

PLANNING COMMISSION CASE REPORT

Case Number: 2015-078

PC Meeting Date: 06-08-15

Applicant Request**Revocable Special Permit for an Amusement Resort Permanent**

Property Location:	7965 Grasshopper Road
Property Owner:	Kevin & Teresa Scheiwe
Applicant:	Kevin & Teresa Scheiwe

Project Description

- Proposal: Develop a portion (10 acres) of the 21-acre site with a barn to be used for special events and weddings and 103 on-site parking spaces.
- Proposed Access: Grasshopper Road

Site Analysis**Site Description**

- Location: The 21-acre vacant site is located on the north side of Grasshopper Road approximately 650 feet east of Highway 58.
- Current Access: Grasshopper Road
- Current Land Uses: North- Vacant; South- Vacant; East- Vacant; West- one Single Family Home.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The property to the north is zoned A-1 Agricultural District. The property to the east is zoned A-1 Agricultural District. The property to the south is zoned A-1 Agricultural District. The property immediately adjacent to the west is zoned A-1 Agricultural District, R-2A Rural Residential District, and C-2 Local Business Commercial District. The portion of the adjacent property zoned C-2 is approximately 200 feet from the site requesting the Special Permit.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The Special Permit for an Amusement Resort can be revoked by the Hamilton County Mayor, Hamilton County Health Department, or Hamilton County Sheriff, where it appears that the use, its method of operation, or effect is in fact seriously detrimental to the character of the surrounding area.

