



Hamilton County Board of Commissioners RESOLUTION

No. 916-30

(P.C. NO. 2016-116)

A RESOLUTION GRANTING A SPECIAL PERMIT FOR A SHORT TERM VACATION RENTAL FOR PROPERTY LOCATED AT 6308 BAY LANE

WHEREAS, William and Gloria Banks petitioned the Chattanooga-Hamilton County Regional Planning Commission to grant a Special Permit for a Short Term Vacation Rental for property located at 6308 Bay Lane, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, William and Gloria Banks requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on September 21, 2016 concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended granting a Special Permit for a Short Term Vacation Rental for property located at 6308 Bay Lane. Parts of Lots 3 and 4, Revision of Lots 3 and 4, Corrective Plat Moon Subdivision, Plat Book 28, Page 107, ROHC, Deed Book 9606, Page 986, ROHC. Tax Map 093L-A-033 as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

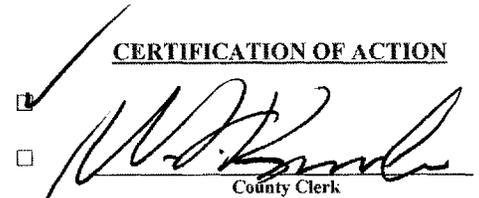
CERTIFICATION OF ACTION

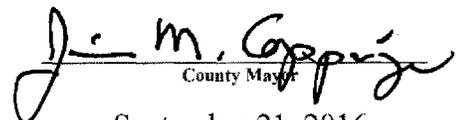
Approved:

Rejected:

Approved:

Vetoed:


County Clerk


County Mayor

September 21, 2016

Date

2016-116 Hamilton County
August 8, 2016

RESOLUTION

WHEREAS, William and Gloria Banks petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission granting a Special Permit for a Short Term Vacation Rental for property located at 6308 Bay Lane.

Parts of Lots 3 and 4, Revision of Lots 3 and 4, Corrective Plat Moon Subdivision, Plat Book 28, Page 107, ROHC, Deed Book 9606, Page 986, ROHC. Tax Map 093L-A-033 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 8, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

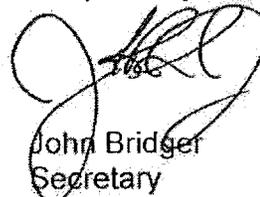
AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

