

PLANNING COMMISSION CASE REPORT**Case Number:** 2017-0151**PC Meeting Date:** 01-08-18**Applicant Request**

Special Exceptions Permit for Recreational Vehicle Park

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|---------------------------|--------------------------------|
| Property Location: | 9546 Hixson Pike |
| Property Owner: | Harbor Lights Yacht Club, Inc. |
| Applicant: | Jones Bay, Inc. – Darrel Jones |

Project Description

- Proposal: Develop an approximately 5-acre portion of a 33-acre site with a Recreational Vehicle Park with 60 camp sites. An open space area is shown in the center of the site, but there are no other landscape buffers shown.
- Proposed Access: Access from Dockside Drive.

Site Analysis**Site Description**

- Location: The site is located on Dockside Drive approximately 824 feet from the Dockside Drive and Hixson Pike intersection in the Lakesite municipal jurisdiction.
- Potential Access: Access to the site is from Dockside Drive.
- Current Land Uses: The entire 33-acre site contains a mix of uses including a residential single-family dwelling, commercial building and marina, cabins, and vacant areas. The proposed 5-acre area to be rezoned contains the cabins and vacant, wooded areas. To the north is Chickamauga Lake, a marina and residential uses. To the south are single-family residential uses. To the east is Chickamauga Lake. To the west are multi-family residential uses.
- Natural Resources: A portion of the site is within the 100-year floodplain. There are also significant steep slopes on a portion of the site.

Zoning History

- The 5-acre portion of the site that is proposed for the Special Exceptions Permit is zoned R-3 Residential Zone. The northern portion of the site that is not included in the application is zoned C-1 Commercial Zone.
- The site was rezoned from R-2A Rural Residential Zone and C-3 General Commercial Zone to R-3 Residential Zone and C-1 Commercial Zone in year 1995 (Ordinance #84).
- The property to the north is zoned C-2 Local Business Commercial District and R-2A Rural Residential District (Hamilton County). The property to the east is zoned R-2A Rural Residential District (Hamilton County). The property to the south is zoned R-1 Single-Family Residential District and R-2A Rural Residential District (Hamilton County). The property to the west is zoned R-3 Multi-Family Residential District and R-1 Single-Family Residential District (Hamilton County).
- There are no other Special Exceptions Permits for recreational vehicle parks in the area.

Plans/Policies/Regulations

- The City of Lakesite Land Use Plan (adopted in 2007) recommends low density residential which is characterized by detached single-family dwellings, with some exceptions for townhouses, patio homes, and two-family dwellings, if density is compatible. Typically, the density is 1 to 4 units per acre.
- A Special Exceptions Permit may be granted by the Lakesite City Commission to develop and operate a recreational vehicle park after a public hearing by the Chattanooga-Hamilton County Regional Planning Commission, where it can be shown that the proposed plan or use is in harmony with the general purpose and intent of the Zoning Ordinance and based on the following considerations:
 - The impact of the proposed use on traffic;

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- The impact of the operations of the proposed use on the surrounding area regarding to public health, safety, comfort, morals and general welfare in terms of the followings but not limited to:
 - Hours of Operation
 - Light
 - Noise
 - Gases, fumes, vapors, and/or heat;
 - The availability and adequacy of infrastructure and public facilities;
 - The compatibility of the proposed use with the surrounding uses;
 - The consistency with adopted plans and policies including the general plan.

Key Findings

- The applicant did not provide the following requirements of section 305 of the City of Lakesite's Zoning Ordinances:
 - Evidence that the proposed plan or use is in harmony with the general purpose and intent of the City of Lakesite Zoning Ordinance and based on the considerations listed above in the Plans/Policies/Regulations section of this staff report per 305.01 (B).
 - A site plan showing the following information per 305.04 (A):
 1. Setbacks to the residential community;
 2. Class of recreational vehicle to be accommodated;
 3. Type and location of sewage disposal facilities;
 4. Rest rooms and shower facilities
 5. Size and location of the nearest public waterline that is approved by the Tennessee Department of Environment and Conservation (if used);
 6. Landscaped area
 - Landscaping per 305.04 (B): A greenbelt planting strip shall be located along the property lines of the recreation vehicle camp where the property abuts a residential district except in those parts of the perimeter where such planting would create a traffic hazard by impairing visibility. Refer to Section 306 Landscaping for specific requirements.
 - A recreational area composed of outdoor and/or indoor area totaling not less than one hundred (100) square feet for each space included within the park shall be developed and maintained by the management of the recreational vehicle park per 305.04 (C).
 - Location, type, and number of sanitary facilities as approved by the Chattanooga-Hamilton County Health Department or the Hamilton County Water and Wastewater Authority per 305.04 (E).
- The proposal is not supported by the recommendations of the Lakesite Land Use Plan because the plan recommends low density residential uses for the site and a commercial use is proposed.
- The proposed use is not compatible with the adjacent residential uses to the south.
- The proposed impact of the operations of the proposed use could have a negative impact on the surrounding area regarding public health, safety, and general welfare.
- The availability and adequacy of infrastructure and public facilities is not able to be determined based on the limited information submitted with the application.
- The proposal is not consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would set a precedent for allowing a RV special permit use in this area.

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Other Departmental Comments

- No other department has provided comments for this case.

Staff Recommendation

Deny