

2022-0045  
McCallie School  
c/o Thomas Hayslett  
District No. 9  
Planning Version

RESOLUTION NO. 31071

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR AN INSTITUTIONAL PLANNED UNIT DEVELOPMENT FOR THE PROPERTIES LOCATED AT 500-816 DODDS AVENUE, 806 WOODWARD AVENUE, AND 2600-2800 MCCALLIE AVENUE.

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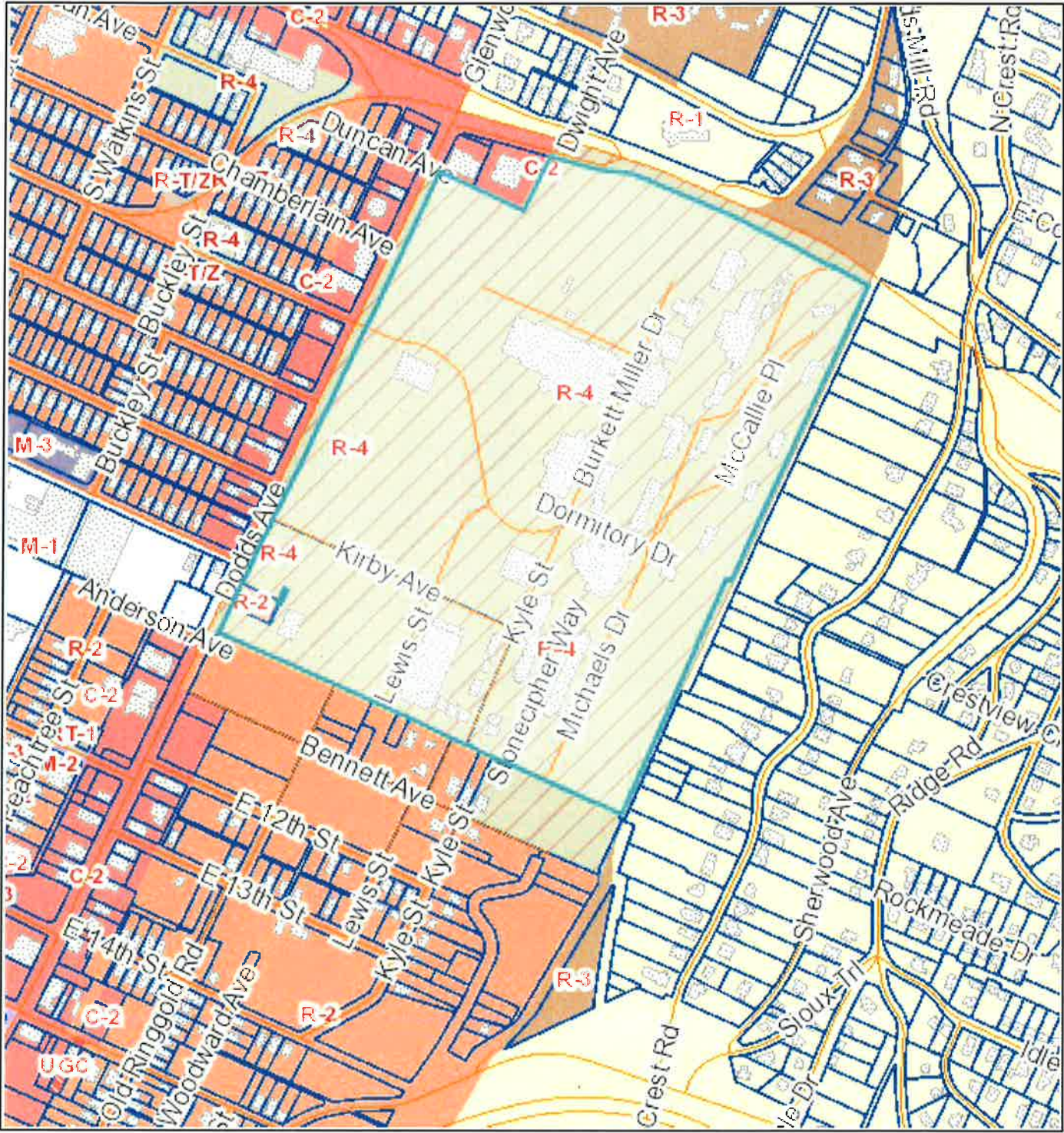
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for an Institutional Planned Unit Development for the properties located at 500-816 Dodds Avenue, 806 Woodward Avenue, and 2600-2800 McCallie Avenue, more particularly described in the attached maps, and referenced in the legal description below:

An unplatted tract of land located at 500 Dodds Avenue together with Lots 15 and 16, Carey's Addition to Ridgedale, Plat Book 1, Page 38, ROHC, and Lot 2, Faculty Place, Plat Book 72, Page 100, ROHC, and being the property described in Book K, Volume 8, Page 598, Deed Book 11282, Page 818, and Deed Book 3714, Page 214, ROHC. Tax Map Numbers 146M-C-013, 156C-E-003 and 010.

