

RESOLUTION NO. 25753

A RESOLUTION APPROVING A PROPOSED PRELIMINARY AND FINAL INSTITUTIONAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE TENNESSEE TEMPLE UNIVERSITY INSTITUTIONAL PLANNED UNIT DEVELOPMENT ON TRACTS OF LAND BEING GENERALLY BOUNDED ON THE NORTH BY BAILEY AVENUE, ON THE SOUTH BY BENNETT AVENUE, ON THE EAST BY SOUTH WILLOW STREET, AND ON THE WEST BY SOUTH HICKORY STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, The Tennessee Temple University 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 generally bounded on the north by Bailey Avenue, on the south by Bennett Avenue, on the east by South Willow Street, and on the west by South Hickory Street, known as the Tennessee Temple University Institutional Planned Unit Development, more fully described herein and as shown on the map attached hereto and made a part hereof by reference; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, on November 10, 2008, recommended that the Chattanooga City Council approve the Plan as a Preliminary and Final Planned Unit Development, subject to certain conditions.

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 tracts of land generally bounded on the north by Bailey Avenue, on the south by Bennett Avenue, on the east by South Willow Street, and on the west by South Hickory Street, known as the Tennessee Temple University Institutional Planned Unit Development, and more fully described as follows:

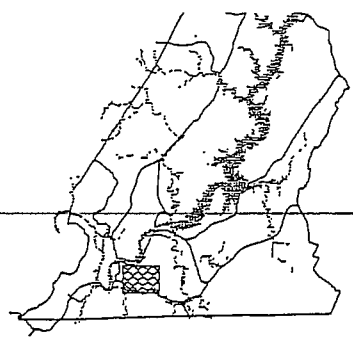
Parcels of property owned by Tennessee Temple University within the general boundaries stated above and specifically listed as Tax Map Nos. Tax Map Nos. 146J-U-001 thru 003, 010, 017; 146O-N-001 thru 007, 016, 019 thru 023, 146O-P-001, 001.01, and 002 thru 004; 146O-T-001 thru 003, 006 thru 010, and 017; 146O-U-001 thru 003, 005 thru 010, 014, 015, 015.01, and 016; 146O-V-001, 002, 004, 007, 008, 010, 025, and 026.

BE IT FURTHER RESOLVED, That the Preliminary and Final Planned Unit Development Plan for this Planned Unit Development is subject to the following conditions:

1. Approval of Abandonment of existing PUD (See Case No. 2008-164); and
2. The Planned Unit Development review attached hereto and incorporated herein by reference.

