

2016-079  
The Baylor School  
District No. 1

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR AN INSTITUTIONAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED IN THE 100 BLOCK OF BAYLOR SCHOOL 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 for properties located in the 100 block of Baylor School Road, more particularly described in the attached maps:

Lots 1 and 2, Final Plat of Wendell Swafford Subdivision, Plat Book 37, Page 317, Lot 1, Revised Plat Baylor School Road Subdivision, Lot 1, Plat Book 83, Page 73, Lots 2 thru 4, Revised Plat of Baylor School Road Subdivision, Plat Book 74, Page 131, Lots 5 and 5A, Final Plat of Lots 5 and 5A Baylor School Road Subdivision, Plat Book 98, Page 67, Lot 6, Final Plat Baylor Road Subdivision, Plat Book 82, Page 136, and Lots 7 and 8, Final Plat of Lots 7 and 8, Baylor School Subdivision, Plat Book 99, Page 149, ROHC, together with several unplatted tracts of land located at 130, 135, 137, 139, 143, and 171 Baylor School Road as drawn on the Institutional P.U.D. Plan Project Number 14-161 revised dated 04/26/16 by Map Engineers, being the properties described in Deed Book 875, Page 608, Deed Book 4766, Page 171, Deed Book 2009, Page 199, Deed Book 2764, Page 694, Deed Book 3103, Page 162, Deed Book 3158, Page 847, Deed Book 3266, Page 778, Deed Book 3317, Page 880, Deed Book 3318, Page 890, Deed Book 3825, Page 390, Deed Book 6418, Page 862, Deed Book 7236, Page 926, Deed Book 9456, Page 204, and Deed Book 9663, Page 146, ROHC. Tax Map Nos. 126-004, 126J-A-027, 126G-A-008, 008.01, 009 thru 012, 015, thru 017, 017.01, thru 017.03, 018, 020, and 020.01.

ADOPTED: \_\_\_\_\_, 2016

/mem

2016-079 City of Chattanooga  
May 9, 2016

## RESOLUTION

WHEREAS, The Baylor School 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 of properties located in the 100 block of Baylor School Road.

Lots 1 and 2, Final Plat of Wendell Swafford Subdivision, Plat Book 37, Page 317, Lot 1, Revised Plat Baylor School Road Subdivision, Lot 1, Plat Book 83, Page 73, Lots 2 thru 4, Revised Plat of Baylor School Road Subdivision, Plat Book 74, Page 131, Lots 5 and 5A, Final Plat of Lots 5 and 5A Baylor School Road Subdivision, Plat Book 98, Page 67, Lot 6, Final Plat Baylor Road Subdivision, Plat Book 82, Page 136, and Lots 7 and 8, Final Plat of Lots 7 and 8, Baylor School Subdivision, Plat Book 99, Page 149, ROHC, together with several unplatted tracts of land located at 130, 135, 137, 139, 143, and 171 Baylor School Road as drawn on the Institutional P.U.D. Plan Project Number 14-161 revised dated 04/26/16 by Map Engineers, being the properties described in Deed Book 875, Page 608, Deed Book 4766, Page 171, Deed Book 2009, Page 199, Deed Book 2764, Page 694, Deed Book 3103, Page 162, Deed Book 3158, Page 847, Deed Book 3266, Page 778, Deed Book 3317, Page 880, Deed Book 3318, Page 890, Deed Book 3825, Page 390, Deed Book 6418, Page 862, Deed Book 7236, Page 926, Deed Book 9456, Page 204, and Deed Book 9663, Page 146, ROHC. Tax Map 126-004, 126J-A-027, 126G-A-008, 008.01, 009 thru 012, 015, thru 017, 017.01, thru 017.03, 018, 020, and 020.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 9, 2016,

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 surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on May 9, 2016, 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**