ADOPTED: April 12, 2022

/mem

2022-0045 Special Exceptions Permit for an Institutional PUD



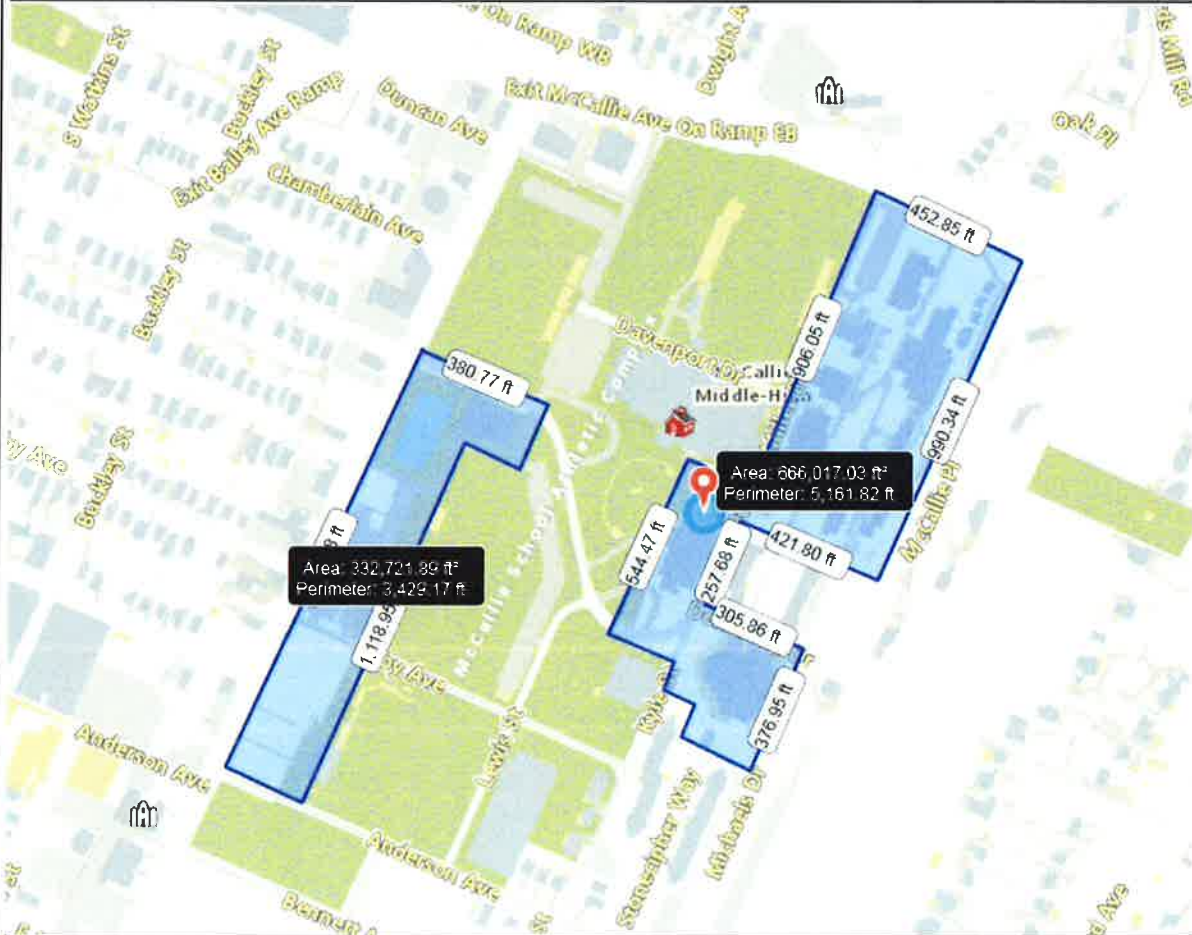


# 2022-0045 Special Exceptions Permit for an Institutional PUD





# GISMO 5



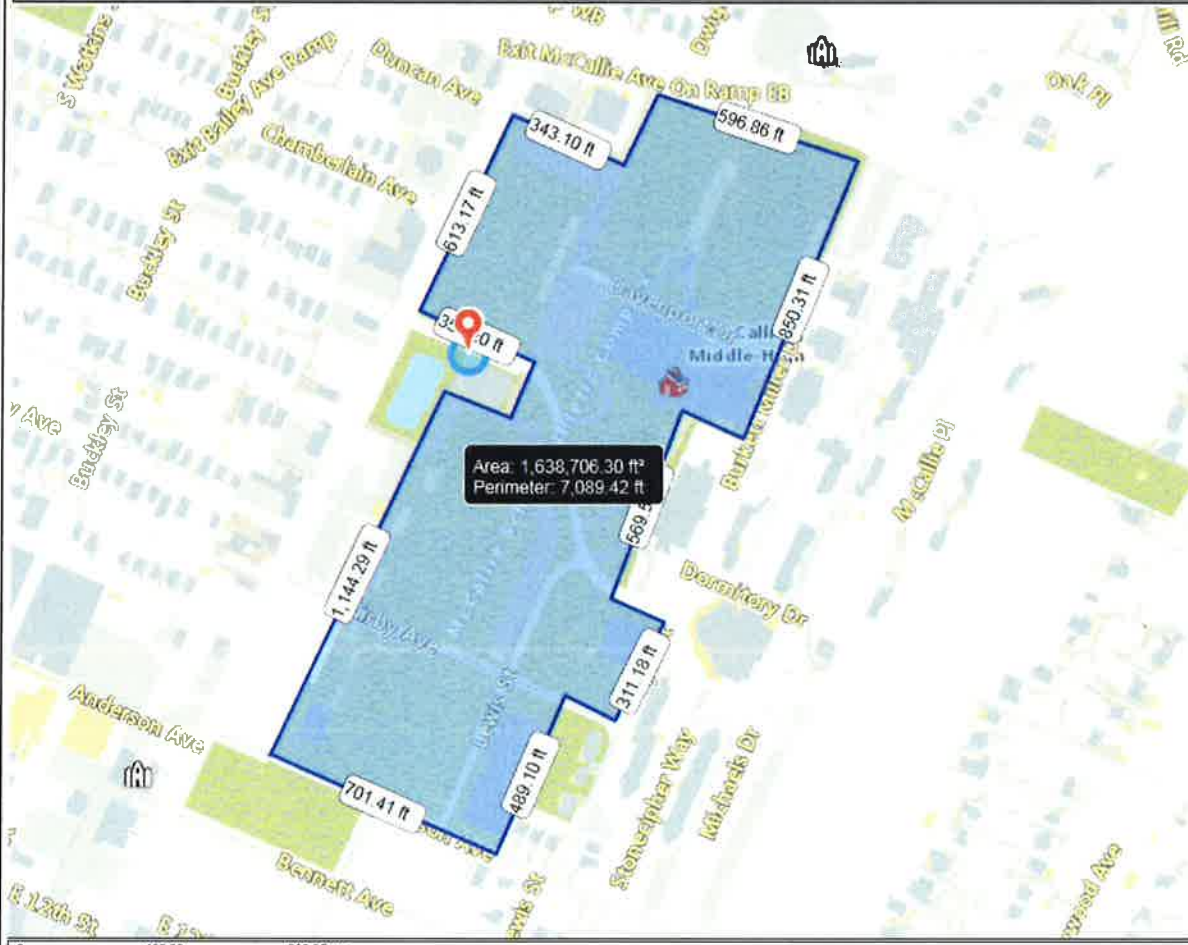
- Legend**
- Parcels
  - County Boundary
  - Recycling Centers
  - Healthcare Facilities
  - Emergency Services Locations
    - FIRE
    - MEDIC
    - POLICE
  - Cemeteries
  - Religious Facilities
  - Schools
  - Building Footprints
  - Miscellaneous Structures
  - Driveways
  - Parking
  - Water Bodies
  - Other Water Bodies
  - Recreational Areas
    - Surrounding
    - Hamilton
- McCallie Campus Academic and Administrative Buildings:
- Approximately 21.5 acres  
(26.1% of total I-PUD Area)

0 400.00 800.0 Feet

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
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Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

