

2007-120  
University of Tennessee  
at Chattanooga (UTC)  
c/o Janet Spraker

RESOLUTION NO. 25256

A RESOLUTION APPROVING A PROPOSED PRELIMINARY AND FINAL INSTITUTIONAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR AN INSTITUTIONAL PLANNED UNIT DEVELOPMENT, KNOWN AS UNIVERSITY OF TENNESSEE AT CHATTANOOGA INSTITUTIONAL PLANNED UNIT DEVELOPMENT 2007 CAMPUS PLAN, ON A TRACT OF LAND LOCATED AT 615 McCALLIE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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WHEREAS, The University of Tennessee at Chattanooga (UTC), c/o Janet Spraker, petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend that the City Council of the City of Chattanooga grant a special exceptions permit for an Institutional Planned Unit Development on property located at 615 McCallie Avenue, known as the University of Tennessee at Chattanooga Institutional Planned Unit Development 2007 Campus Plan; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, on August 13, 2007, recommended that the Chattanooga City Council approve the Plan as a Preliminary and Final Institutional Planned Unit Development, subject to certain conditions; and

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary and Final Institutional Planned Unit Development Special Exceptions Permit for a Proposed Institutional Planned Unit

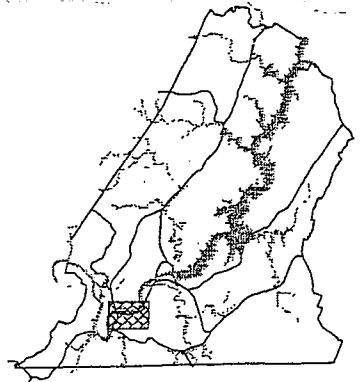
Development on a tract of land located at 615 McCallie Avenue, known as the University of Tennessee at Chattanooga Institutional Planned Unit Development 2007 Campus Plan, and more particularly described as follows:

Amendment of the University of Tennessee at Chattanooga Institutional Planned Unit Development located at 615 McCallie Avenue to update property use information and include four unplatted tracts of land located at 701 East Martin Luther King Boulevard, 806, 812 and 814 Flynn Street and two unplatted and unaddressed tracts of land on Flynn Street being 146H-A-018 and 019 being the properties described as Tracts 1 thru 3 of Deed Book 7572, Page 248, ROHC. Tax Map 146H-A-015 thru 019 and 031.

BE IT FURTHER RESOLVED, That the Preliminary and Final Institutional Planned Unit Development Plan for this Institutional Planned Unit Development is subject to the attached site plan and Planned Unit Development review.