<b>CASE NUMBER:</b>	2016-079	<b>Date Submitted:</b>	3-28-2016
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
<b>1 Applicant Request</b>			
<b>PUD</b>	<b>PUD Name: Baylor Institutional P.U.D.</b>		
	Acres: 409.6 +/-	Density: 8.5 U/A	Residential <input type="checkbox"/> Institutional <input checked="" type="checkbox"/>
<b>2 Property Information</b>			
<b>Property Address:</b>	100 block of Baylor School Road		
<b>Property Tax Map Number(s):</b>	126J-A-027, 126G-A-008, 008.01, 009, 010, 011, 012, 015, 016, 017, 017.01, 017.02, 017.03, 018, 020, 020.01 & 126-004		
<b>3 Proposed Development</b>			
<b>Reason for Request and/or Proposed Use:</b>	Proposed Institutional P.U.D. Development		
<b>4 Site Characteristics</b>			
<b>Current Zoning:</b>	R-1		
<b>Current Use:</b>	Residential & Institutional		
<b>Adjacent Uses:</b>	Residential, Commercial, Institutional, & Undeveloped		
<b>5 Applicant Information</b>			
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.			
<b>Name:</b> The Baylor School		<b>Address:</b> 171 Baylor School Road	
<b>Check one:</b>	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
<b>City:</b> Chattanooga	<b>State:</b> TN	<b>Zip Code:</b> 37405	<b>Email:</b> dcurtis@baylorschool.org
<b>Phone 1:</b> 423-309-2866	<b>Phone 2:</b>	<b>Phone 3:</b>	<b>Fax:</b>
<b>6 Property Owner Information (if not applicant)</b>			
<b>Name:</b> Same		<b>Phone:</b>	
<b>Address:</b>			
<b>Office Use Only:</b>			
<b>Planning District:</b> 2		<b>Neighborhood:</b> CNAC, Friends on Mountain Creek	
<b>Hamilton Co. Comm. District:</b> 6		<b>Chatt. Council District:</b> 1	<b>Other Municipality:</b>
<b>Staff Rec:</b>	<b>PC Action/Date:</b>	<b>Legislative Action/Date/Ordinance:</b>	
<b>Checklist</b>			
<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"/>	
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 24.0
<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): See attached list			
Plat Book/Page: See attached list		<input checked="" type="checkbox"/>	Notice Signs
Number of Notice Signs: 2		<input checked="" type="checkbox"/>	Check
<input checked="" type="checkbox"/>	Filing Fee: 400.00	<input checked="" type="checkbox"/>	Cash
Check Number: 11118		Application processed by: Marcia Parker	
Planning Commission meeting date: 5-9-2016			

# PLANNING COMMISSION CASE REPORT

Case Number: 2016-079

PC Meeting Date: 05-09-16

## Applicant Request

### Request for an Institutional Planned Unit Development

Property Location:	100 Block Baylor School Road
Property Owner:	The Baylor School
Applicant:	The Baylor School

### Project Description

- **Proposal:** Include 435.7 acres of the Baylor School campus within an Institutional Planned Unit Development (PUD) to provide educational facilities, offices, student housing, and single-family dwellings for faculty housing.
- **Proposed Access:** Entrance on Baylor School Road.
- **Proposed Development Form:** The submitted site plan shows a campus-style development with open spaces, academic facilities, outdoor learning areas, parking fields, new 1, 2, and 3-story buildings along Old Baylor Road for administrative uses and student and faculty housing.
- **Proposed Density:** Approximately 108 student housing units, 25 single-family dwellings for faculty housing, and 10 existing homes on 24 acres are to be added to the campus along Old Baylor School Road. The density for this new campus housing area is approximately 5.9 dwelling units per acre.

## Site Analysis

### Site Description

- **Location:** The site is located on Baylor School Road west of Signal Mountain Road. A portion of the site fronting Baylor School Road is within the 100-Year Flood Area as identified by the FEMA layer on the Hamilton County GIS online map.
- **Current Access:** Entrance on Baylor School Road.
- **Current Development form:** The Baylor School campus is at the end of Baylor School Road isolated between the Tennessee River, a railway line, and a lake. There are several one-story single-family residences along Old Baylor School Road.
- **Current Land Uses:** The site is surrounded by vacant wooded land to the south, the Tennessee River to the west, wetlands to the north, and commercial uses fronting Signal Mountain Road.
- **Current Density:** There are no adjacent residential uses to establish a density pattern.

### Zoning History

- The site is currently zoned R-1 Residential.
- Properties to the north and east are zoned R-1 Residential and C-2 Convenience Commercial. The property to the south is zoned R-1 Residential. The property to the west is zoned M-1 Manufacturing.
- 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 Comprehensive Plan Update 2030 (adopted by Planning Commission March 14, 2016) places this site in Level 5 intensity. Level 5 areas have a high road network density and are in close proximity to a major road intersection, they have the most potential for infill and redevelopment that is urban and walkable, and most potential for future public services and facilities. However, older areas may need infrastructure improvements to encourage redevelopment. These areas have the most potential for Complete Streets, or constructing and retrofitting streets in a way that provides for safe, efficient, and convenient walking, biking, public transit, and driving. They also have the most potential for a concentrated mix of residential and nonresidential uses accompanied by a well-connected and fully-integrated multimodal transportation system.

