

2014-030
Passpointe Engineering/Jan Pass/
Woodland Park Baptist Church
District No. 6

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS
PERMIT FOR AN INSTITUTIONAL PLANNED UNIT
DEVELOPMENT ON PROPERTIES LOCATED ON THE 6700
BLOCK OF STANDIFER GAP ROAD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA,
TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for an
Institutional Planned Unit Development on properties located on the 6700 block of Standifer Gap
Road, more particularly described in the attached maps:

Lot 1 of the Jim Parker Subdivision, Plat Book 42, Page 359,
ROHC, and two unplatted tracts of land located on the 6700 Block
of Standifer Gap Road, being the properties described in Deed
Book 7075, Page 718, ROHC, and in Deed Book 3875, Page 525,
ROHC. Tax Maps Nos. 138E-A-001, 001.01, and 138F-B-002.03.

ADOPTED: _____, 2014

/mem

2014-030 City of Chattanooga
April 14, 2014

RESOLUTION

WHEREAS, Passpointe Engineering/Jan Pass/Woodland Park Baptist Church petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting a Special Exceptions Permit for an Institutional Planned Unit Development (PUD) on properties located on the 6700 Block of Standifer Gap Road.

Lot 1 of the Jim Parker Subdivision, Plat Book 42, Page 359, ROHC, and two unplatted tracts of land located on the 6700 Block of Standifer Gap Road, being the properties described in Deed Book 7075, Page 718, ROHC, and in Deed Book 3875, Page 525, ROHC. Tax Maps 138E-A-001, 001.01, and 138F-B-002.03 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 14, 2014,

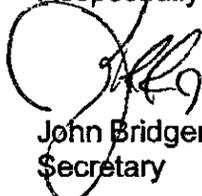
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, there was opposition present 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.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on April 14, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



