

RESOLUTION NO. 28413

A RESOLUTION AUTHORIZING PASSPOINTE ENGINEERING C/O JAN PASS, AGENT FOR THE PROPERTY OWNER, VISION WALNUT STREET, LLC TO USE TEMPORARILY THE RIGHT-OF-WAY LOCATED ALONG WALNUT STREET, AQUARIUM WAY, AND RIVERFRONT PARKWAY IN FRONT OF 102 WALNUT STREET FOR CONSTRUCTION OF CONCRETE BUILDING FOOTINGS BELOW STREET LEVEL, OUTDOOR DINING AREA, VEGETATIVE SCREENS, AND CANOPIES, AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That PASSPOINTE ENGINEERING C/O JAN PASS, AGENT FOR THE PROPERTY OWNER, VISION WALNUT STREET, LLC, (hereinafter referred to as “Temporary User”) be and is hereby permitted to use temporarily the right-of-way located along Walnut Street, Aquarium Way, and Riverfront Parkway in front of 102 Walnut Street for construction of concrete building footings below street level, outdoor dining area, vegetative screens, and canopies, as shown on the maps attached hereto and made a part hereof by reference.

BE IT FURTHER RESOLVED, That said temporary usage shall be subject to the following conditions:

1. Temporary User may execute the Indemnification Agreement prior to the granting of a temporary use by the City Council provided that any obligation to Indemnify and hold the City of Chattanooga, its officers, agents and employees harmless for any claims for damages for injuries to persons or property shall be void if the Temporary Use is not granted to applicant by

the Chattanooga City Council. Temporary User agrees to comply with all terms and conditions of the Indemnification Agreement in the event a temporary use is granted by the City Council.

2. Temporary User agrees to vacate the property and temporary use upon reasonable notice from the City to do so.

3. Temporary User shall provide adequate access for maintenance of any utilities located within the easement.

4. Temporary User shall obtain necessary permits and approvals from the City of Chattanooga Land Development Office.

5. Any overhead projecting objects must meet the minimum height requirements as per the City of Chattanooga's Codes and Standards.

6. A minimum of a six (6'0") foot sidewalk clearance shall be maintained at the narrowest point between the Walnut Street outdoor dining and the closest edge of tree well.

7. Vegetative green screens shall be set a minimum of one (1'0") foot from the back edge of sidewalk along Riverfront Parkway to ensure adequate soil is given for the growth of vines.

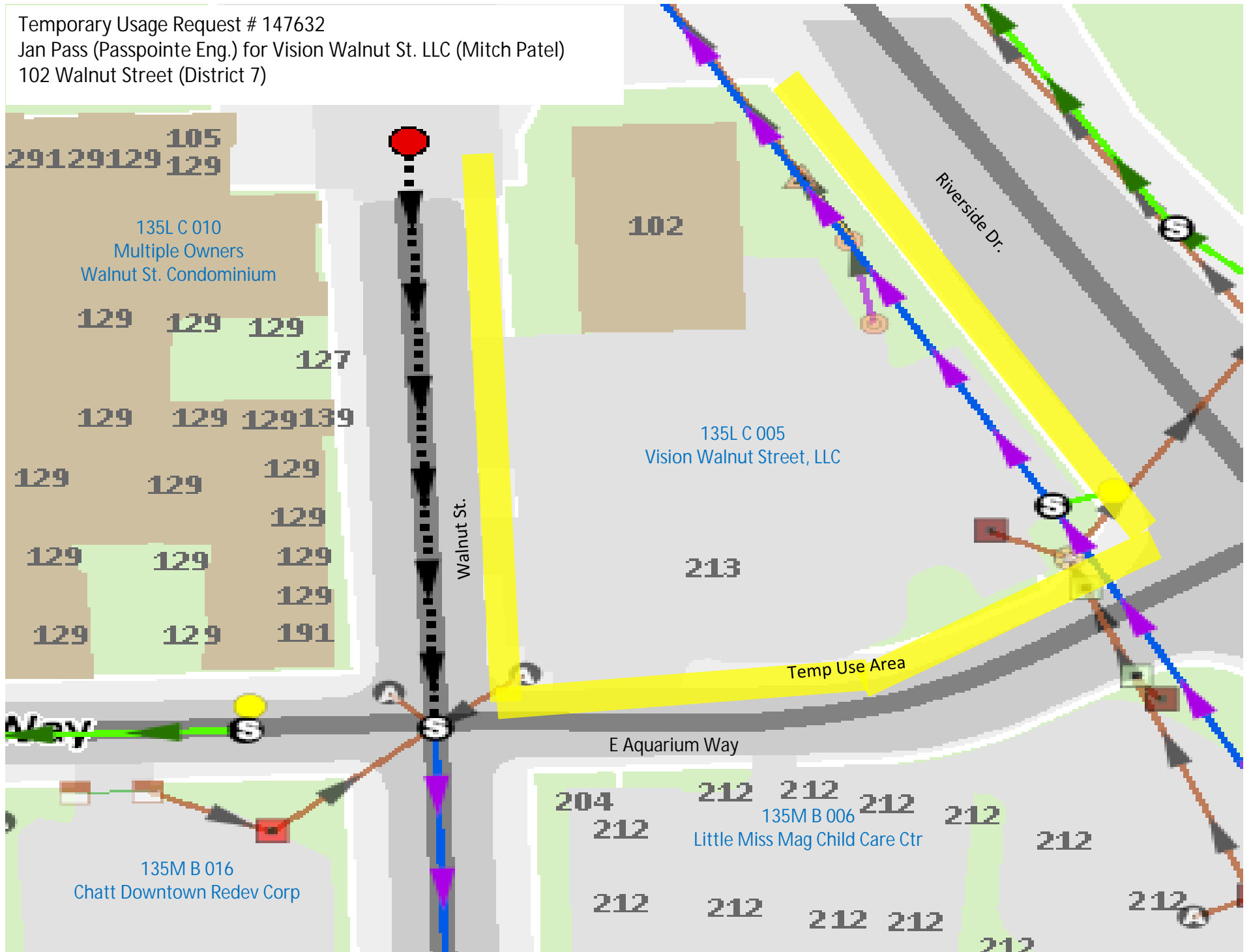
8. Temporary Usage for the concrete building footings will expire one hundred eighty (180) days after Council approval in order to allow a Franchise Agreement to take effect.