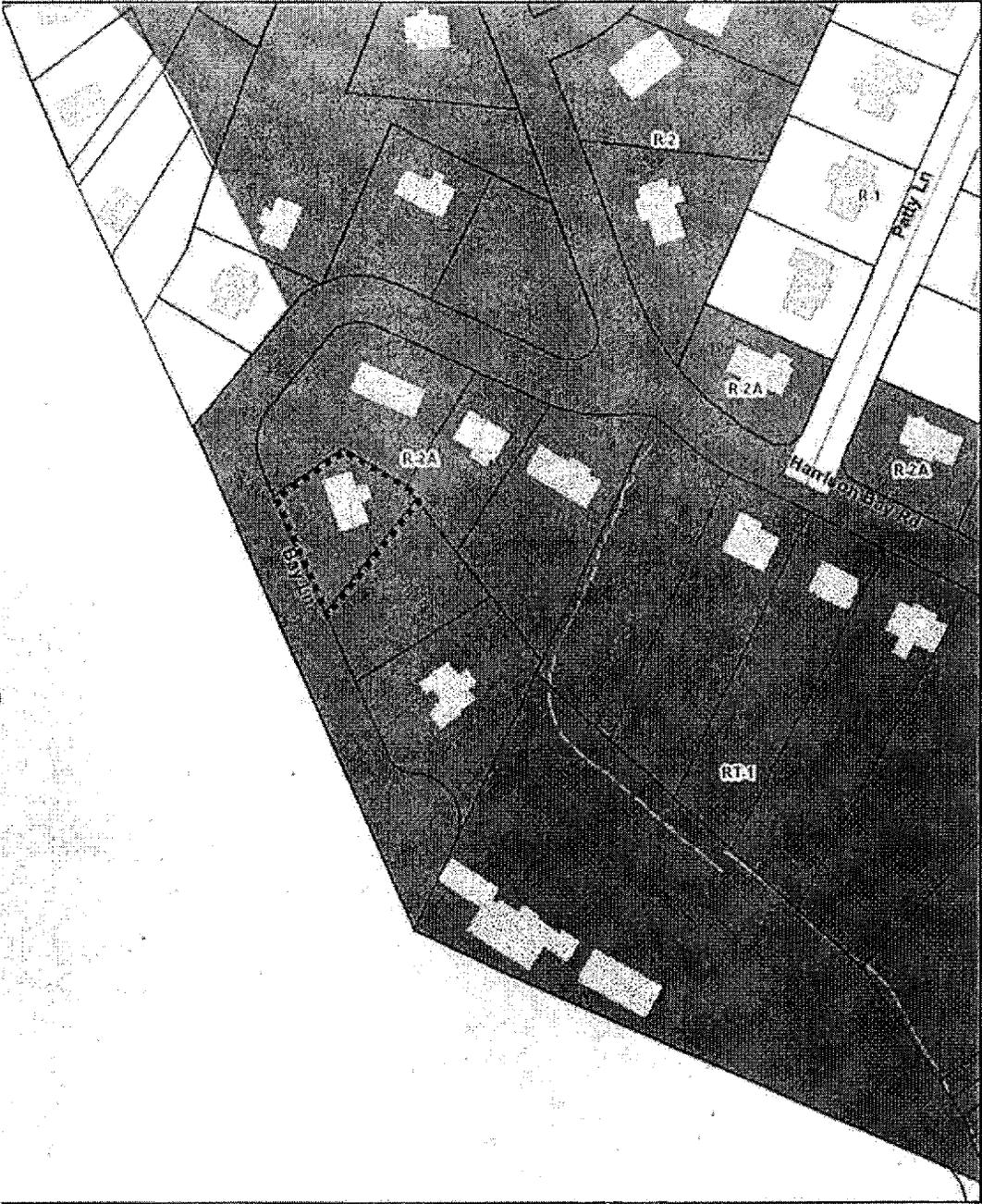
AND WHEREAS, the Planning Commission has determined that the proposal is compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 8, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,



John Bridger
Secretary



2016-116 Special Permit for a Short Term Vacation Rental



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-116: Approve

Chattanooga Hamilton County Regional Planning Agency

171R

Jilin,
RPA

PLANNING COMMISSION CASE REPORT

Case Number: 2016-116

PC Meeting Date: 08-08-16

Applicant Request

Special Permit for a Short-Term Vacation Rental

Property Location:	6308 Bay Lane
Property Owner:	William and Gloria Banks
Applicant:	William and Gloria Banks

Project Description

- Proposal: Use existing single-family dwelling as a short-term vacation rental property.
- Proposed Access: Entrance on Bay Lane.
- Proposed Development The property has an existing single-family dwelling which is planned to be used for the short-term vacation rental use.

Site Analysis

Site Description

- Location: The parcel is approximately 600' from the Bay Lane and Harrison Bay Lane intersection.
- Current Development form: The site is located within a small lot subdivision at the edge of Harrison Bay State Park.
- Current Land Uses: The site is surrounded by residential uses on the north east and south. To the west are protected lands of the State Park.

