

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2018-0002	PC MEETING DATE: 01/08/18	APPLICANT: Patricia Wagner
PROPERTY OWNER: Patricia Wagner	PROPERTY ADDRESS: 410 Miles Road	TAX MAP PARCEL ID: 098O-D-005
SIZE OF PROPERTY: 2.05 acres	JURISDICTION: Walden	REQUEST: Special Use Permit for a Bed and Breakfast

SUMMARY OF REQUEST: Convert an existing 2,698 sq. ft. single-family detached dwelling into a bed and breakfast with 1 open bunk room for guests. Parking is provided on-site for 7 vehicles. The site is serviced by municipal trash pick-up from the Town of Walden.

SITE PHOTOGRAPHS



Public Notice Sign



Existing Single-Family Dwelling



Driveway & Parking Area

PROPERTY DESCRIPTION

EXISTING LAND USE Single-Family Detached Residential Dwelling	SURROUNDING LAND USES <u>North:</u> Vacant lots & Single-Family Detached Residential <u>East:</u> Single-Family Detached Residential <u>South:</u> Single-Family Detached Residential <u>West:</u> Vacant lots & Single-Family Detached Residential	ACCESS Miles Road	NATURAL RESOURCES No floodplain or steep slopes on site
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ZONING

ZONING REGULATIONS	<p>A Special Use Permit for a Bed and Breakfast in the A-1 Agriculture Zone may be issued by the Walden Board of Mayor and Aldermen after recommendation by the Chattanooga-Hamilton County Regional Planning Commission, provided that:</p> <ol style="list-style-type: none"> 1. The dwelling unit is owner-occupied and continually occupied by the owner at the time of the bed and breakfast use. 2. The applicant furnishes satisfactory proof of convenience, necessity and absences of harmful effect on surrounding property. 3. The applicant submits a site plan that depicts the proposed use of the property, site access, building configuration, setbacks, proposed landscaping, and parking plan.
ZONING HISTORY	<ul style="list-style-type: none"> • Case 2007-0101 for a Special Use Permit for a 5 bedroom bed and breakfast located at 2709 E. Brow Rd. approximately 1.3 miles to the north of the site was denied by the Town of Walden. • There has been no recent zoning activity for the site.

OTHER DEPARTMENT COMMENTS

No departments provided comments for this case.

DISCUSSION OF STAFF RECOMMENDATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADOPTED PLANS</p> <p>The proposal is supported by the recommendations of the Walden Ridge Plateau Area Plan (adopted in 1997) which recommends low-density residential uses for the site. It should be noted the plan is more than 10 years old. The proposal is also supported by the Comprehensive Plan development policy which recommends level 2 and 3 intensity level. Level 2 and 3 areas have a development potential appropriate for low-to-medium intensity development based on the limited infrastructure.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>There are primarily large single-family detached residential lots and vacant, undeveloped land surrounding the site. The bed and breakfast could be compatible with existing single-family detached residential uses if the bed and breakfast use remains a small-scale operation and does not expand into a larger lodging facility like a hotel.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH DEVELOPMENT FORM</p> <p>The proposal to retain the existing single-family detached residential structure is compatible with the single-family detached residential structures in the area.</p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>CONCERNS WITH NUISANCES SUCH AS LOCATION, PARKING, & NOISE</p> <p>Due to the large lot size, there is little concern for nuisance impacts to surrounding single-family detached residential dwellings. However, if the single-family detached dwelling was to expand by adding more guest rooms or host special events, such as weddings, there could be a concern for nuisance impacts to adjacent single-family detached residential dwellings.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPLIANCE WITH SITE PLAN REQUIREMENTS</p> <p>The site plan shows the existing building footprint, existing access from Miles Road, landscaping, and driveway with off-street parking for 7 vehicles.</p>

STAFF RECOMMENDATION

The proposal is compatible with surrounding land uses if the existing single-family detached structure is retained and the bed and breakfast is not allowed to expand into a large use. This is predominately a single-family detached residential area and large weddings, parties or other events cannot be easily accommodated without negatively impacting the surrounding single-family residences. The use is only appropriate at this location as a small-scale bed and breakfast. Conditions are recommended to mitigate some of the potential nuisance issues or concerns.

Approve, with the following conditions:

1. No use of the single-family detached residential structure, accessory structures, or lot as an event rental space for weddings or other large scale events;
2. On-premise signage to be no larger than 4 square feet; and
3. Lighting directed down and away from adjacent residential areas.