## PLANNING COMMISSION CASE REPORT

- The Institutional PUD permits colleges, universities, public schools, private schools, and parochial schools, nursing homes, assisted living facilities, medically assisted living facilities, residential homes for the handicapped and/or aged, churches, synagogues, religious facilities, and other places of worship. Other uses such as student and faculty housing, social agencies, offices, labs, book stores, gift shops, and fraternity or sorority houses are permitted as *accessory* uses. Hospitals and nursing homes are permitted but not in an underlying R-1, RT-1, RZ-1, R-T/Z, R-2, R-3MD, or R-3 zone.
- Development in the 100-Year Flood Area is regulated by Article V, Division 23 Floodway Zone and Division 24 Flood Hazard Zone within the City of Chattanooga Zoning Ordinance. Contact the City of Chattanooga Land Development Office at 423-643-5880 with questions.

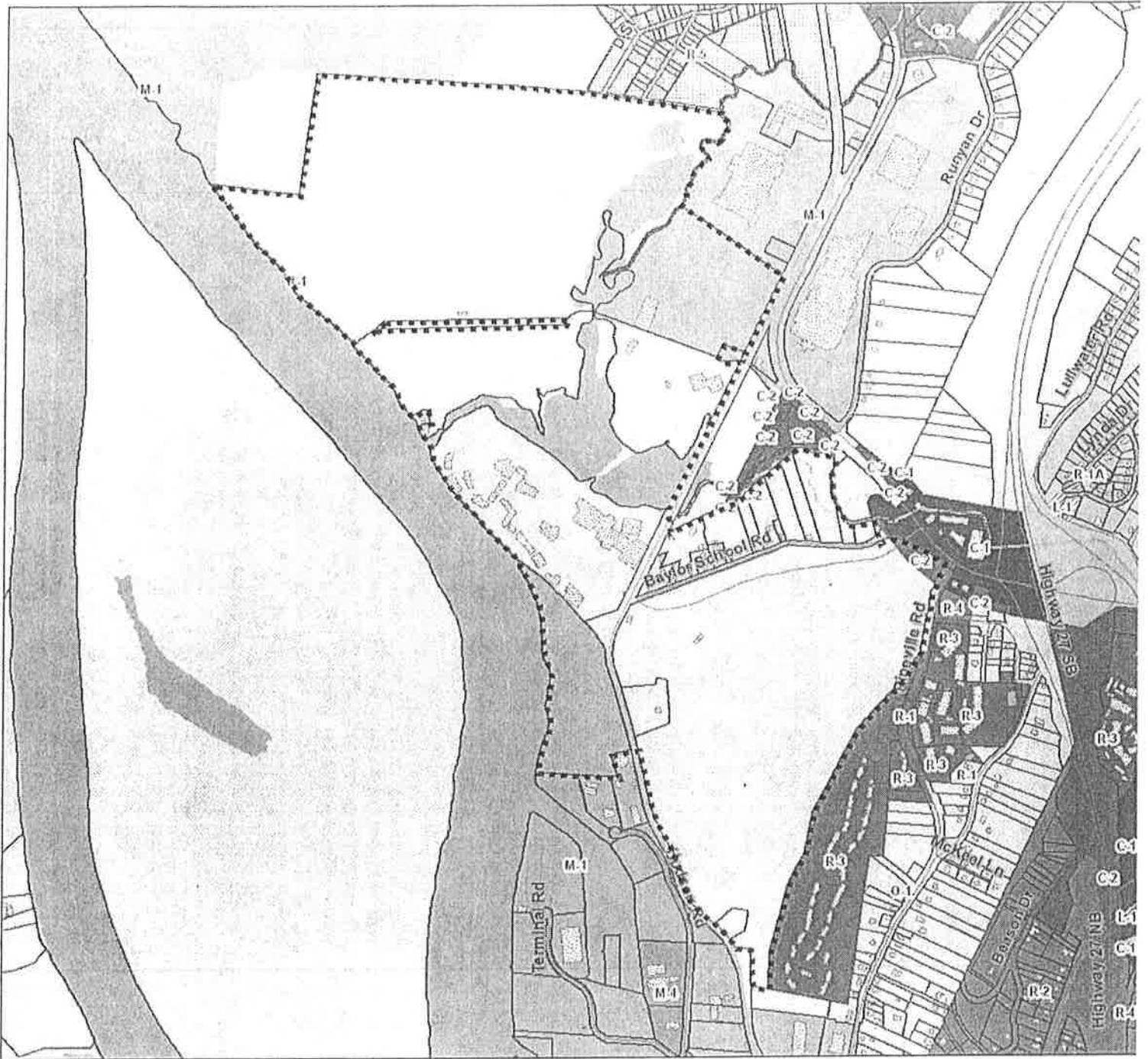
### Key Findings

- The proposal is supported by the intensity level identified within the Comprehensive Plan.
- The proposed use is compatible with surrounding uses.
- The proposed residential density is compatible with the surrounding densities the proposed new residential component is part of the educational campus.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.
- The proposed Institutional PUD Plan meets the intent and purposes of the Institutional PUD.

