



Hamilton County Board of Commissioners RESOLUTION

No. 417-29

(P.C. NO. 2017-045)

A RESOLUTION GRANTING A SPECIAL PERMIT FOR A SHORT TERM VACATION RENTAL OF PROPERTY LOCATED AT 9816 OOLTEWAH-GEORGETOWN ROAD

WHEREAS, Tiffany Newberry petitioned the Chattanooga-Hamilton County Regional Planning Commission to grant a Special Permit for a Short Term Vacation Rental of property located at 9816 Ooltewah-Georgetown Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Tiffany Newberry 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 April 19, 2017, 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 granting a Special Permit for a Short Term Vacation Rental of property located at 9816 Ooltewah-Georgetown Road. An unplatted tract of land located at 9816 Ooltewah-Georgetown Road, being the property described in Deed Book 10868, Page 804. Tax Map 087-019 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

April 19, 2017

Date

2017-045 Hamilton County
March 13, 2017

RESOLUTION

WHEREAS, Tiffany Newberry 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 of property located at 9816 Ooltewah-Georgetown Road.

An unplatted tract of land located at 9816 Ooltewah-Georgetown Road, being the property described in Deed Book 10868, Page 804. Tax Map 087 - 019 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 13, 2017

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,

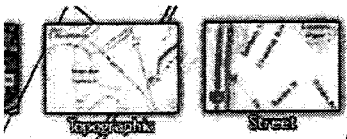
AND WHEREAS, the Planning Commission has determined that the proposal is consistent with the development form of the area.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 13, 2017, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,



John Bridger
Secretary



2017-045

Special Permit Request: Short Term Vacation Rental

PLANNING COMMISSION RECOMMENDATION FOR CASE 2017-045: Approve

PLANNING COMMISSION CASE REPORT

Case Number: 2017-045

PC Meeting Date: 03-13-17

Applicant Request

Special Permit for Short-Term Vacation Rental

Property Location:	9816 Ooltewah-Georgetown Road
Property Owner:	Tiffany Newberry
Applicant:	Tiffany Newberry

Project Description

- Proposal: The applicant intends to use existing building for a Short-Term Vacation Rental
- Proposed Access: Entrance on Ooltewah-Georgetown Road.
- Proposed Development Form: The site currently has an existing single-family detached dwelling on approximately 32 acres.

Site Analysis

Site Description

- Location: The site is located more than 2 miles north of the Ooltewah-Georgetown Road and Mahan Gap Road intersection.
- Potential Access: Access is available to Ooltewah-Georgetown Road
- Current Land Uses: The site is surrounded by agricultural uses and large lot single-family residential uses.

Zoning History

- The site is currently 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 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 2. 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 2 describes the development potential appropriate for low-intensity development based on the limited infrastructure.
- Short-Term Vacation Rentals are only permitted in zoning districts that specifically list them as a permitted use, provided that there shall be no signage; the residence shall not be rented for events such as weddings, business meetings, or other such group events; there shall be no more than five (5) sleeping rooms.

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 proposed use is compatible with surrounding uses.
- This site has a concurrent case (2017-044) requesting a special permit for a short-term vacation rental on the property.
- The definition of a Short-Term Vacation Rental removes the ability for the residence to be rented for events such as weddings. If approved with the concurrent case (2017-044) the residence will not be able to be used simultaneously with wedding events.