ADOPTED: December 9, 2008

/add

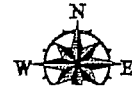


# CHATTANOOGA

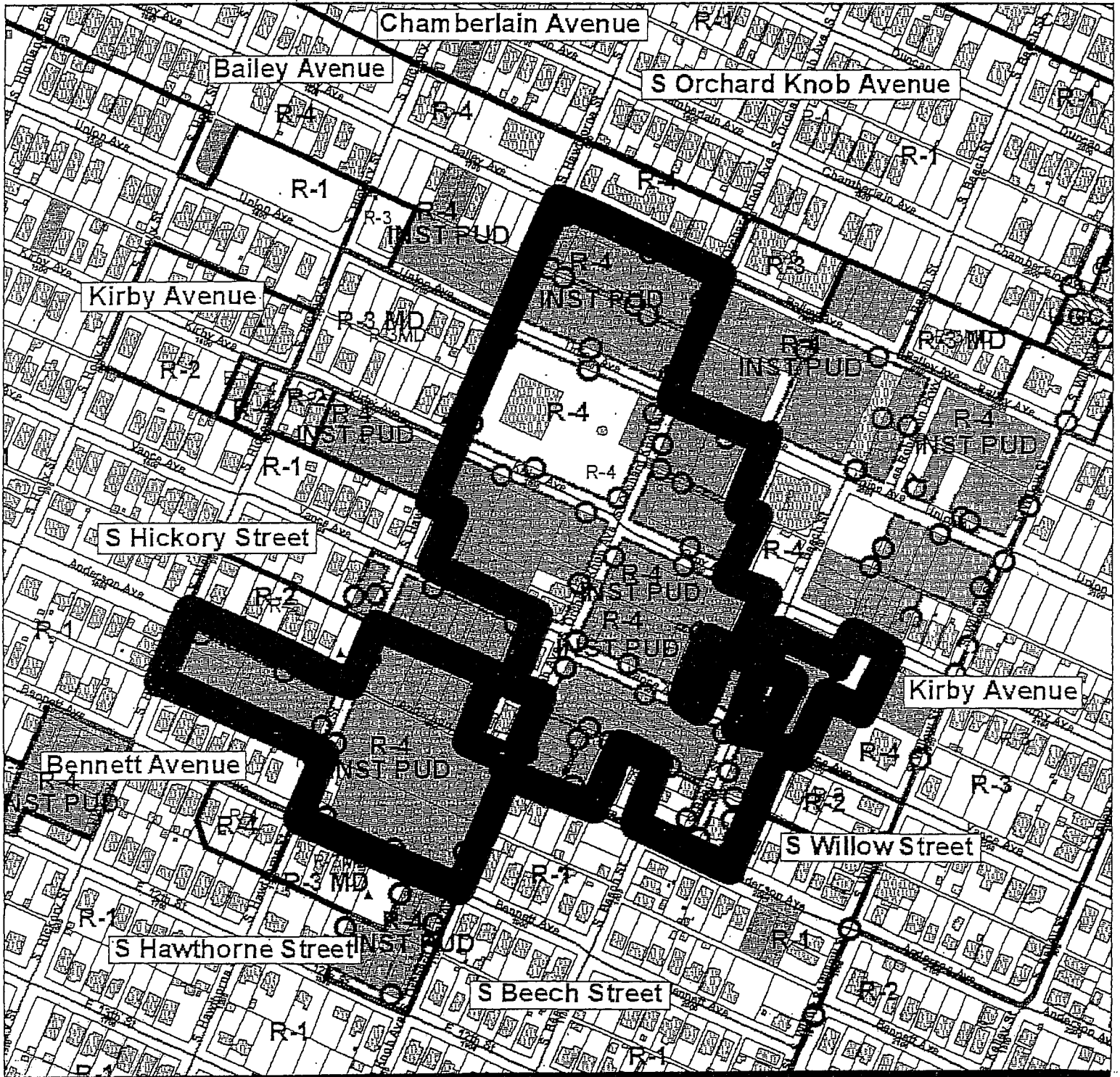
CASE NO: 2008-0160

PC MEETING DATE: 9/8/2008 10/13/2008 11/10/2008

## INSTITUTIONAL PUD

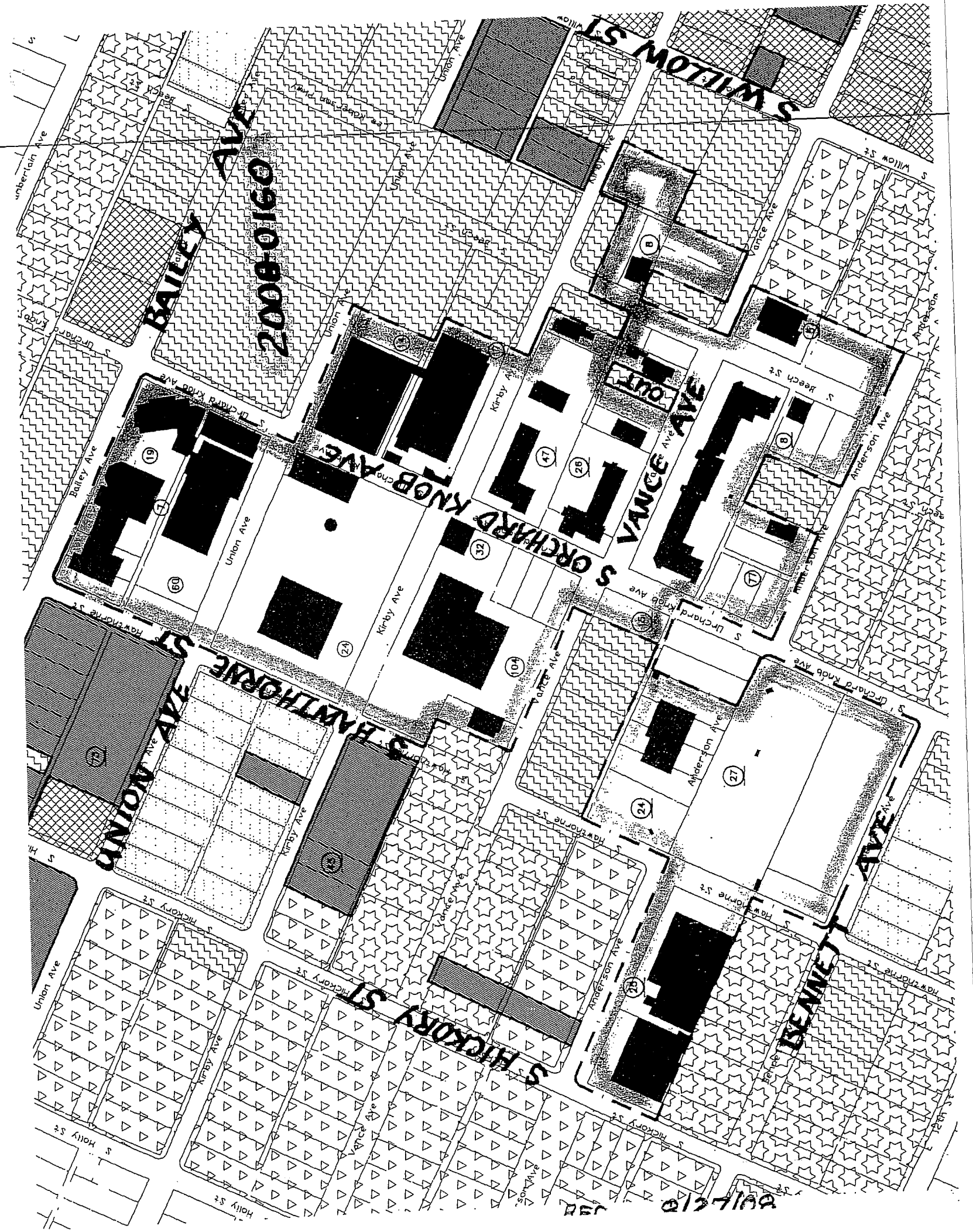


1 in. = 350.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-160:** Approve, subject to:

