

PLANNING COMMISSION CASE REPORT**Case Number: 2016-140****PC Meeting Date: 10-10-16****Applicant Request****Special Permit for a Short-Term Vacation Rental**

Property Location:	3073 Baggett Trail
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 Baggett Trail.
- Proposed Development: Use existing dwelling as a short-term vacation rental.

Site Analysis**Site Description**

- Location: The site is located at the west end of Baggett Trail.
- Current Access: Only access on Baggett Trail.
- Current Development form: The area is rural with several large lots.
- Current Land Uses: The area is primarily low density residential uses.

Zoning History

- The site is currently zoned A-1 Agriculture District with a special permit for a single-wide manufactured home (Approved by Planning Commission in Case 1995-055)
- The property is surrounded by lots zoned A-1 Agriculture District.
- There are no other Special Permits for short-term vacation rentals in the area.

Plans/Policies/Regulations

- The Walden Ridge Plan (Adopted in 1997) recommends low-density residential for this site.
- 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. 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.

Key Findings

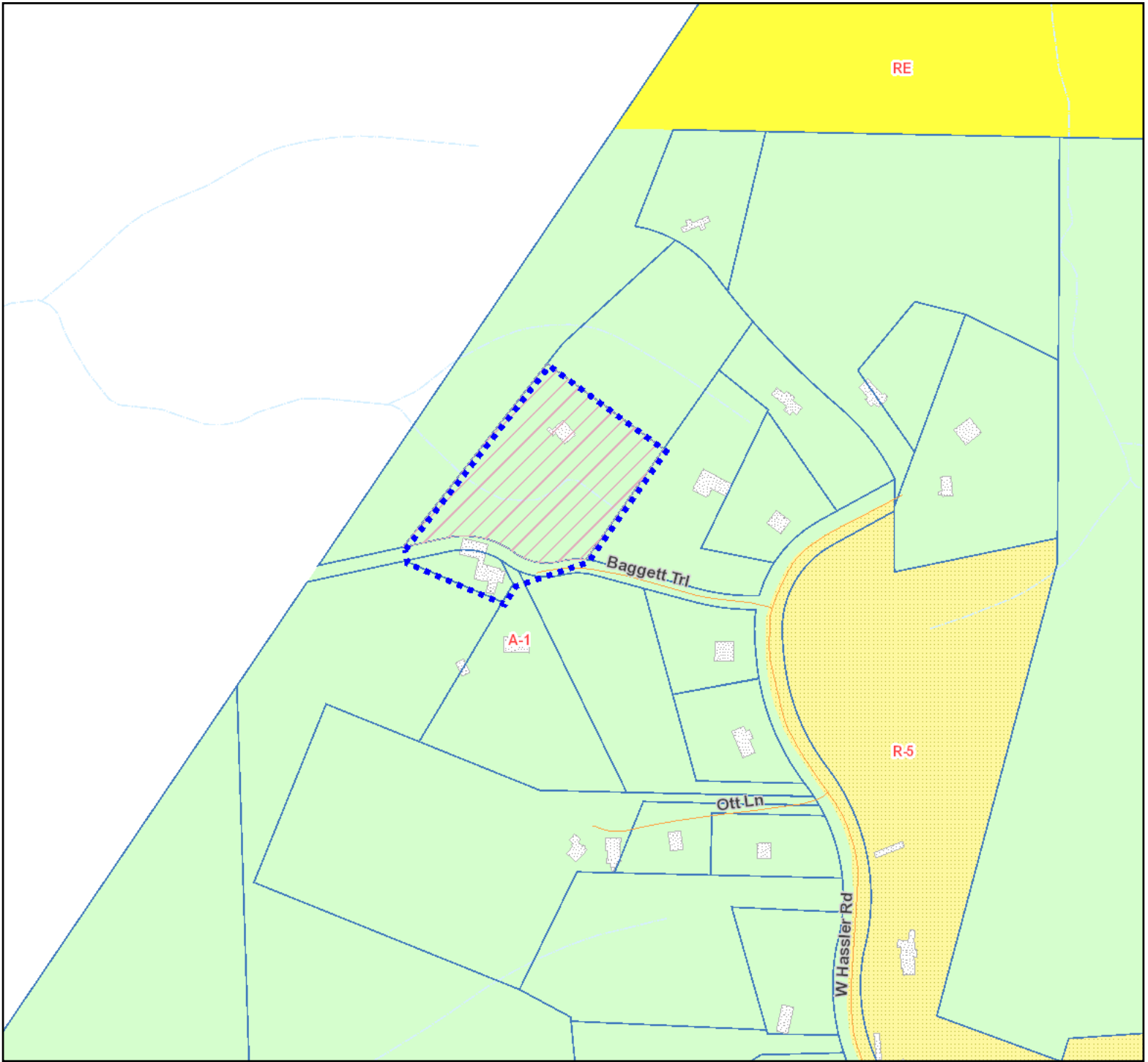
Unlike non-residential or higher density residential uses, the land use impacts of short-term vacation rentals relative to single family residential uses are difficult for staff to project; unless a specific request notes a large number of bedrooms or a large parking area, it is difficult for staff to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

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- The proposal is supported by the Development Policy from the Comprehensive Plan 2030 update which recommends the lowest intensity of development. A short-term vacation rental can be low-intensity, though a concentration of this use can lead to a collective higher intensity use.
- The proposed use is compatible with surrounding 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.



2016-140 Special Permit for a Short Term Vacation Rental

305 ft

Chattanooga Hamilton County Regional Planning Agency