

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

CASE NUMBER: 2018-014	PC MEETING DATE: 01/08/18	APPLICANT: Jennifer Petty
PROPERTY OWNER: Randy Massingill	PROPERTY ADDRESS: 1929 Hixson Marina Road, Hixson TN 37343	TAX MAP PARCEL ID: 101-71
SIZE OF PROPERTY: 19.81 acres	JURISDICTION: Hamilton County	REQUEST: Special Permit for a Bed and Breakfast

SUMMARY OF REQUEST: To build a 9 bedroom and bathroom; Bed and Breakfast next to a Wedding Venue being built on the property. It should be noted that the applicant has submitted a separate request for a wedding event facility through the Board of Zoning Appeals; RPA’s comments on this report relate only to the proposed Bed and Breakfast facility.

SITE PHOTOGRAPHS



Public Notice Sign



The Site Looking North



Hixson Marina Rd.

PROPERTY DESCRIPTION

EXISTING LAND USE Residential/Farm	SURROUNDING LAND USES <u>North:</u> Residential <u>East:</u> Woods <u>South:</u> Residential <u>West:</u> Residential	ACCESS Mainly on Hixson Marina Road	NATURAL RESOURCES Site has steep slopes on the northern edge of the property.
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ZONING

ZONING REGULATIONS	<ul style="list-style-type: none"> • The A-1 Agricultural District permits agricultural uses and single-family homes not to exceed 2 dwelling units per acre. The minimum lot size is 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Ground Water Protection. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the maximum density allowed is 2 dwelling units per acre. • A Special Permit for <u>Bed and Breakfast</u> may be issued by the Hamilton County Commission after recommendation by the Chattanooga-Hamilton County Regional Planning Commission, provided that: <ol style="list-style-type: none"> 1. The Bed and Breakfast contain no more than 9 bedrooms for that purpose. 2. The innkeeper shall reside on premises. 3. Meet the definition of Bed and Breakfast as state in Article II of the Hamilton County Zoning Ordinance. 4. It should be noted that a Special Permit for a bed and breakfast is irrevocable. A Bed and Breakfast may have signs advertising the business pursuant to the Hamilton County Zoning Regulations.
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ZONING HISTORY	<ul style="list-style-type: none"> The applicant submitted an application to the Board of Zoning Appeals for a Special Permit for a Special Event Facility for a wedding venue on the site. The application has not been approved at the time of writing this staff report. It should be noted that the event facility is listed on the site plan but was not reviewed by the Regional Planning Agency staff. It is reviewed under the purview of the Board of Zoning Appeals. There have not been other Special Permits for Bed and Breakfasts issued in the area.
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OTHER DEPARTMENT COMMENTS

No department has 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 Hixson - North River Plan recommends “Low Density Residential” for this site. The plan defines “Low Density Residential” as “Detached single-family dwellings dominate; some exceptions made for townhouses, patio homes and two-family dwellings if density is compatible.” Since the site is large (19.1 acres) and is not a typical residential lot within a subdivision, the proposed use (bed and breakfast) could be considered compatible with other residential uses as defined by the plan policy.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>As noted above, the use is compatible based on the large site (19.1 acres) and location of the lot relative to other residential streets.</p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATABILITY WITH DEVELOPMENT FORM</p> <p>The site is unique for the area (most lots are typical suburban residential lots). There are steep slopes on the northern portions of the lot, and abut adjacent single family residences. These steep slopes should be protected from grading or clearing.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>CONCERNS WITH NUISANCES SUCH AS LOCATION, PARKING, & NOISE</p> <p>This site abuts the rear yards of several single family residential properties to the north and west. The bed and breakfast facility should not be placed near these properties to minimize any potential for noise/nuisance.</p>

STAFF RECOMMENDATION

Given the large size of the site (19 acres) and that it is not part of an existing residential subdivision, the proposed use is generally appropriate for this location. However, there are residential lots that back up to the rear of this site, and there are wooded steep slopes on portions of the site that should be protected.

Based on these considerations, staff recommends approval subject to the following conditions:

- No clearing or grading above 720 topo line as defined by the Hamilton County GIS map.
- The bed and breakfast facility must be setback at least 50 feet for any adjacent residentially zoned properties.