### Staff Recommendation

Approve

Note: Approval of an Institutional Planned Unit Development (PUD) does not guarantee approval of curb cuts, road intersections, curve radii, or other similar items. The applicant is encouraged to consult with the Transportation or Engineering Department for technical design requirements for public streets.



## 2016-079 Special Exceptions Permit for an Institutional PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-079: Approve



1,200 ft

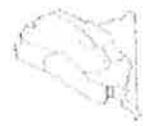


Chattanooga Hamilton County Regional Planning Agency





**2016-079 Special Exceptions Permit for an Institutional PUD**



1,488 ft



Chattanooga Hamilton County Regional Planning Agency



## 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:

2016-066 David Hudson for McCallie Commons/Tatiana Zadora, S.S. Moharreri, A.M. Moharreri, and Mack Wiggins for WW Group. 1006, 1008, 1010 Oak Street and 657 O'Neal Street, from R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions.

2016-070 Southeast Medical Properties, II, LLC. 7127 Igou Gap Road, from R-1 Residential Zone to R-4 Special Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2016-077 Jr. Food Stores, Inc. 101 and 103 Glendale Drive and two unaddressed properties in the 1100 block of Signal Mountain Road, from R-1 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the M-1 Manufacturing Zone and approval is requested of the M-2 Light Industrial Zone:

2016-077 Chris Maughon/Peggy J. Holder. 4155 Randolph Circle, from A-1 Urban Agricultural Zone to M-1 Manufacturing Zone, only that portion of 128E-A-005 that is within six hundred (650') feet from the South Access Road right-of-way as measured along Benton Drive.

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

2016-069 Pratt & Associates. 5706 and 5650 Cassandra Smith Road and Phases 1 through 3 of Amberbrook Gardens, for a Residential Planned Unit Development.

2016-078 Pratt & Associates/Robert D. & Sandra S. Purcell. 660 Julian Road, for a Residential Planned Unit Development.

2016-079 The Baylor School. 100 block of Baylor School Road,  
for an Institutional Planned Unit Development.

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

- (a) **Deleting** Article V, Division 18, C-7 North Shore Commercial/Mixed Use Zone in its entirety.
- (b) **Adding** a new Article XVI, Downtown Form-Based per the digital copy on the website online at [www.chcrpa.org](http://www.chcrpa.org).
- (c) **Adding** a new Item (24) of Article III, Section 38-568, Powers, etc., of board; hearings.
- (d) **Adding** Section 38-530 of Article VI, Division 2, Other Special Exceptions.

6. The Chattanooga-Hamilton County Regional Planning Commission has recommended that a petition to rezone be approved for specific properties within the Downtown Chattanooga Form-Based Code Area Boundary, more particularly described in the Downtown Zoning Study attached to the proposed ordinance and made a part by reference from M-1 Manufacturing Zone, C-3 Central Business Zone, C-7 North Shore Commercial/Mixed Use Zone, R-3 Residential Zone, C-2 Convenience Commercial Zone, R-4 Special Zone, R-1 Residential Zone, R-T/Z Residential Townhouse/Zero Lot Line Zone, RT-1 Residential Townhouse Zone, UGC Urban General Commercial Zone, O-1 Office Zone, and M-2 Light Industrial Zone to the following zones within the Downtown Chattanooga Form-Based Code: D-RM Residential Multi-Unit Zone, D-CX Commercial Mixed Use Zone, D-SH Shopfront Mixed Use Zone, D-CIV Civic Zone, D-PK Parks and Open Space Zone, R-RF Riverfront Zone, R-RV River View Zone, R-CIV Civic Zone, R-PK Parks and Open Space Zone, U-RD Residential Detached Zone, U-RA Residential Attached Zone, U-RM Residential Multi-Unit Zone, U-CX Commercial Mixed Use Zone, U-SH Shopfront Mixed Use Zone, U-IX Industrial Mixed Use Zone, U-CC Commercial Corridor, U-IN Industrial Zone, U-CIV Civic Zone, U-PK Parks and Open Space Zone, E-RD Residential Detached Zone, E-RA Residential Attached Zone, E-RM Residential Multi-Unit Zone, E-CX Commercial Mixed Use, E-SH Shopfront Mixed Use Zone, E-IX Industrial Mixed Use Zone, E-IN Industrial Zone, E-CIV Civic Zone, and E-PK Parks and Open Space Zone.

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,

**June 14, 2016**

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 \_\_\_\_\_, 2016.

---

Nicole Gwyn  
Clerk to the City Council