

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING SOUTHSIDE CENTRE, LLC C/O JOHN STRAUSSBERGER TO USE TEMPORARILY THE RIGHT-OF-WAY LOCATED ON THE SOUTH SIDE OF WEST 17TH STREET AND THE WEST SIDE OF COWART STREET IN FRONT OF 1700 BROAD STREET TO INSTALL APPROXIMATELY TEN (10) AWNINGS ABOVE STOREFRONT ENTRIES, AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That SOUTHSIDE CENTRE, LLC C/O JOHN STRAUSSBERGER, (hereinafter referred to as “Temporary User”) be and is hereby permitted to use temporarily the right-of-way located on the South side of West 17th Street and the West side of Cowart Street in front of 1700 Broad Street to install approximately ten (10) awnings above storefront entries, 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. Any overhead projecting objects must meet the minimum height requirements as per the City of Chattanooga's Codes and Standards. (Section 32-8)

5. Awnings shall be sized and located in a way that will not conflict with new street tree rhythm and mature canopy growth.

6. 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: _____, 2015

/mem

City of Chattanooga



Resolution/Ordinance Request Form

Date Prepared: November 12, 2015

Preparer: Bertran Kuyrkendall

Department: Transportation

Brief Description of Purpose for Resolution/Ordinance: _____ **Res./Ord. #** _____ **Council District #** 7

A resolution authorizing Temporary Usage Request #150218 for John Straussberger, managing partner of the property owner, Southside Centre LLC, for temporary usage of the right-of-way on the South side of West 17th Street and the West Side of Cowart Street in front of 1700 Broad Street to install approximately ten (10) awnings above storefront entries.

APPROVED WITH CONDITIONS

Name of Vendor/Contractor/Grant, etc. _____
Total project cost \$ _____ -
Total City of Chattanooga Portion \$ _____ -
City Amount Funded \$ _____ -
New City Funding Required \$ _____ -
City's Match Percentage % 0%

New Contract/Project? (Yes or No) _____ N/A
Funds Budgeted? (YES or NO) _____ N/A
Provide Fund _____ N/A
Provide Cost Center _____ N/A
Proposed Funding Source if not budgeted _____ N/A
Grant Period (if applicable) _____ N/A

List all other funding sources and amount for each contributor.

Amount(s)	Grantor(s)
_____	_____
_____	_____
_____	_____

Agency Grant Number _____

CFDA Number if known _____

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Approved by: *Bertran Kuyrkendall*
DESIGNATED OFFICIAL/ADMINISTRATOR

Reviewed by: FINANCE OFFICE

Please submit completed form to @budget, City Attorney and City Finance Officer

Revised: October, 2011

Memorandum

To: Brandon Sutton 
From: Kari Lawman
CC: Bertran Kuyrkendall
Date: November 9, 2015
Re: Temporary Usage Request # 150218
John Straussberger (Southside Centre LLC)
1700 Broad Street (District 7)

RECOMMENDATION: APPROVAL WITH CONDITIONS

This application was received on June 2, 2015, from John Straussberger, managing partner of the property owner, Southside Centre LLC. The application is requesting Temporary Usage of Right-of-Way for approximately ten (10) awnings above the entry storefronts along 17th and Cowart streets.

After review, granting this Temporary Usage does not conflict with the public's interest.

Therefore, I recommend that the request for ***Temporary Usage be granted with the following conditions:***

- Any overhead projecting objects must meet the minimum height requirements as per the City of Chattanooga's Codes and Standards. (Section 32-8)
- Awnings shall be sized and located in way that will not conflict with new street tree rhythm and mature canopy growth.
- 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.

5/27/2015

Bertran Kuyrkendall, P.E.
Transportation Engineer,
Chattanooga Department of Transportation
Development Resource Center
1250 Market Street, Suite 3030
Chattanooga, TN 37402
(423) 643-5950

For Office Use Only	
<i>Khawman</i>	
Technician Signature / Date	
150218	①
Request No.	

RE: Request for Temporary Usage

Dear Mr. Kuyrkendall:

This is a request for temporary usage of Installation of aluminum awnings above entry storefronts along 17th and Cowart Streets for the 1700 Broad Street Building. Tax Map # 145K L001

The reason for the request is as follows: Building abuts property line and awnings are needed for sun and rain protection.