PLANNING COMMISSION CASE REPORT

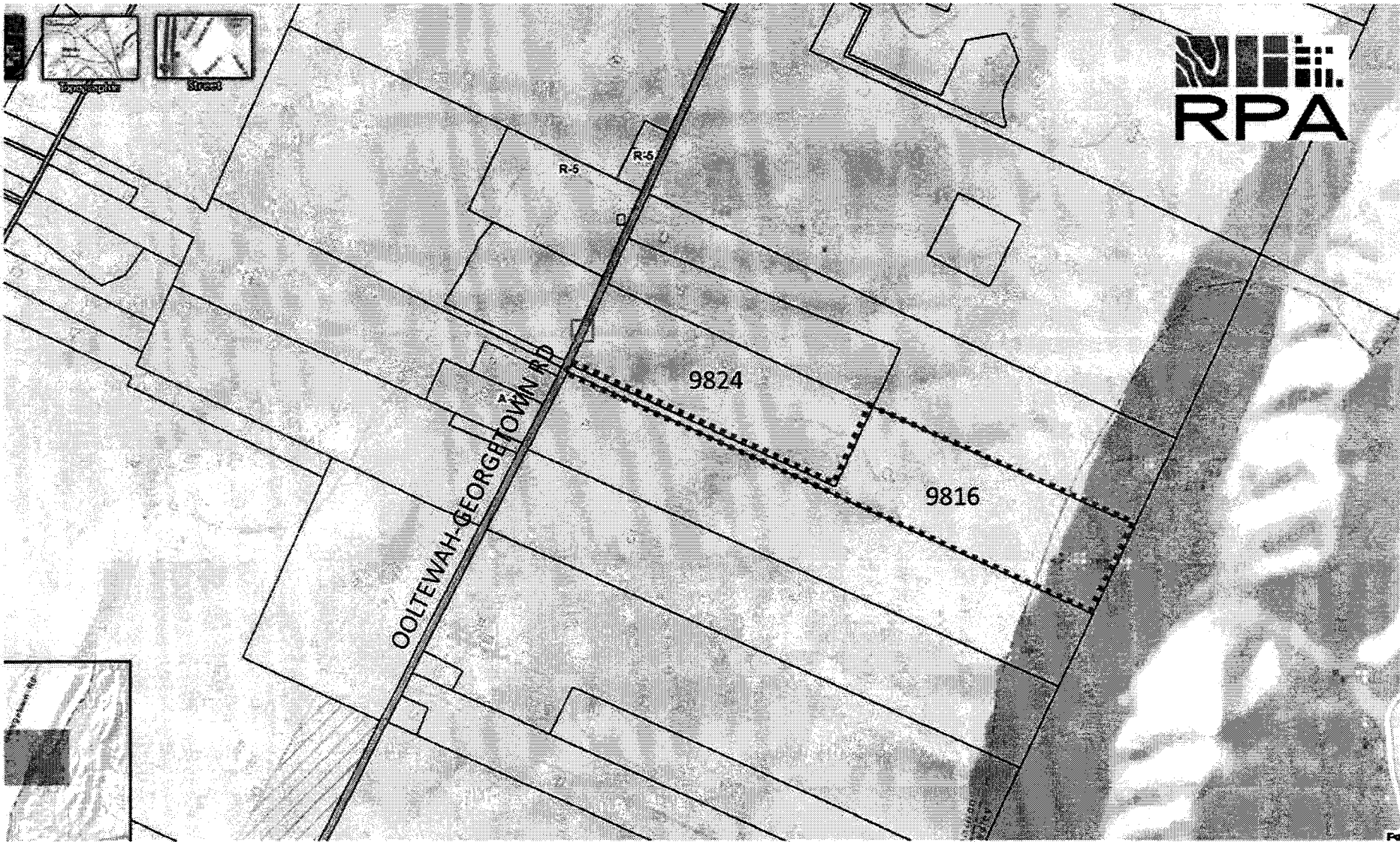
- The proposal is consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

Other Departmental Comments

- No other department has provided comments for this case.
- Chattanooga Department of Transportation notes...