9. Temporary User shall provide adequate access for maintenance of any utilities located within the easement, is responsible for verifying all utility locations within the subject area prior to initiating the agreed usage, as well as the protection of said utilities for the duration of this permit.

ADOPTED: September 29, 2015

/mem

Temporary Usage Request # 147632  
Jan Pass (Passpoint Eng.) for Vision Walnut St. LLC (Mitch Patel)  
102 Walnut Street (District 7)





- ZONING REQUIREMENTS:**
- 1) Proximity to transit stops: ~500'
  - 2) Bicycle facility on site
  - 3) 5 adjacent on street parking spaces provided. Public parking ~525' South of site. 114 private onsite spaces provided.
  - 4) A) Hotel - Hrs of operation: 24 hrs / 7 days  
B) Retail - Hrs of operation: M-F 9AM-10PM, Sat-Sun 9AM-11PM  
C) Restaurant - Hrs of operation: Sun-Thurs 9AM-11PM, Fri-Sat 10AM-1AM
  - 5) 90 Unit Hotel, retail/commercial use 2273 ± SF, Restaurant use 6953 ± SF
  - 6) Fire Hydrant within 75' FDC - see Plumbing Plan.
  - 7) Street Edge & Off-street parking screening - There is no off-street parking outside of the parking deck. See Arch. Sheet A3.30, Details 5 & 7 and Sheet A2.04 for Green Screen elevations.

- SITE & CONTACT NOTES**
1. Site Address: 102 Walnut St, Chattanooga, TN 37402
  2. Owner: Vision Walnut Street, LLC  
Contact: Hiten Patel, VHG Director of Development  
Phone: (423) 892-1010
  3. Nearest Cross-Street: Aquarium Way
  4. Parcel Numbers: 135I-C-001 & 005
  5. Zoning: C-3
  6. Parcel Area: 0.87 ± acres  
Area Disturbed: 0.87 ± acres  
Pre-Const. Impervious: 0.76 ± acres  
Post-Const. Impervious: 0.76 ± acres  
Flood Elevation (100yr): Property does not appear to lie in the 100 yr. flood zone as per Firm Map No. 47065C0341F, dated November 7, 2002.
  7. TOPD SURVEY: Topographic Survey provided by Northpointe Surveying Co. (Proj No. 14-096). The Contractor is responsible for verifying control/benchmarks shown on Topographic Survey before construction begins.
  8. EROSION CONTROL: Owner's representative: Bob Haynes, VHG Director of Construction  
Phone: (423) 892-1010

- PARKING REQUIREMENTS:**
- Zoning Requirements = 110 spaces
  - Total Provided = 114 spaces
  - Lower Level - 74 spaces
  - Parking Deck - 40 spaces