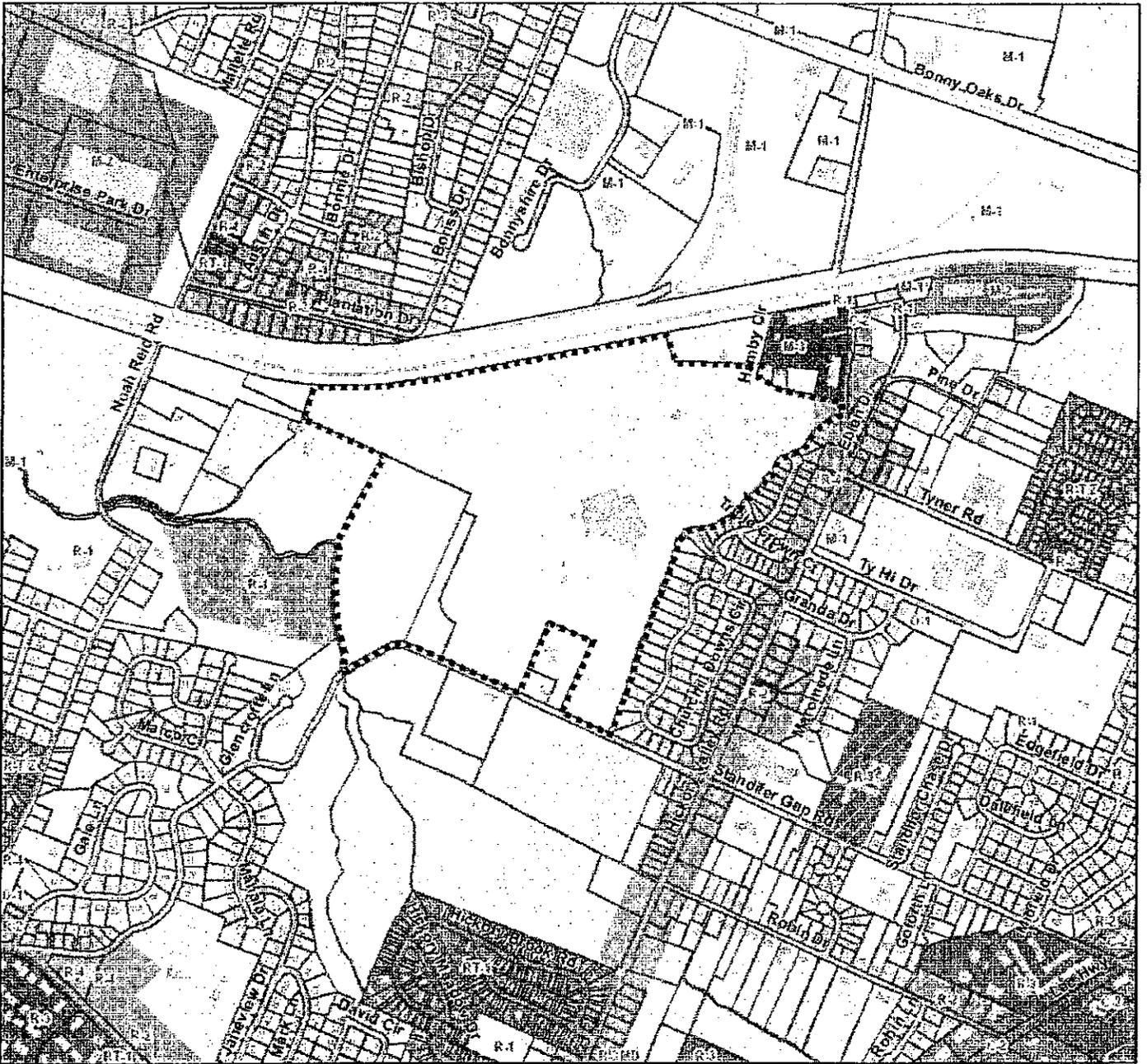
John Bridger
Secretary

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM

CASE NUMBER:	2014-030	Date Submitted: 03/07/2014	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
PUD	PUD Name: Woodland Park Baptist Church		
Institutional	Acres: 163.73	Density: 7.6/ac	Residential <input type="checkbox"/> Institutional <input checked="" type="checkbox"/>
2 Property Information			
Property Address:	Properties in the 6700 block of Standifer Gap Rd		
Property Tax Map Number(s):	138E-A-001, 001.01 and 138F-B-002.03		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Development of Educational Facilities, Dormitories, Senior Housing, Athletic Fields, etc.		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Church/Institutional		
Adjacent Uses:	Residential, Office, Business, RR ROW		
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: Passpointe Engineering/ Jan Pass		Address: 2719 Hickory Valley Rd, Suite B	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN	Zip Code: 37421	Email: janpass@passpointe.com
Phone 1: 423-240-7022	Phone 2: 423-451-6601	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Woodland Park Baptist Church		Phone: 423-899-9185	
Address:			
Office Use Only:			
Planning District: 6		Neighborhood: FOEB, BEBCC, Derby Downs	
Hamilton Co. Comm. District: 5		Chatt. Council District: 6	Other Municipality:
Staff Rec.:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification
<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Plats, if applicable
	Total Acres to be considered: 163.73		
Deed Book(s): 3875/525, 7075/718			
Plat Book/Page: 42/359		<input checked="" type="checkbox"/>	Notice Signs
			Number of Notice Signs: 2
<input checked="" type="checkbox"/>	Filing Fee: 400.00	<input checked="" type="checkbox"/>	Check
	Cash		Check Number: 36227
Planning Commission meeting date: 04/14/2014		Application processed by: Jennifer Ware	

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

Case Number:	2014-030	PC Meeting Date: 4-14-2014
PC RECOMMENDATION:	APPROVE	
Reason(s) for Recommendation	❖ The Institutional PUD Site Plan is appropriate for this site.	
Applicant Present at PC Meeting?	Yes	
Opposition Present at PC Meeting?	Yes	



