

PLANNING COMMISSION CASE REPORT**Case Number: 2016-142****PC Meeting Date: 10-10-16****Applicant Request****Special Permit for a Short-Term Vacation Rental**

Property Location:	7808 Hixson Pike
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 Hixson Pike.
- Proposed Development: Use existing single story dwelling.

Site Analysis**Site Description**

- Location: The site is located on the east side of Hixson Pike approximately 1300' south of the Hixson Pike and Port Drive intersection.
- Current Access: Only access on Hixson Pike.
- Current Development form: The area north of the site is mostly large-lot dwellings with several flag-lots. South of the site are a mixture of large-lot dwelling, metal pre-fab commercial buildings fronting Hixson Pike, and small strip centers fronting Hixson Pike.
- Current Land Uses: To the north of the site are rural low-density residential uses. To the south are a mixture of low-density residential uses and highway commercial uses.

Zoning History

- The site is currently zoned R-2A Rural Residential District and A-1 Agricultural District.
- The property is surrounded by R-2A Rural Residential District and A-1 Agricultural District. There is a C-2 Local Business Commercial District 50' to the southwest of the site.
- There is no other Special Permit for a Short-Term Vacation Rental within the area.
- 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 4. 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 4 describes the development potential appropriate for medium-to-high intensity development based on access to infrastructure.

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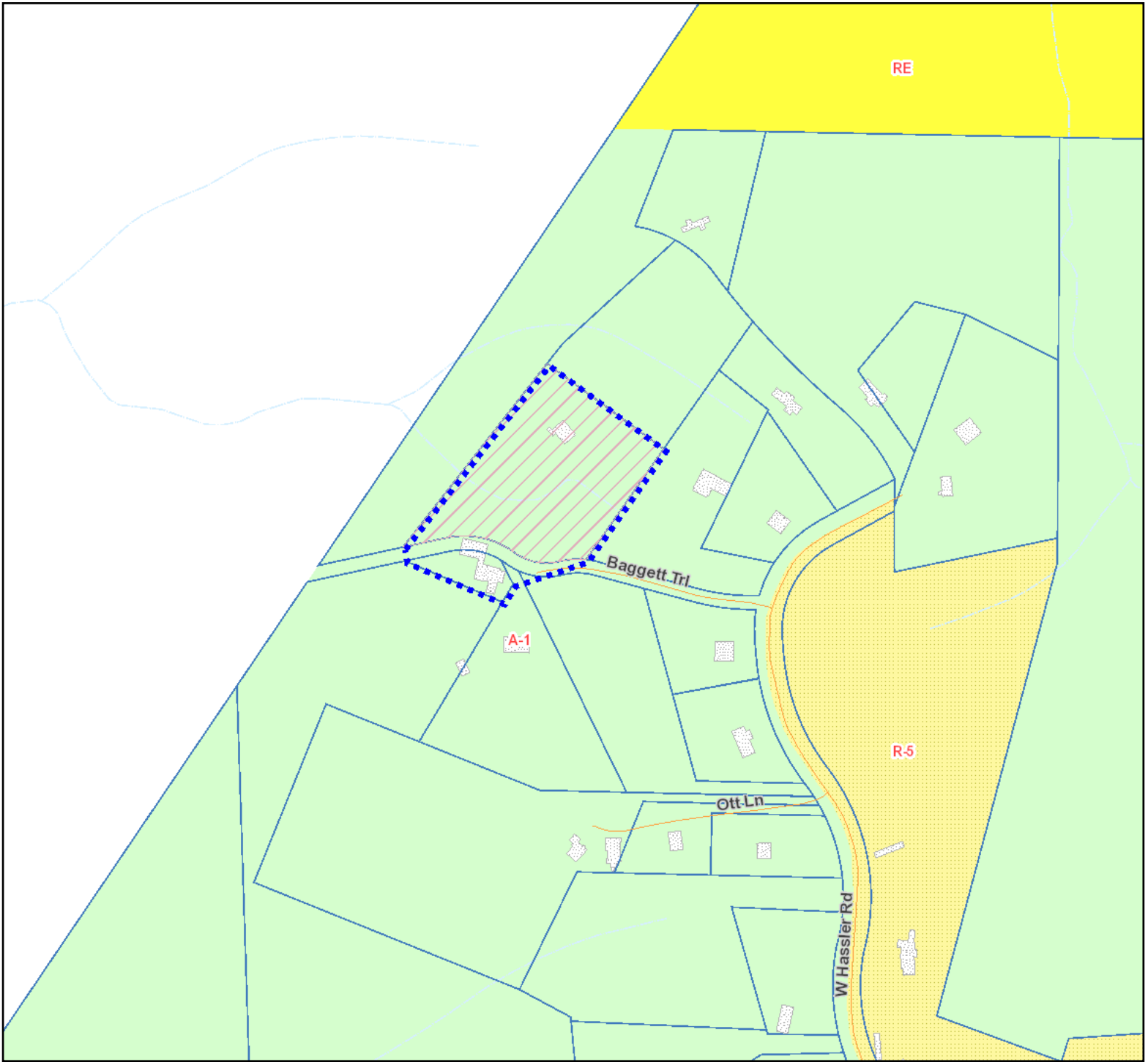
Key Findings

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 medium-to-high intensity development.
- 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

Chattanooga Hamilton County Regional Planning Agency 