# GISMO 5



Area: 1,638,706.30 ft<sup>2</sup>  
 Perimeter: 7,089.42 ft

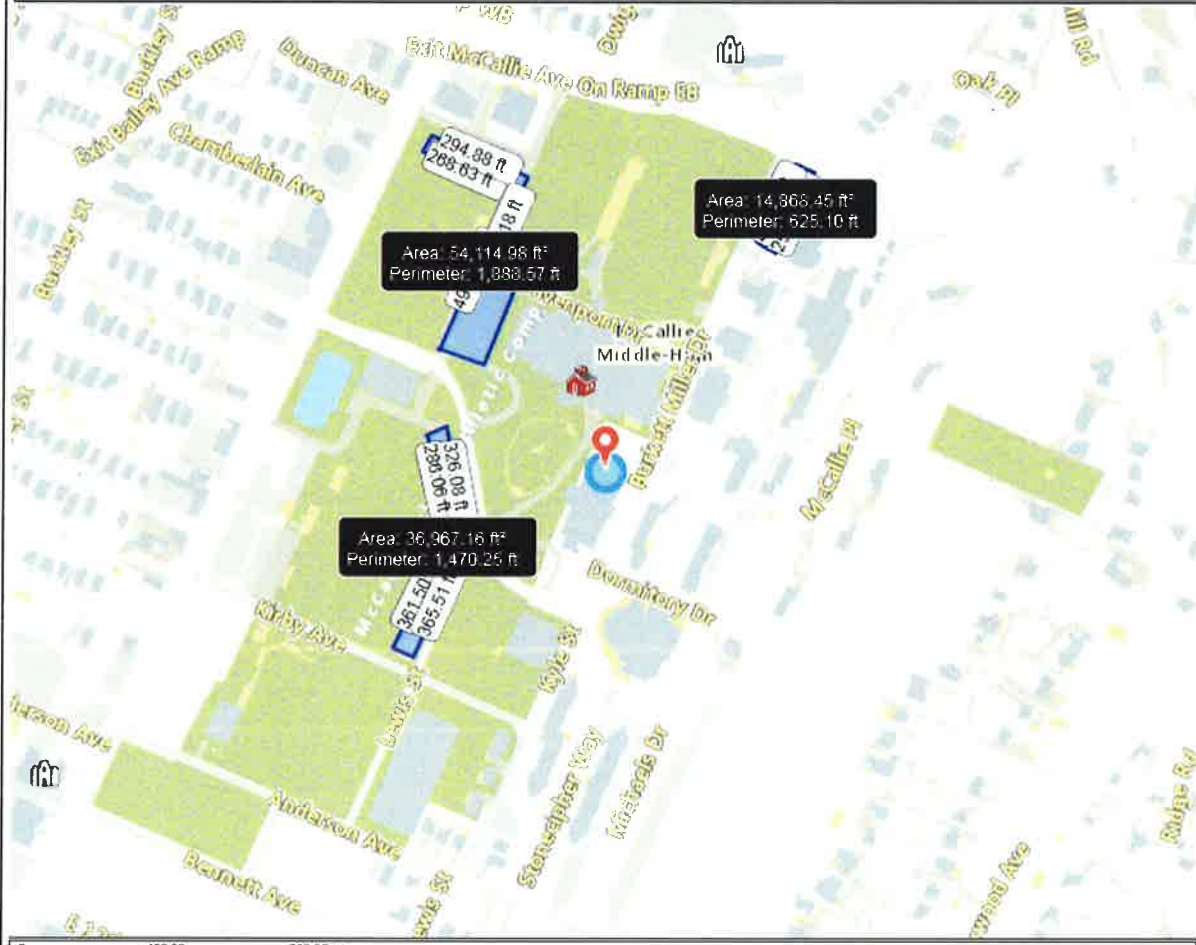
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McCallie Campus Athletic Fields and Recreational Areas:  
 Approximately 301 acres  
 (5.0% of total I-PUD acreage)

0 400.00 800.0 Feet  
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McCallie Campus Parking Areas:  
 Approximately 2.5 acres  
 (3% of total I-PUD Area)