2014-030 Special Exceptions Permit for an Institutional PUD

PLANNING COMMISSION RECOMMENDATION OF CASE NO. 2014-030: Approve



1,100 ft



Chattanooga Hamilton County Regional Planning Agency

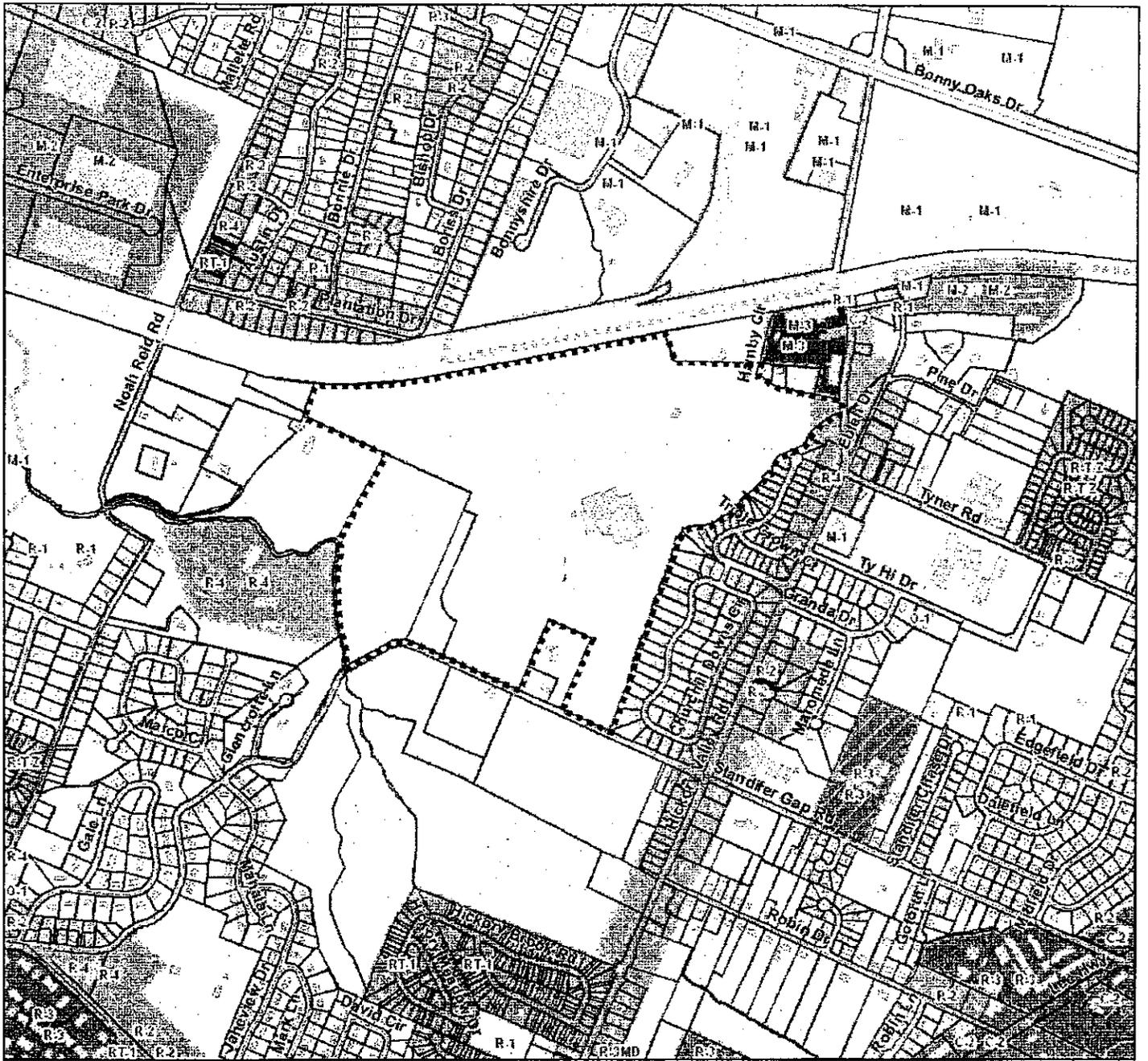


STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-030	PC Meeting Date: 04-14-2014
STAFF RECOMMENDATION:	DEFER	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u></p> <p>The Applicant is requesting approval for an Institutional Planned Unit Development (IPUD), consisting of 44 dwelling units on 163.73 +/- acres in the R-4 Special Zone. The proposed development includes the existing church, church playgrounds, missionary housing, senior adult housing, a community ministry center, residence halls, graduate apartment housing, instructional buildings, a community park, walking trails, bike paths, green space and 2,962 total parking spaces. The proposed residential density is 7.6 units per acre.</p> <p><u>Site Description</u></p> <p>The site is the home of the Woodland Park Baptist Church, a 3,200 person capacity religious facility, located on Standifer Gap Road, near the Hickory Valley Road intersection in East Brainerd. There is a Railroad Right-of-Way north of the site and protected marshlands to the west. There are two residences to the south and the Derby Downs Subdivision Phases I & II to the east of the property.</p> <p><u>Zoning History</u></p> <p>The site along with the surrounding properties is zoned R-1 Residential Zone and R-2 Residential Zone. There are a broader range of uses and densities permitted in the R-4 Residential Zone and it is required for the Institutional Planned Unit Development.</p> <p><u>Plans/Policies</u></p> <p>Development in the subject area is guided by the Shallowford Road-Lee Highway Area Plan (2004) and the Hamilton County Comprehensive Plan 2030.