ADOPTED: September 11, 2007

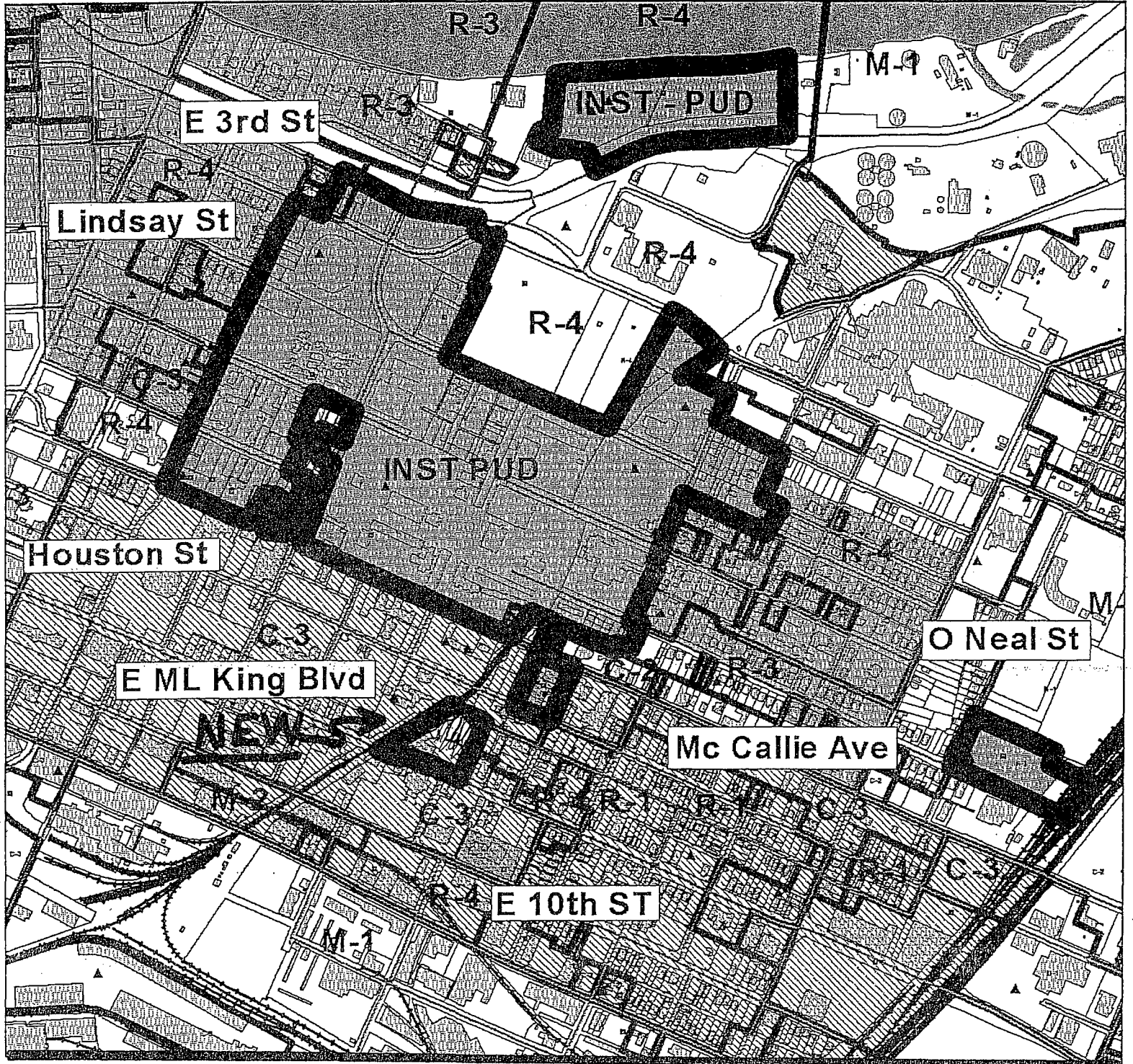
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CHATTANOOGA  
CASE NO: 2007-0120  
PC MEETING DATE: 8/13/2007  
INSTITUTIONAL PUD