Staff Recommendation

Approve



2017-045

Special Permit Request: Short Term Vacation Rental

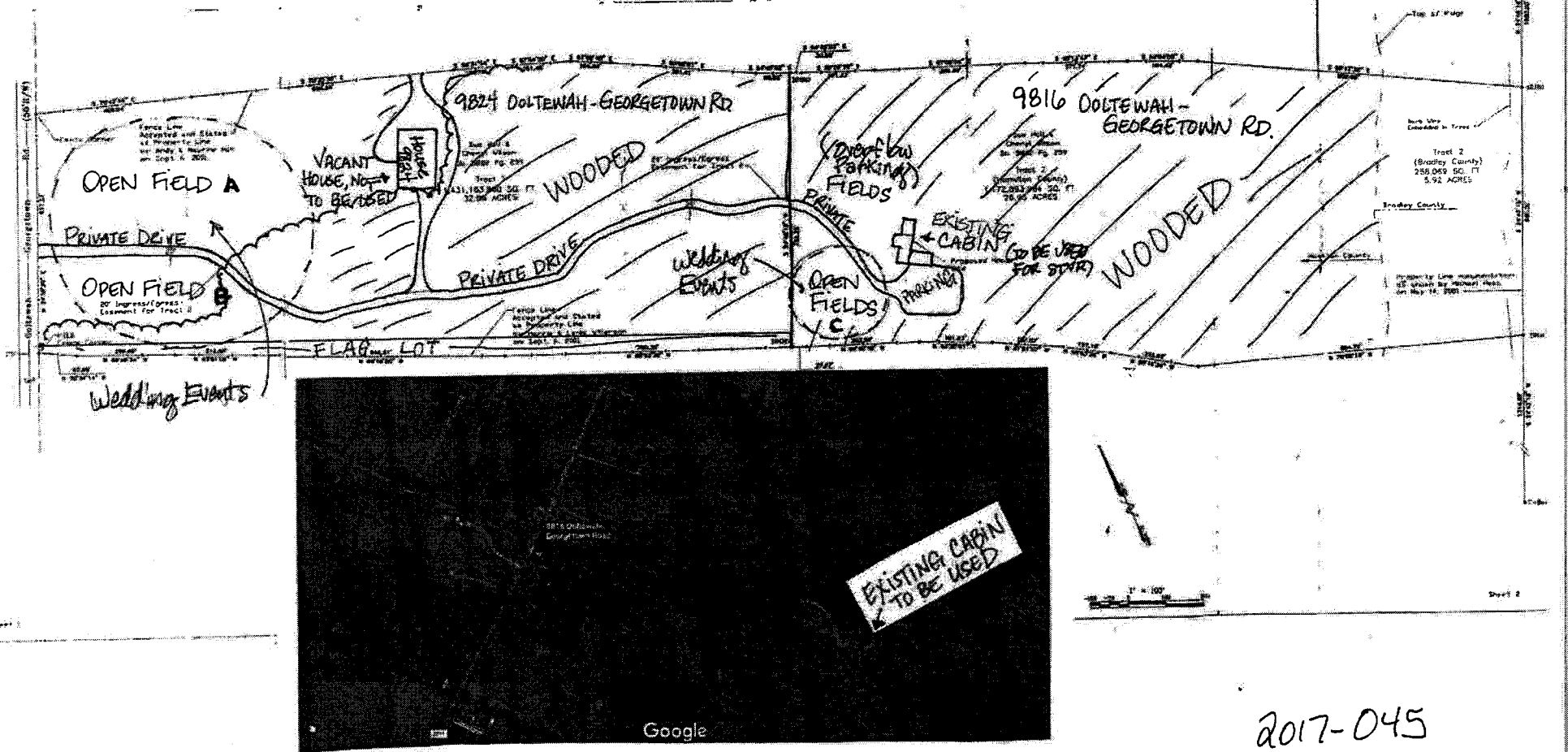
NOTES:

- SITE PLAN IS NOT TO SCALE
- Entrance and Exit point is at Ooltewah-Georgetown Road ONLY
- Hamilton County Health Department has approved use of existing sanitary system in cabin
- Emergency Services are accessed through Hamilton County
- PARKING will be determined by site for wedding/event
 - If Wedding/Event is held in the front fields, then parking will be on opposite field of event
 - If Wedding/Event is held at cabin or back fields near cabin, then Parking will be next to cabin

RECEIVED

JAN 26 2017

Hamilton County
Regional Planning Agency
Development Division



2017-045