</p> <p>The adopted land use plan for this area, the Shallowford Road-Lee Highway Area Plan, recommends low-density residential development at this site. However, these recommendations are used only as part of the decision criteria for a zoning case. It is important to note that that this proposed development abuts an established neighborhood and requires special attention be given to the potential negative impacts to the surrounding residences.</p> <p>The Hamilton County Comprehensive Plan 2030 identifies this area as part of the Outer Suburban Development Sector, which is defined by the distinct separation of residential and non-residential uses.</p>	

STAFF CASE REPORT TO PLANNING COMMISSION

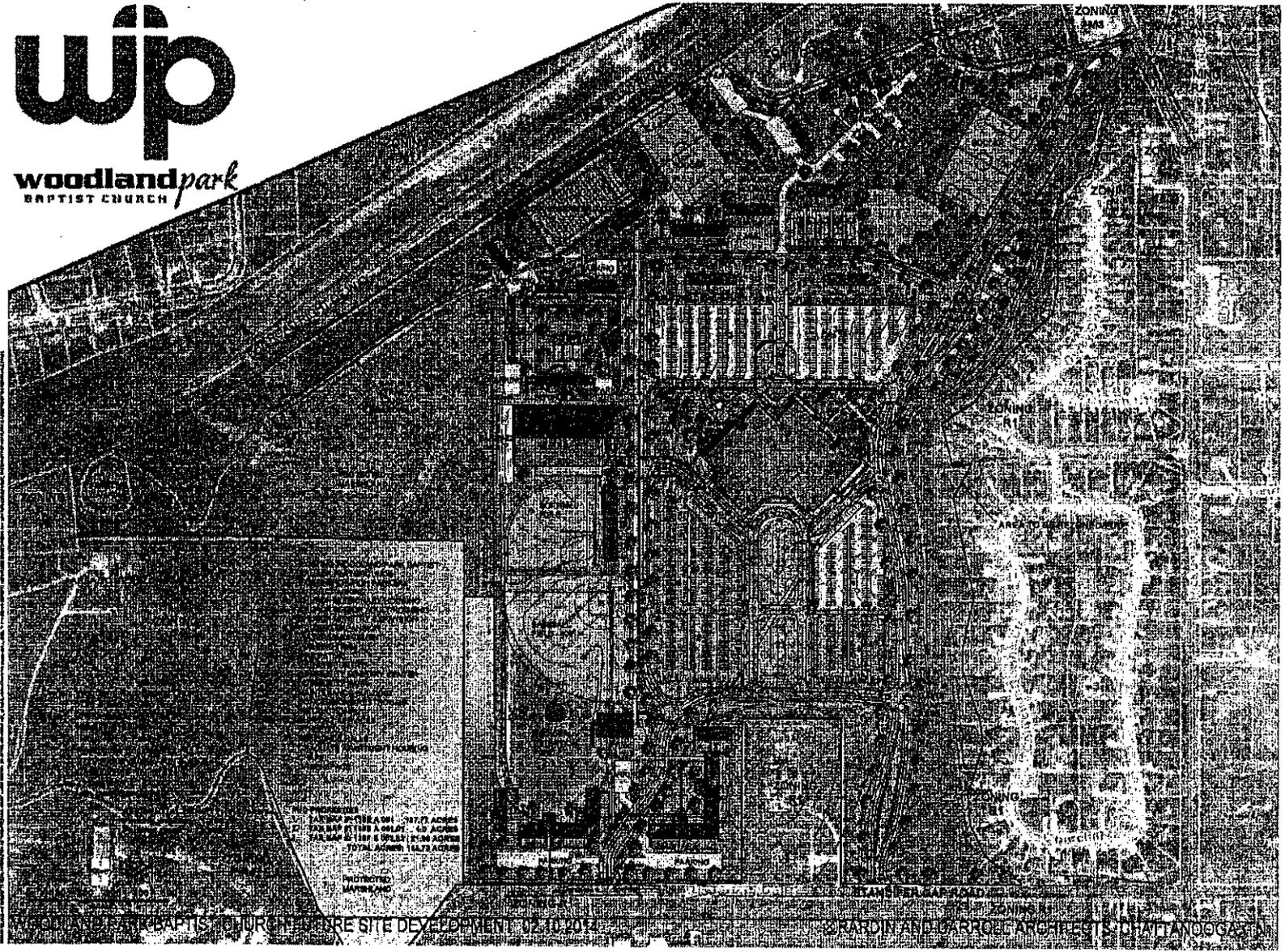
Infrastructure & Operational Comments	
	<p>All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.</p>
Transportation Department Staff:	<p>A traffic study is required for the Tennessee Temple PUD in order to be able to predict the impact the development will have on the existing transportation system that serves the surrounding neighborhoods. The study should take into account project phasing, future growth of the surrounding areas, and opportunities for and impact of other modes of transportation to serve the proposed site.</p>
Summary	
	<p><u>Staff Recommendation</u></p> <p>The Regional Planning Agency recommends deferral of this rezoning request for several reasons:</p> <ol style="list-style-type: none"> 1. The relocation of Tennessee Temple University will transfer 344 full time enrolled campus residents from a primarily urban context to a suburban setting. The new location lacks access to transit and Standifer Gap Road, a urban minor arterial, was not designed to absorb the increased density of a now auto dependant student population. A transportation study that demonstrates the impact of this development on the surrounding street network would address these concerns. 2. The applicant has indicated that the development will take place in phases, but this is not demonstrated on the site plan. In order to accurately assess the potential impacts to the area, the Regional Planning Agency requests the applicant revise the site plan to reflect the phasing and timing of the development.