In making this request: Temporary User agrees as follows:

1. Temporary User will defend, indemnify, and hold harmless the City of Chattanooga, Tennessee its officers, agents, and employees from any and all claims for damages for injuries to persons or property related to or arising out of the aforementioned temporary use.
2. Temporary user agrees to comply with any and all conditions recommended by the City Transportation Engineer and/or City Transportation Department and approved by the Chattanooga City Council during the review of this application. The failure to comply with any condition approved by the City Council may be grounds for revocation of this temporary use at any time after its approval
3. Temporary User will vacate the property and temporary use upon reasonable notice from the City to do so; the parties have to agree that reasonable notice shall be deemed to be thirty (30) days to restore the property to substantially the same condition that existed prior to granting the temporary use, including complying with any environmental regulations upon the request of the city to vacate the property and temporary use.
4. Temporary User will provide full access for maintenance of any utilities located within the easement.
5. Temporary User will obtain any and all other permits, variances, or approvals necessary to accommodate the temporary use.
6. Temporary user agrees to maintain the property in the condition equal to or better than the condition at the time the temporary use is granted.
7. If this request is for maintaining wells the applicant will upon satisfactory completion of use as determined by the Tennessee Department of Environment and Conservation, the wells will be abandoned using standard and acceptable practices, which shall include grouting from the bottom to top with a mixture of Portland cement and powdered bentonite and restoring the surface to its original condition as reasonably as possible.

My address, phone number and email address is as follows: 415 Tremont Street, Chattanooga, TN 37405, 423.505.9360, john@straussco.com

John Straussberger, Jr.

(Print) Applicant Name

John Straussberger Jr.

(Sign) Applicant Name

5-27-15

Date

SOUTHSIDE CENTRE, LLC

(Print) Property Owner Name

John Straussberger Jr.

(Sign) Property Owner Name

5-27-15

Date

This application must include property owner's signature, if different than applicant, and a site map of the reference location.

(Non-Refundable Processing Fee of \$110.00 payable to: City of Chattanooga)

pdck# 2281

5/27/2015

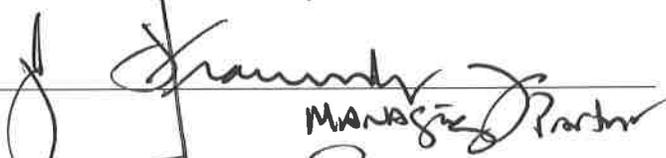
Bertran Kuyrkendall, P.E.
Transportation Engineer,
Chattanooga Department of Transportation
Development Resource Center
1250 Market Street, Suite 3030
Chattanooga, TN 37402
(423) 643-5950

RE: Acting Agent Letter – Temporary Usage of Right of Way

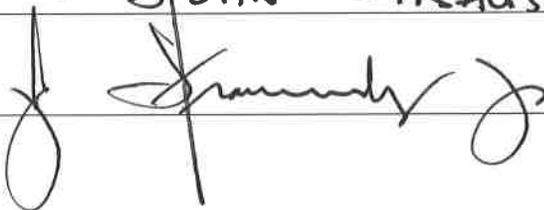
Dear Mr. Kuyrkendall:

I am formally requesting the City of Chattanooga accept the attached Temporary Usage of Right of Way application, submitted by my Agent, John Straussberger, Jr. , on my behalf.