Zoning History

- The site is currently zoned R-2A Rural Residential District.
- The properties to the north, east, and south are zoned R-2A Rural Residential District. The property to the west is zoned A-1 Agricultural District.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

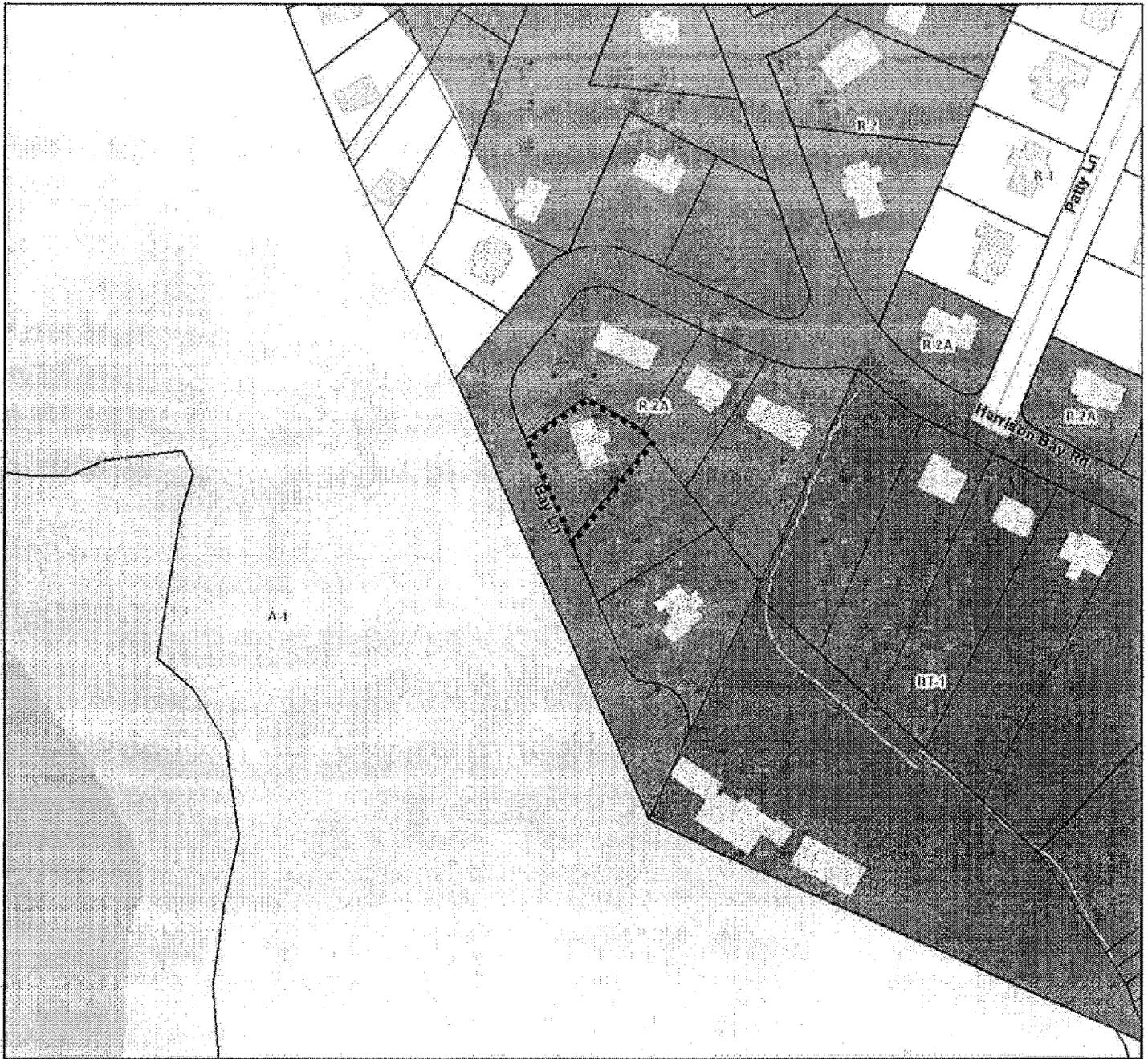
- There is no current adopted land use plan for this area.
- The R-2A Rural Residential District permits farming, stables for personal use, and single-family dwellings. Short-Term Vacation Rental is permitted by Special Permit from the Hamilton County Commission.
- Short-Term Vacation Rentals must comply with the following requirements:
 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.

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



2016-116 Special Permit for a Short Term Vacation Rental



171 ft

Chattanooga Hamilton County Regional Planning Agency