2014-030 Special Exceptions Permit for an Institutional PUD

1,100 ft

Chattanooga Hamilton County Regional Planning Agency



PROJECT NAME: WOODLAND PARK BAPTIST CHURCH
 PROJECT ADDRESS: 14777 ADDRESS
 TOTAL LOT AREA: 43 ACRES
 TOTAL LOT AREA: 14777 ACRES
 TOTAL ACRES: 14777 ACRES

PROPOSED: [illegible]
 DRAWING: [illegible]

NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2014-023 Elemi Architecture, LLC/Matt Winget/Paul Teruya/ALC Holdings, LLC. 1690 Silvels Lane, 109 Old Mountain Road, and 1605 W. 39th Street, from R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone, as amended per site plan.

2014-025 City of Chattanooga/RPA. 8607, 8613, and 8619 North Hickory Valley Road and 5210 Highway 58, from Temporary R-3 Residential Zone to Permanent R-3 Residential Zone per City Code Article X-11, Section 38-653, Planning Commission Zoning Plan to establish permanent zone for area annexed by Ordinance No. 12803.

2014-026 Dan Dykstra. 332 Sylvan Street, from R-2 Residential Zone to R-3 Residential Zone, as a single family, short term vacation rental only.

2014-029 Passpointe Engineering/Jan Pass/Woodland Park Baptist Church. 6700 block of Standifer Gap Road, from R-1 Residential Zone and R-2 Residential Zone to R-4 Special Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permits be approved:

2014-028 The Southern Land Company/Obar Investments. 3886 Cummings Road, for a Residential Planned Unit Development, subject to certain conditions.

2014-030 Passpointe Engineering/Jan Pass/Woodland Park Baptist Church. 6700 block of Standifer Gap Road, for an Institutional Planned Unit Development.

2014-031 Lee Hodges/Housing Trust Group/ERB, LLC. 1351 Reserve Way and 7650 East Brainerd Road, for a Residential Planned Unit Development, subject to certain conditions.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendment be made to the Chattanooga City Code, Part II, Chapter 38-2, known as the Chattanooga Zoning Ordinance by:

- (a) Deleting the definition of “Building, Height of” in its entirety and substitute in lieu thereof;
- (b) Adding the definition “Grade Plane”.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

May 13, 2014

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2014.

Sandra Freeman
Clerk to the City Council