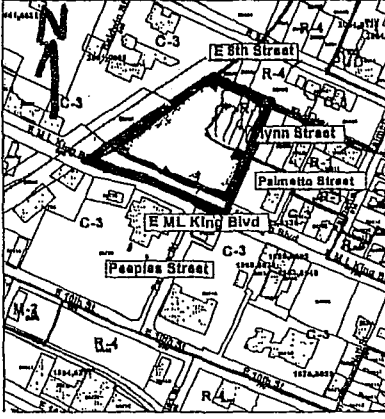


1 in. = 800.0 feet

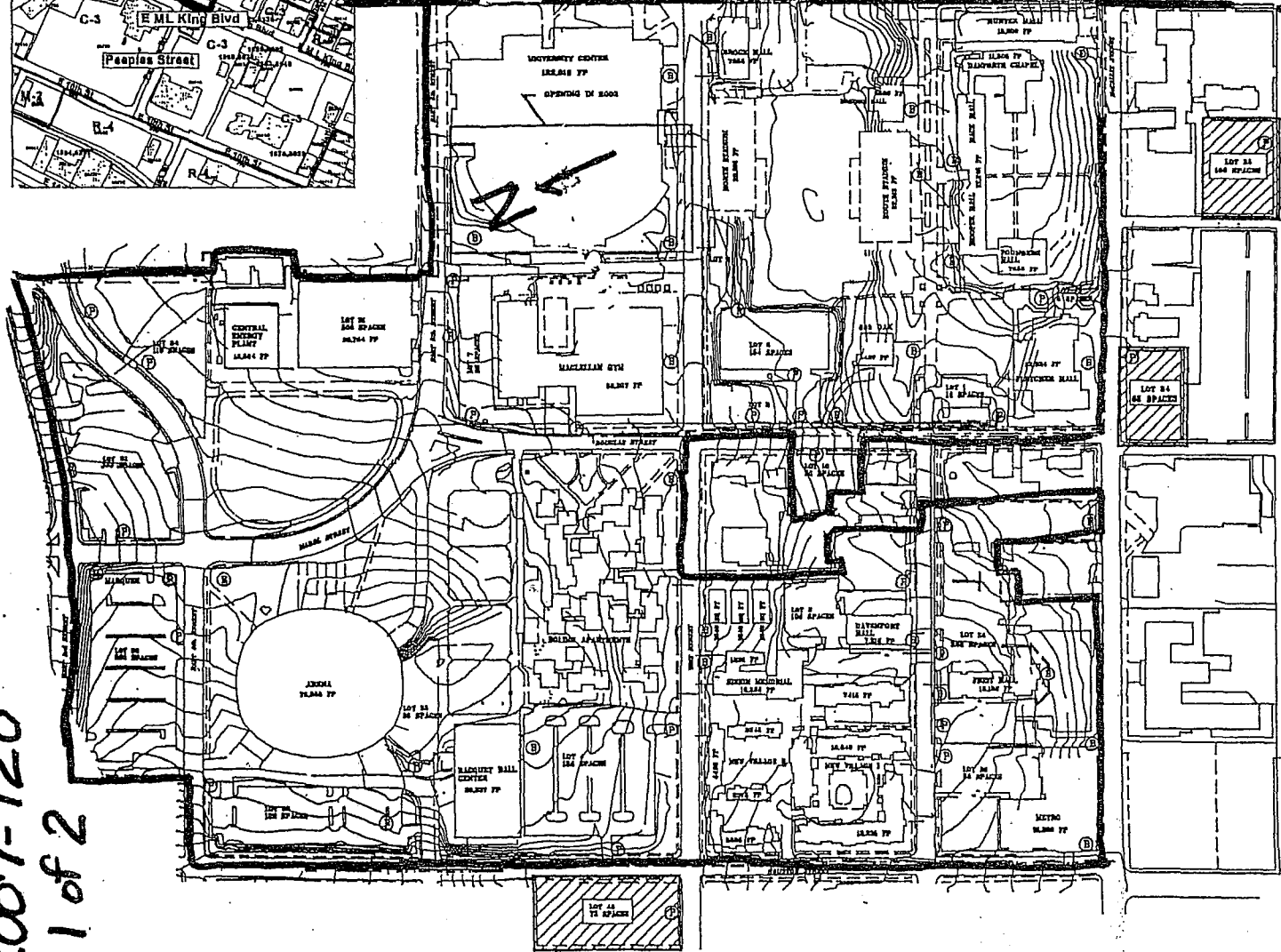


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-120: Approve, subject to the attached PUD review.

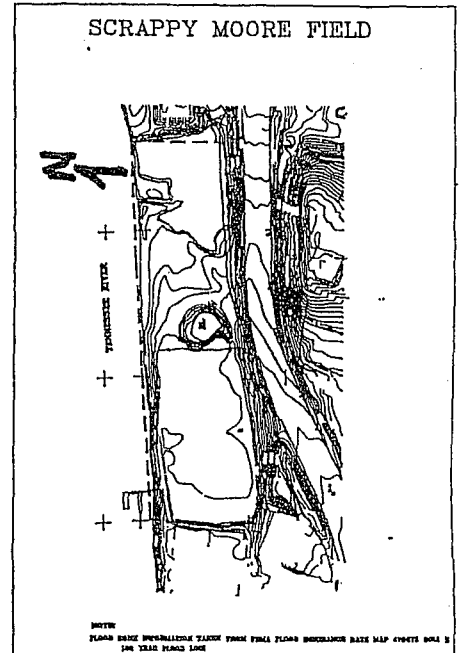




New  
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MATCH LINE A  
MATCH LINE A  
MATCH LINE B  
MATCH LINE B



THE UNIVERSITY OF TENNESSEE AT CHATTANOOGA Facilities Planning & Management	
TITLE INSTITUTIONAL PUD	
DRAWN BY: JAY RANEN	DATE: 6/9/01
CHECKED BY: JANET SPRAKER	SHEET
SCALE: 1"=100'	

