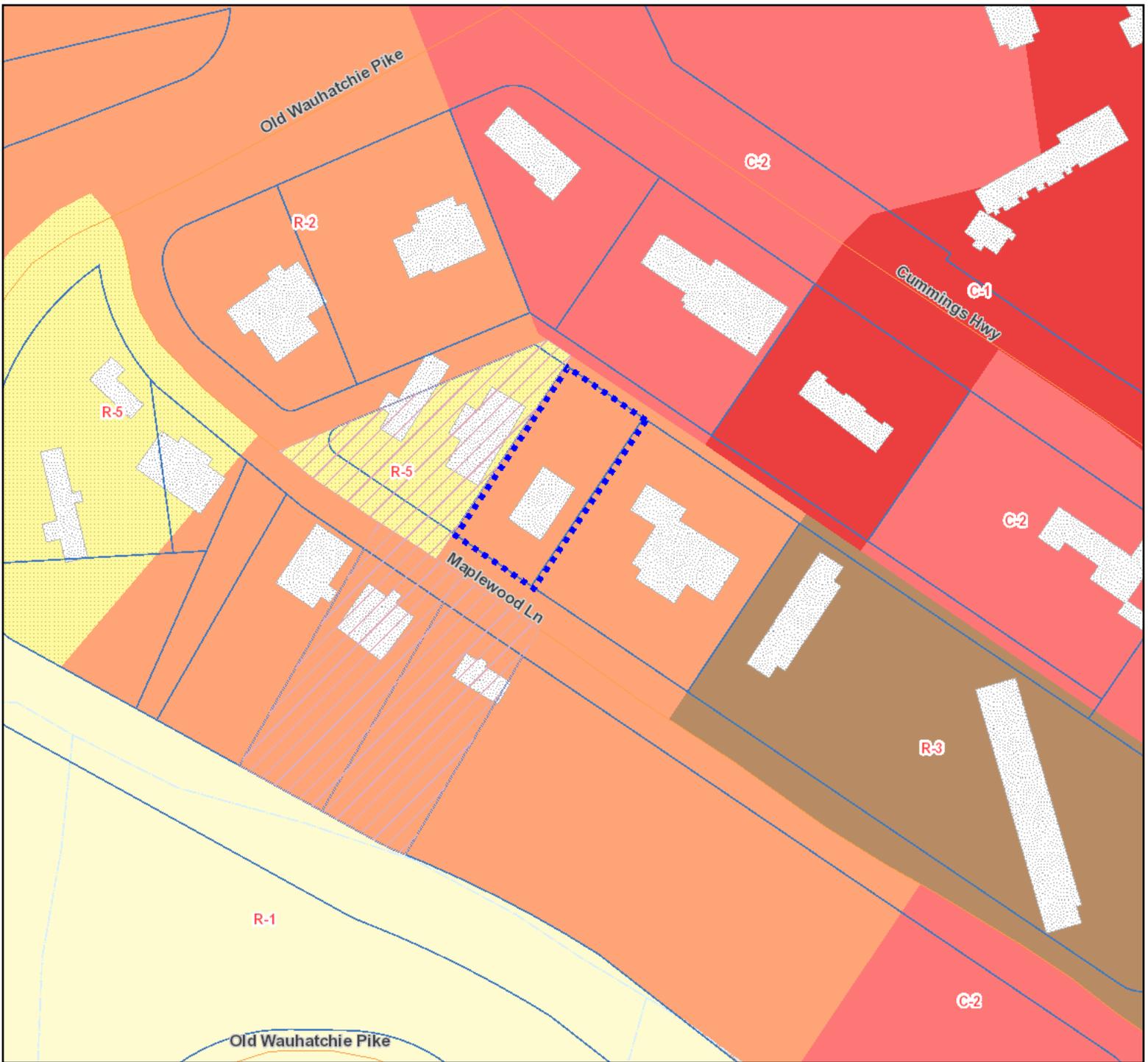
### Key Findings

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 Lookout Valley Area Plan which recommends a mixture of uses that support a pedestrian-oriented mixed-use development.
- The proposal is supported by the Development Policy from the Comprehensive Plan 2030 update which recommends low-to-medium intensity uses.
- The proposed use is compatible with surrounding single-family and multi-family residential uses.
- The proposal is consistent with the development form of the area based on the requirement of using an existing residential dwelling.

### Staff Recommendation

Approve.



## 2016-139 Special Permit for a Short Term Vacation Rental

90 ft

**Chattanooga Hamilton County Regional Planning Agency**