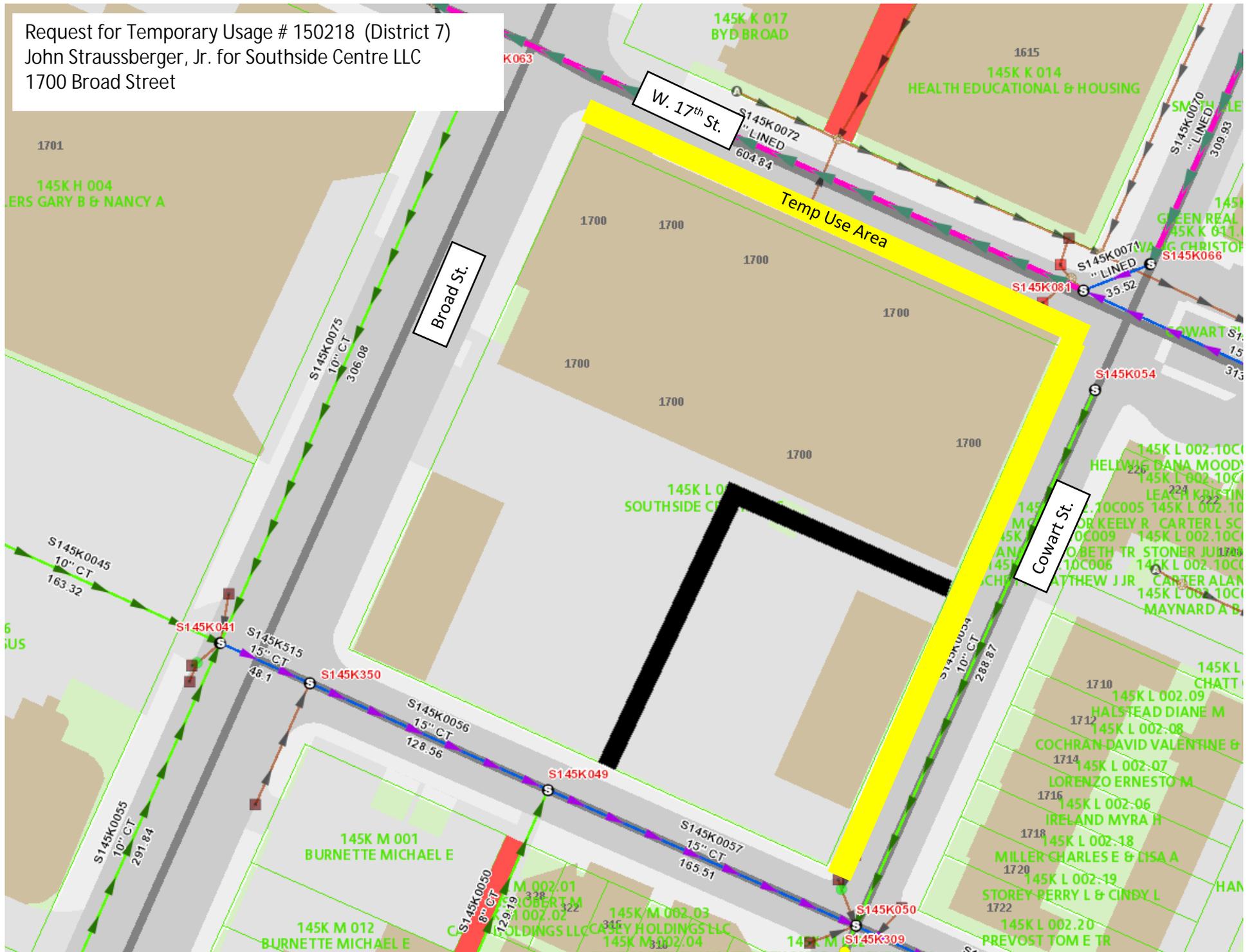
Applicant Printed Name: SOUTHSIDE Centre, LLC
JOHN STRAUSSBERGER, JR.