2007-120  
1 of 2

2007-120  
2082

**LAND USE AND DENSITY**

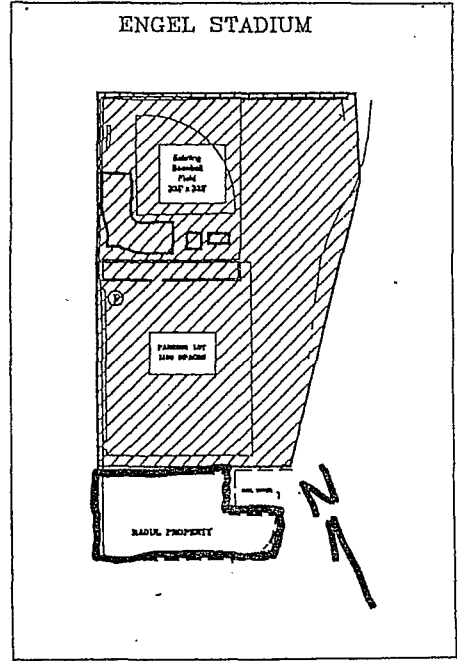
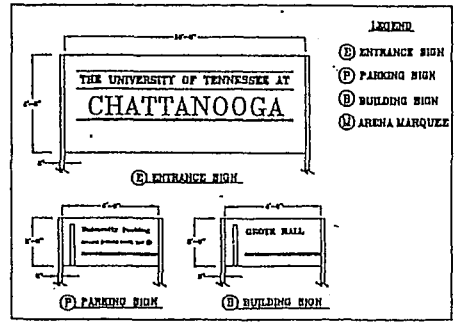
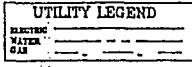
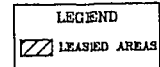
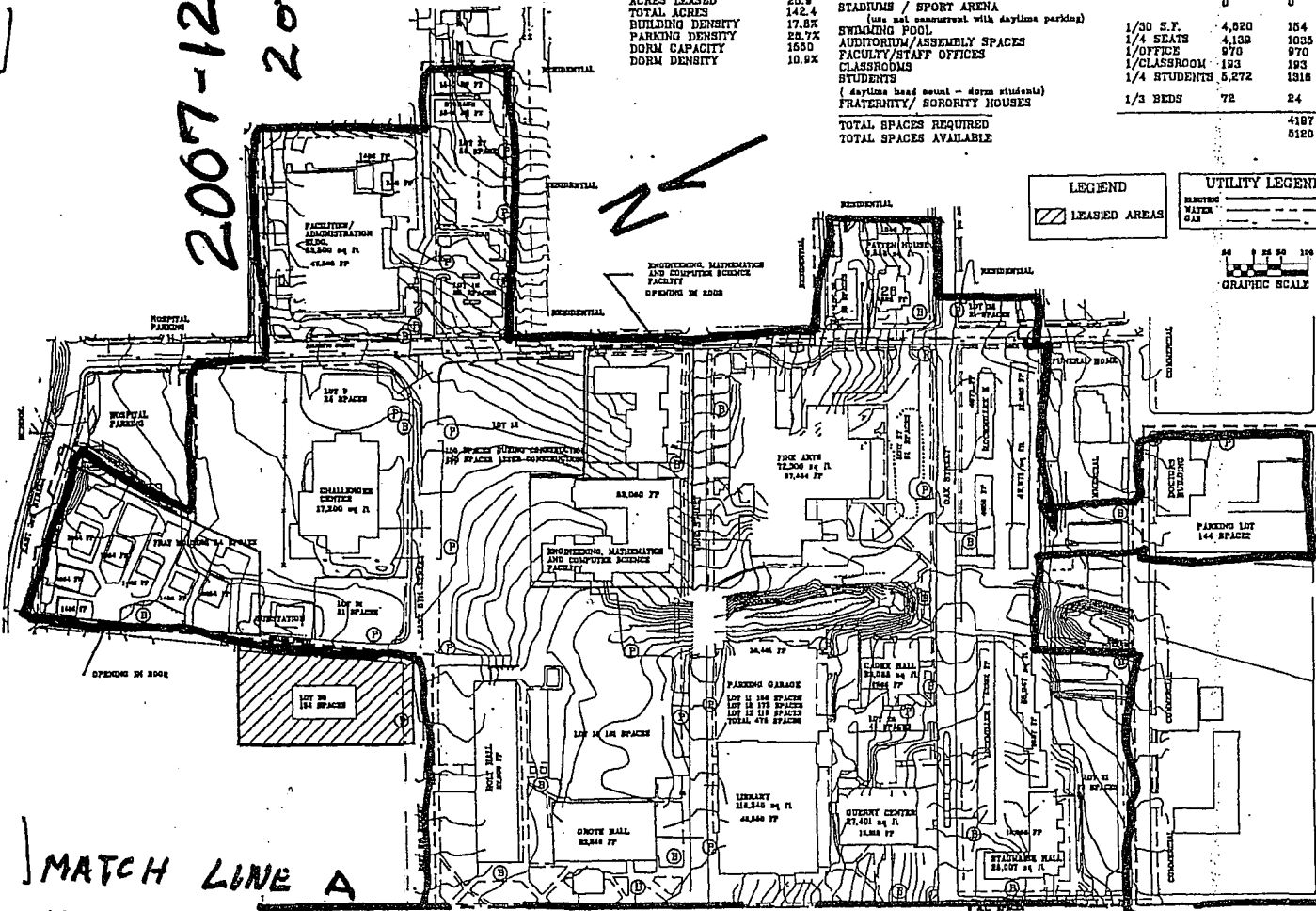
ACRES OWNED	118.5
ACRES LEASED	25.9
TOTAL ACRES	142.4
BUILDING DENSITY	17.8%
PARKING DENSITY	28.7%
DORM CAPACITY	1650
DORM DENSITY	10.9%

