

PLANNING COMMISSION CASE REPORT

Case Number: 2016-016

PC Meeting Date: 02-08-16

Applicant Request

Special Permit for a Short Term Vacation Rental

Property Location:	719 South Scenic Highway
Property Owner:	Jeri Arledge
Applicant:	John Cameron

Project Description

- Proposal: Convert existing single-family residential into short-term vacation rental.
- Proposed Access: Main entrance on Sanders Road.

Site Analysis

Site Description

- Location: The approximately 29,000 square foot site is located on the east side of South Scenic Highway at the intersection of Sanders Road.
- Current Access: Access from Sanders Road.
- Current Development form: The area is predominately one and two story single-family dwellings. The site has steep slopes which continue east of the site.
- Current Land Uses: The site is surrounded by single family residential uses.

Zoning History

- The site is currently zoned R-2 Urban Residential District.
- The property to the north is zoned R-1 Single-Family Residential District. The property to the east is zoned R-2 Urban Residential District. The property to the south is zoned R-1 Single-Family Residential District. The property to the west is zoned R-1 Single-Family Residential District.

Plans/Policies/Regulations

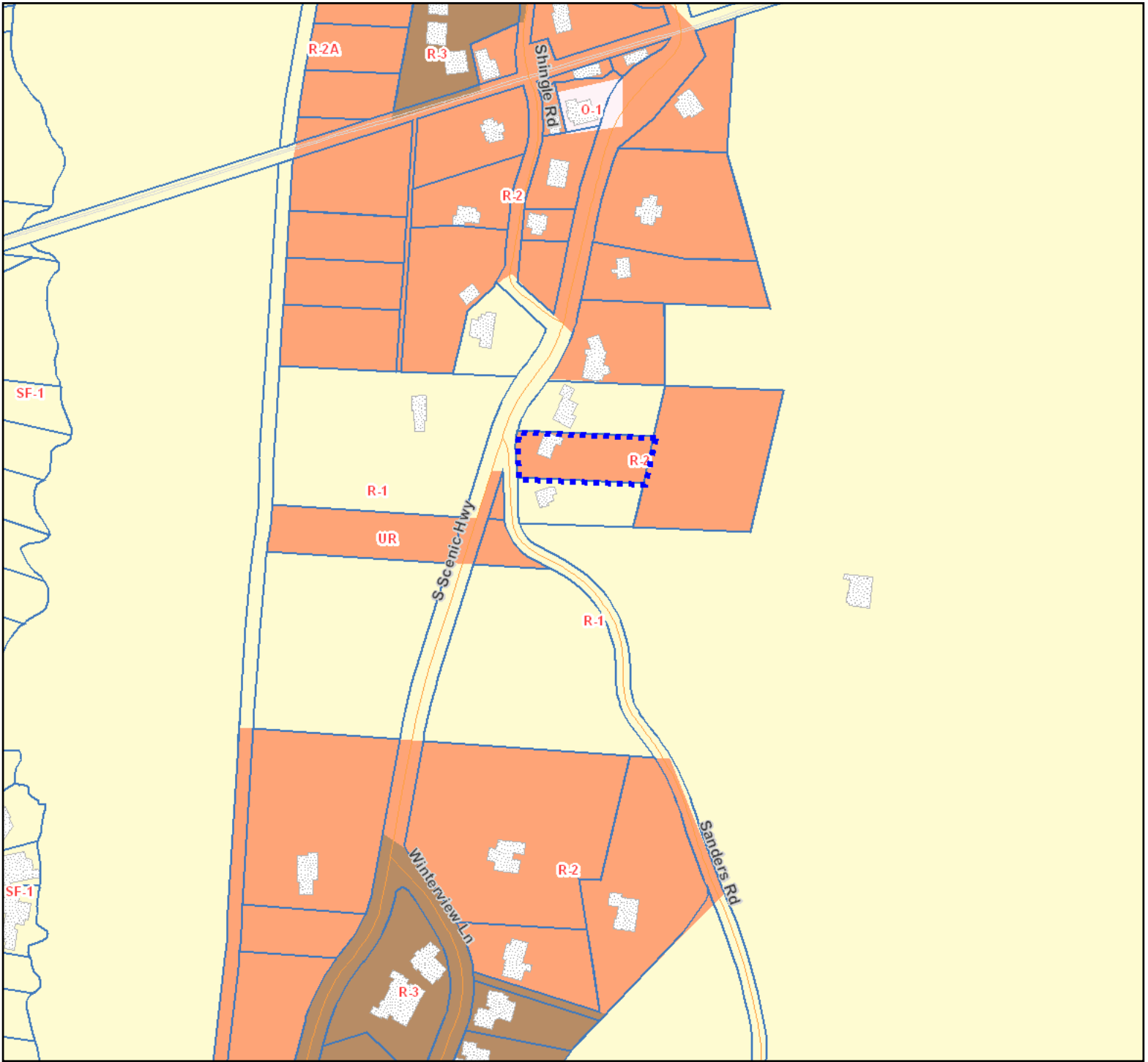
- There is no current adopted land use plan for this area.
- The R-2 Urban Residential District permits allows short-term vacation rental through a special permit approved by Hamilton County Commission, subject to the requirements of Article VI, section 408 of the Hamilton County Zoning Regulations.

Key Findings

- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.


Staff Recommendation

Approve




2016-016 Special Permit for a Short Term Vacation Rental

Chattanooga Hamilton County Regional Planning Agency



299 ft



Site Plan

Case # 2016-016

Total Acres being requested for rezoning or special permit:

0.66 +/-

Total number of dwelling units (if applicable):

Identify all items on the site plan that are listed in the RPA Site Plan Policy



Date Received 12.24-15

Applicant Initial JAC