**pvdesign, inc.**  
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TN 37377, 364-0341  
PVDESIGN@PVDESIGN.COM

VISION HOSPITALITY GROUP  
**THE WALNUT STREET HOTEL**  
WALNUT STREET  
CHATTANOOGA, TN

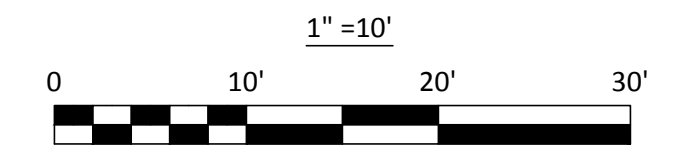
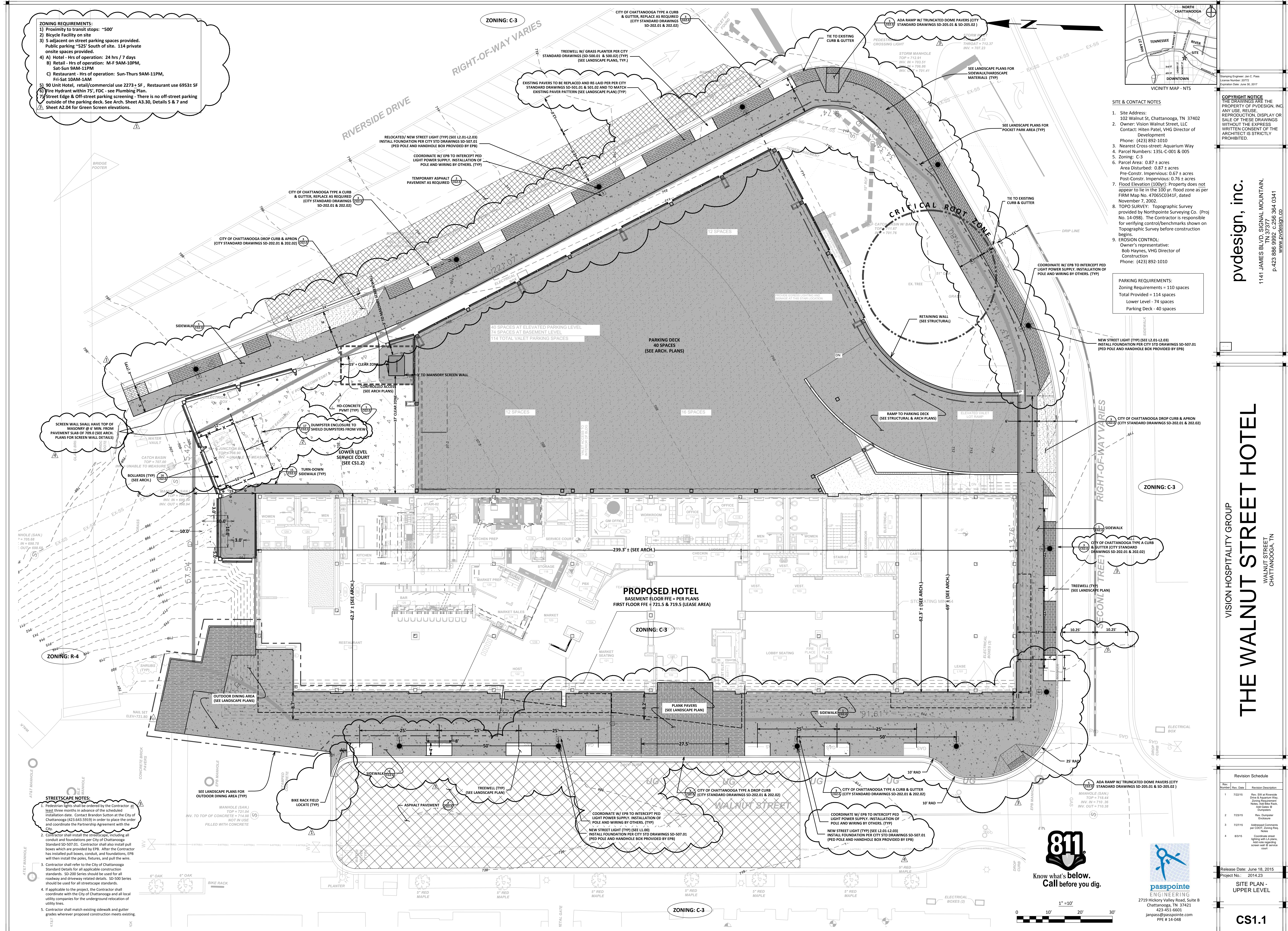
**Revision Schedule**

Rev. Number	Rev. Date	Revision Description
1	7/20/15	Rev. 01B at Request Check & Approve Final Zoning, Notes, Add Site Plans, Erosion Control, Dumpsters
2	7/23/15	Rev. 02A at Request Check & Approve Enclosure
3	7/27/15	Address Comments per CCOT, Zoning Rec. Notes
4	8/3/15	Coordinate street signage with LA plans. Add notes regarding enclosure & service court

Release Date: June 18, 2015  
Project No.: 2014.23

**SITE PLAN - UPPER LEVEL**

**CS1.1**



- STREETSCAPE NOTES:**
1. Pedestrian lights shall be ordered by the Contractor at least three months in advance of the scheduled installation date. Contact Brandon Sutton at the City of Chattanooga (423.643.5919) in order to place the order and coordinate the Permitting Agreement with the City.
  2. Contractor shall install the streetscape, including all conduit and foundations per City of Chattanooga Standard SD-507.01. Contractor shall also install pull boxes which are provided by EPB. After the Contractor has installed pull boxes, conduit, and foundations, EPB will then install the poles, fixtures, and pull the wire.
  3. Contractor shall refer to the City of Chattanooga Standard Details for all applicable construction standards. SD-200 Series should be used for all roadway and driveway related details. SD-500 Series should be used for all streetscape standards.
  4. If applicable to the project, the Contractor shall coordinate with the City of Chattanooga and all local utility companies for the underground relocation of utility lines.
  5. Contractor shall match existing sidewalk and gutter grades wherever proposed construction meets existing.

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PPE # 14-048