**PUD CALCULATIONS**

PROFESSIONAL OFFICES	
DORMS	
STADIUMS / SPORT ARENA	
(Use null measurement with daytime parking)	
SWIMMING POOL	
AUDITORIUM/ASSEMBLY SPACES	
FACULTY/STAFF OFFICES	
CLASSROOMS	
STUDENTS	
(Daytime head count - dorm students)	
FRATERNITY/ SORORITY HOUSES	
TOTAL SPACES REQUIRED	4187
TOTAL SPACES AVAILABLE	5180

**STANDARD QUANTITY SPACES REQ.**

1/300 S.F.	34,855	116
1/4 BEDS	1,550	388
	0	0
1/30 S.F.	4,820	154
1/4 SEATS	4,138	1035
1/OFFICE	970	970
1/GLASSROOM	193	193
1/4 STUDENTS	5,272	1316
1/3 BEDS	72	24
		4187
		5180



MATCH LINE A  
MATCH LINE B

MATCH LINE A  
MATCH LINE B

2001  
Resol. 23152  
Appvd. Final I-PUD

I.P.U.D.: University of Tennessee at Chattanooga  
Institutional Planned Unit Development  
2007 Campus Plan

UTC IPUD  
Page 2

CASE NO.: 2007-120

DEVELOPER: UTC

DATE OF SUBMITTAL: June 18, 2007

JURISDICTION: City of Chattanooga

STATUS: Preliminary and Final Institutional  
Planned Unit Development Plan  
Reviewed Simultaneously

STAFF COMMENT:

- 1) The property adjacent to the area included in the plan will not be adversely affected.
- 2) The plan is consistent with the intent and purpose of the Chattanooga Zoning Ordinance to promote public health, safety morals and general welfare.
- 3) There is a need for such development in the proposed location.
- 4) There is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Article 5, Section 1304(5) of the Chattanooga Zoning Ordinance requires that no free-standing building can be closer than twenty-five (25) feet from any public street. The proposed Wellness Center and Athletic Strength Center are located closer than 25' to public streets. Therefore, these buildings will require a setback variance from the Chattanooga Board of Zoning Appeals.
2. Add a verbal and graphic scale.

3. Label this drawing as a Final Institutional Planned Unit Development Plan.
4. Give the I.P.U.D. a name such as 2007 UTC Campus Plan.
5. Delete the note that topography to 2' contour interval is not available.
6. Delete the note about "Variance Request Re: 25 foot setback ...".
7. Since the only size that can be recorded is 30"x 24", it will be necessary to record in several sheets or at a reduced scale.
8. Article 5, Section 1312(f) of the Chattanooga Zoning Ordinance requires that the 100 year flood boundary be shown, if applicable. It appears that part of the Scroppy Moore Field Area is in the 100 year flood area. Consequently, show the 100 year flood boundary in the Scroppy Moore Field Area and indicate areas above and below.
9. Article 5, Section 1312(g) of the Chattanooga Zoning Ordinance requires "a plan for uniform sign design and control" in institutional planned unit developments. Consequently, submit such a plan.

B. Chattanooga Fire Department Requirements

1. Article 5, Section 1308(5) of the Chattanooga Zoning Ordinance requires that "Fire hydrants shall be installed in locations approved by the Chattanooga Fire Department" in institutional planned unit developments.
2. The Chattanooga Fire Department requires 15 to 20 additional fire hydrants and additional information as to intent.
3. Show the locations of additional fire hydrants required by the Chattanooga Fire Department.
4. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

FB:sh  
UTCIPUD