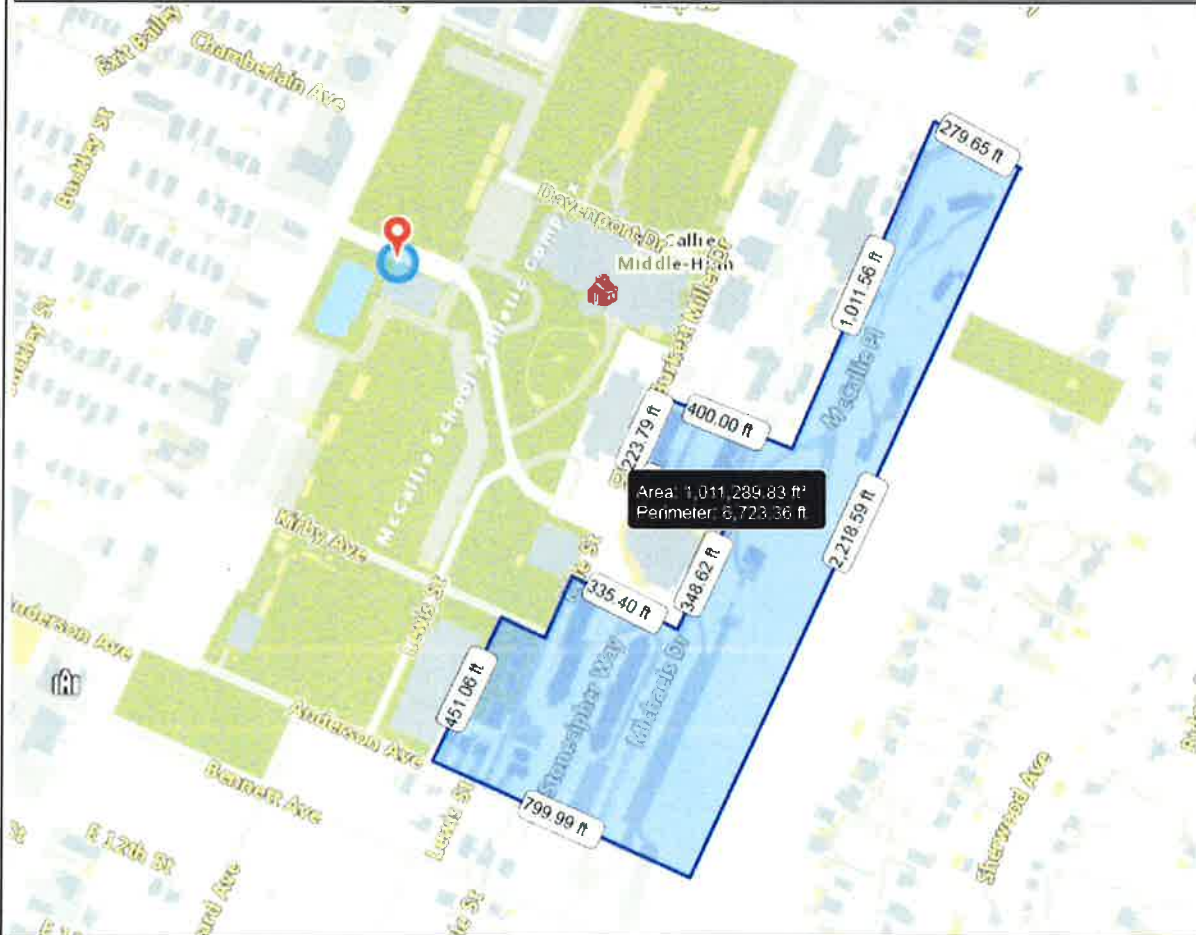
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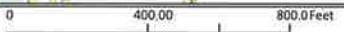


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McCullis Campus Faculty and Student Housing:  
 Approximately 23.5 acres  
 (26.5% of total I-PUD acreage)  
 216 Total Units/Rooms = 9.19 Units per acre across the Faculty/Student Housing Acreage and 2.62 units per acre across the entire I-PUD acreage



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**MCCALLIE CAMPUS**  
 Proposed Addresses  
 Administration Portion  
 1 inch = 200 feet  
 2015 Aerial

**REQUESTED LPCD BOUNDARY AREA**

- 82.41 acres +/-, single platted lot; approx. 82 acres zoned R-4 and 0.41 acre zoned R-2.
- Existing Housing: 150 dormitory rooms for boarding students; 60 faculty housing units of various types (including Headmaster's home). All owned by McCallie School.
- New Faculty Housing Under Construction: 16 Units. (With existing dorm rooms and faculty housing, total residential density will be approx. 2.5 housing units per acre within the L-PUD boundary.)