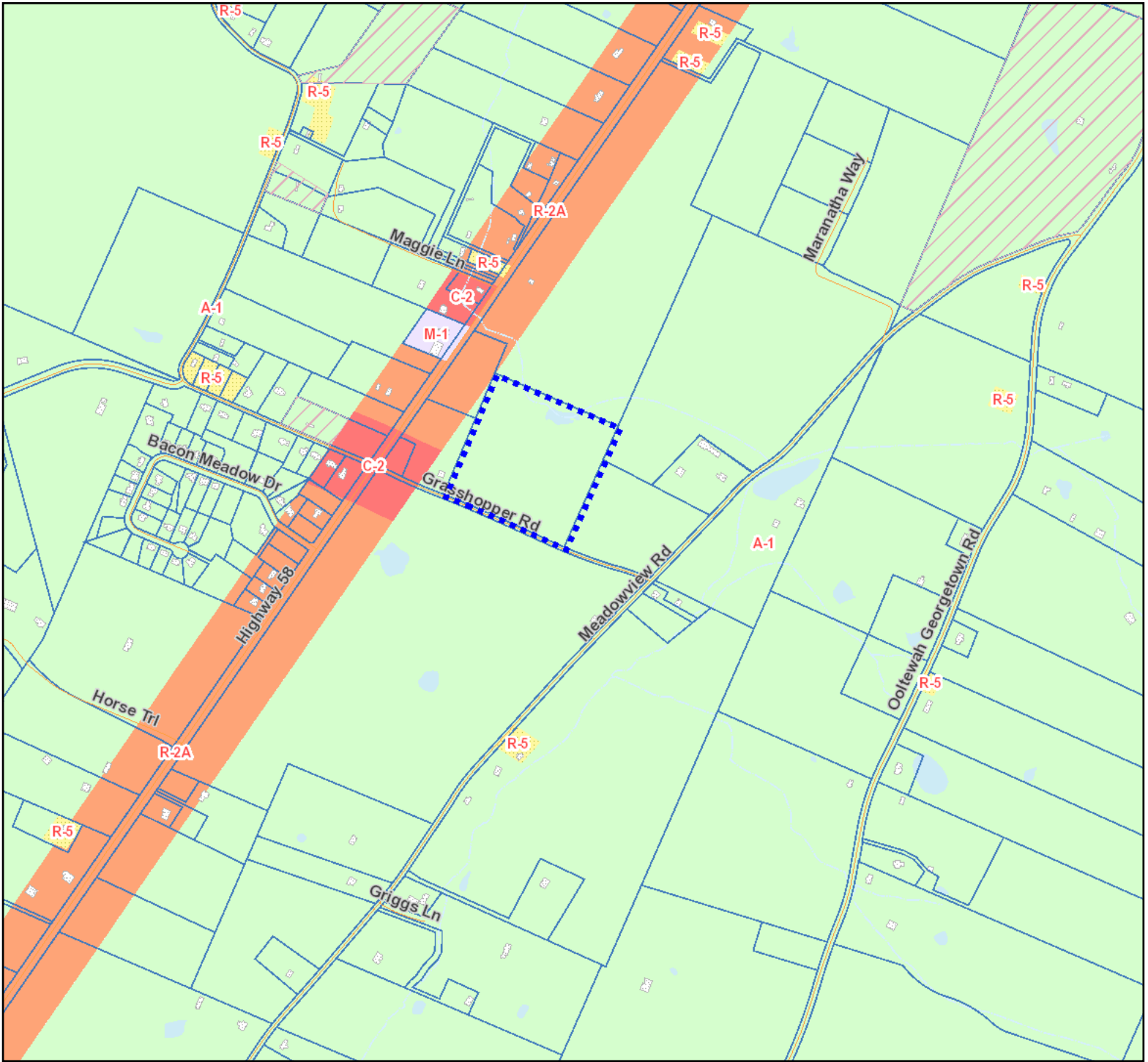
Key Findings

- Due to the relative isolation of the site and the natural vegetative buffer enclosing the site, the proposed use does not appear to negatively impact the surrounding area.
- The site is accessed by a public road. 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 9:00 PM.
2. Maximum attendance for any event is limited to 300 persons.
3. Provide a ten (10) feet deep (as measured towards the interior of the property) buffer and landscape yard along the shared property line with the single-family home to the west. Plant material to be provided in the yard shall comply with the Hamilton County zoning requirements as outlined in Article V, Sections 305 and 307 as prescribed for Type C buffers.



2015-078 Revocable Special Permit for a Permanent Amusement Resort

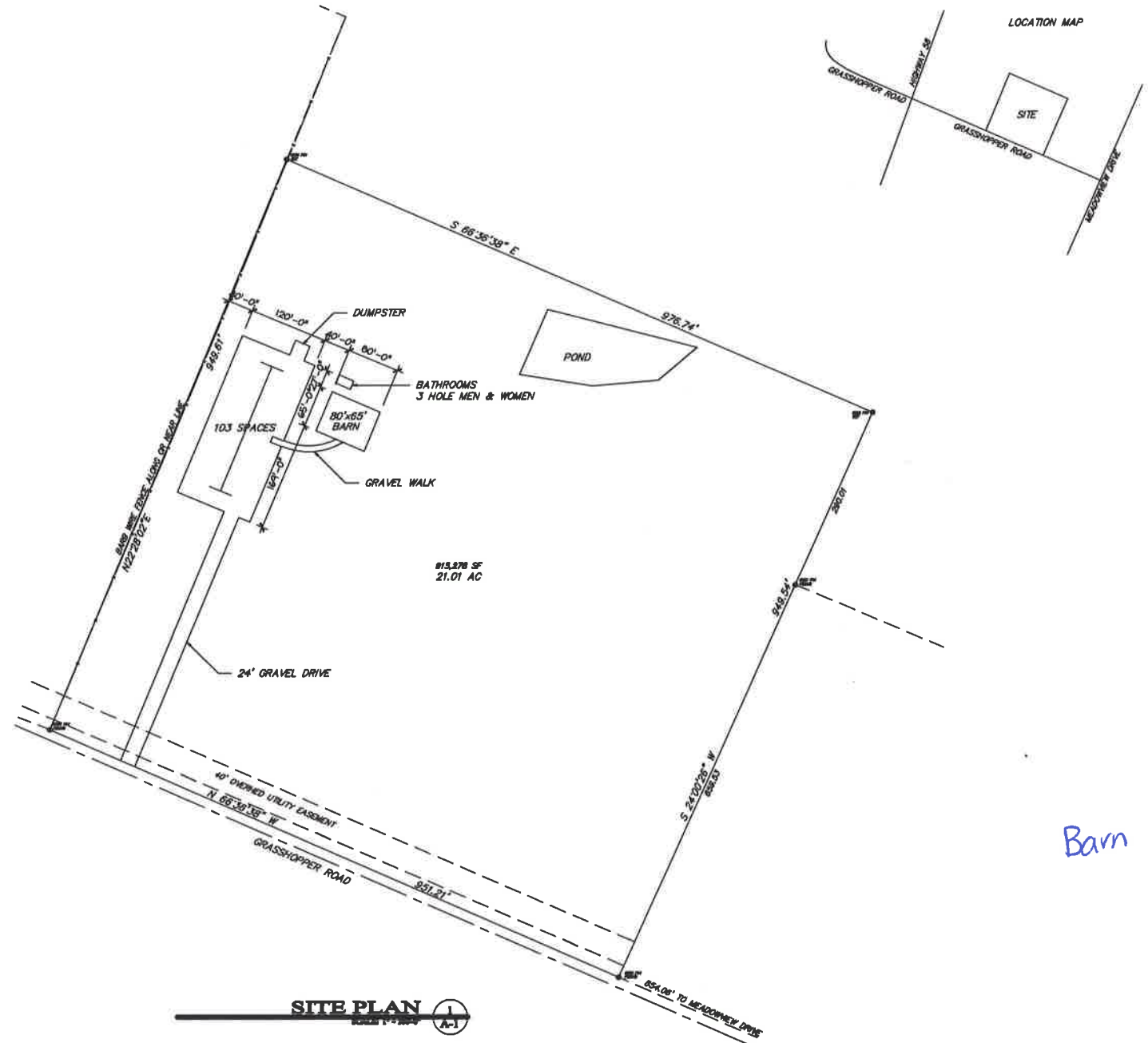
1,015 ft

Chattanooga Hamilton County Regional Planning Agency

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APR 30 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services



Barn to be used as event venue.

Property Address:
7965 Grasshopper Rd
Georgetown TN

Owner:
Kevin and Teresa Scheive
8291 Georgetown Bay Dr.
Ooltewah, TN 37363
(423)443-9926

2015-078