- 1) Approval of abandonment of existing PUD (Case 2008-164); and
- 2) The PUD review.



20080160

BAILEY AVE

S HAWTHORNE ST

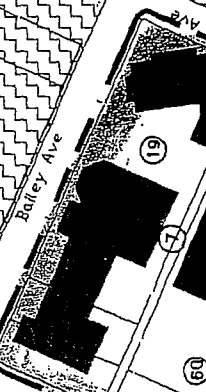
S ORCHARD KNOB AVE

S HICKORY ST

VANCE AVE

S BENNETT AVE

S MOTLOW ST



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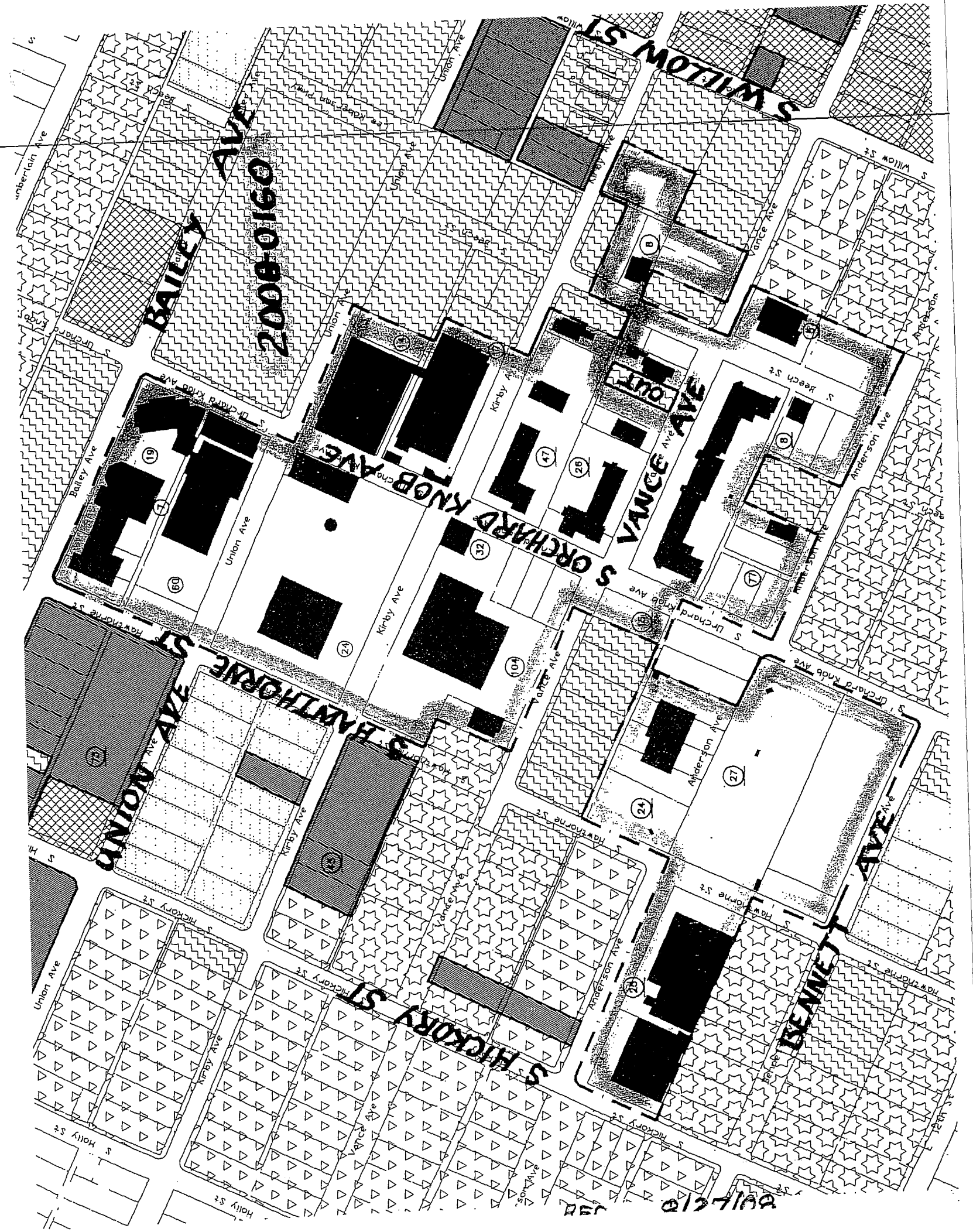
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2012-11-08

P.U.D.: Tennessee Temple University  
Institutional Planned Unit  
Development Plan

Tennessee Temple University PUD  
Page 2

CASE NO.: 2008-160  
DEVELOPER: Tennessee Temple University

ARCHITECT: Elemi Architects

DATE OF SUBMITTAL: August 8, 2008

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 Institutional Planned Unit Development 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) Since no new buildings are proposed, there is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. In order to have legal significance, the final institutional planned unit development plan must be recorded in the office of Hamilton County Registrar. The only size and format that can be recorded is the 30" x 24" size and format in Appendix 3 of the Chattanooga Subdivision Regulations. Consequently, redraw the plan to conform to the 30" x 24" size and format in Appendix 3 of the Chattanooga Subdivision Regulations. Do not put anything in the 4" x 6" stamp block in the upper right corner. This is for official signatures and stamps only.

2. Add the following owner's statement and have it signed by the owner on the Mylar and other copies of the final institutional planned unit development to be recorded: "I certify that I am the owner in fee simple of the property shown and adopt this as my institutional planned unit development plan". Show the name, address and phone number of the owner.
3. On the Mylar copy and other copies to be recorded, showing the areas deleted from the previous I.P.U.D. is not required. These areas will be deleted by the ordinance or resolution for Case No. 2008-164. Showing areas to be deleted is confusing.
4. If the areas to be deleted from the I.P.U.D. are shown, indicate the ordinance or resolution number of the City Council Ordinance or Resolution that deleted them. This would be the ordinance or resolution for Case No. 2008-164.
5. Since only R-4 zoned areas can be in an institutional planned unit development, the final institutional planned unit development cannot be recorded until the City Council has rezoned lots at 910 Beech Street and 2003 Anderson Avenue to R-4. Case No. 2008-163 has been submitted to do this.
6. Note on the I.P.U.D. plan the ordinance or resolution number for Case No. 2008-160 which approved the revised I.P.U.D. plan.
7. The minimum scale for the recorded I.P.U.D. plan is 1"=100'.
8. Per Article 5, Section 1213(1-a) of the Chattanooga Zoning Ordinance, add the following note: "All area in this I.P.U.D. is zoned R-4".
9. Label the plan to be recorded as a "Final Institution Planned Unit Development Plan".
10. The developer should be aware that the Mylar copy and other copies of the institutional planned unit development plan to be recorded must be signed by the GIS Department, the City of Chattanooga and the Regional Planning Agency.
11. Note the total number of parking spaces in the boundaries of the revised institutional P.U.D. plan.
12. Per Article 5, Section 1312(3-d) of he Chattanooga Zoning Ordinance, show the type of building for each existing building in the I.P.U.D.