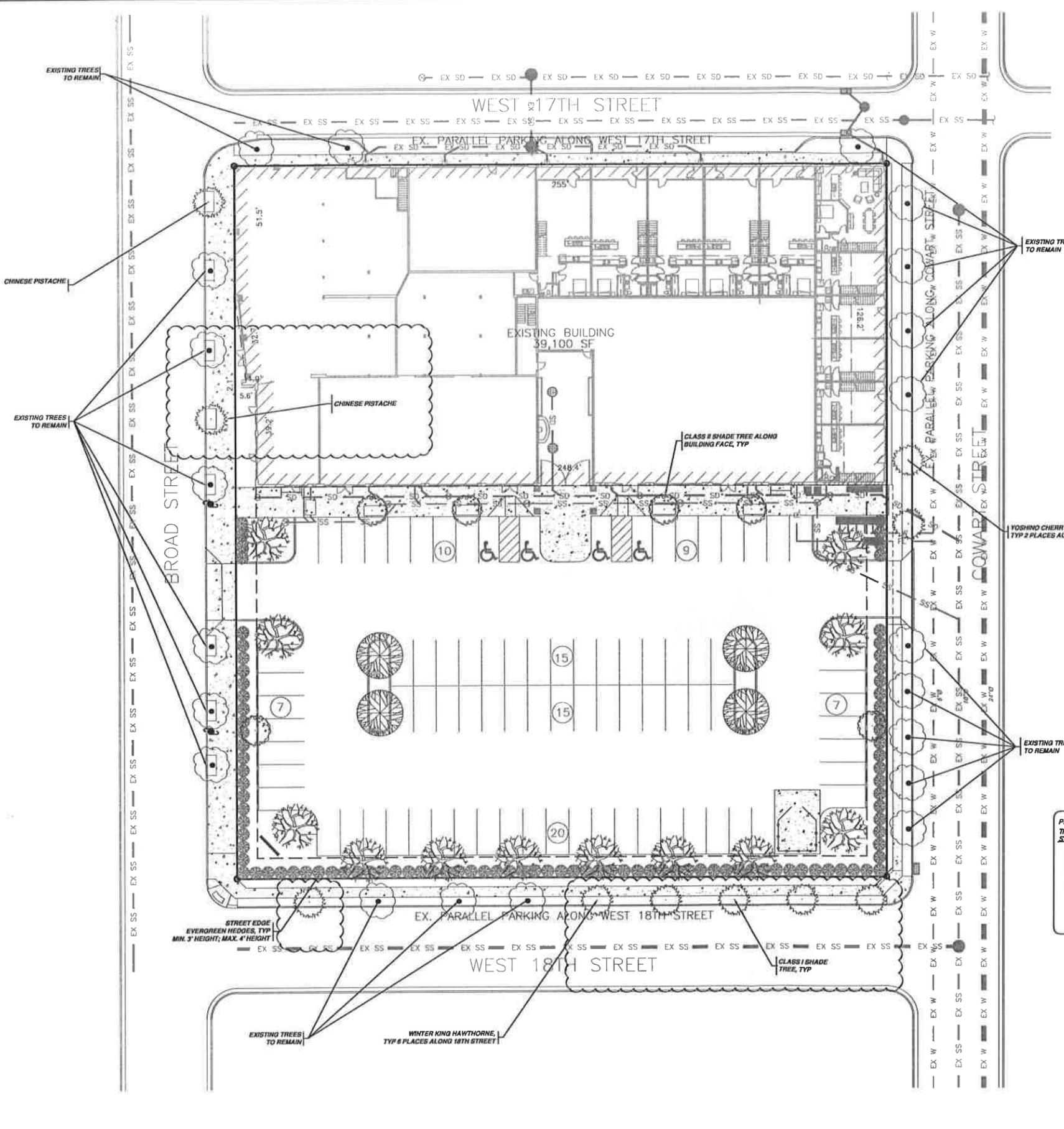
Applicant Signature:  Date: 5-27-15

Agent Printed Name: JOHN STRAUSSBERGER, JR.

Agent Signature:  Date: 5-27-15

Request for Temporary Usage # 150218 (District 7)
John Straussberger, Jr. for Southside Centre LLC
1700 Broad Street





LEGEND

EX OHE	Overhead Elect. or Utility Line
EX W	Water Line
EX RR	Rain Line
EX SD	Storm Drainage Line
EX SS	Sanitary Sewer Line
EX FM	Sanitary Sewer Force Main
EX S	Smoke Chimney
EX C	Other Chimney
EX G	Gas Line
EX UGE	Underground Electric
EX UGC	Underground Cable TV
EX UGFO	Underground Fiber Optics
EX UGT	Underground Telephone
---	PROPERTY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE BUFFER LINE
---	LOT LINE
---	ROW LINE
---	CURB
---	CENTERLINE
---	SPLIT ZONING LINE (w/in PROPERTY)
---	PROP. FENCE LINE
SF	PROP. SET FENCE
LOC	PROP. LIMITS OF CONSTRUCTION
TF	PROPOSED TREE PROTECTION
---	PROPOSED DRIVE CENTERLINE
---	PROPOSED DITCH CENTERLINE
---	PROP. WATER LINE
DPL	PROP. DRY FIRE LINE
FL	PROP. FLOOD LINE
IRR	PROP. IRRIGATION LINE
G	PROP. GAS LINE
SD	PROP. STORM DRAINAGE LINE
SS	PROP. SANITARY SEWER LINE
FM	PROP. SANITARY SEWER FORCE MAIN
OHE	PROP. OVERHEAD ELECT. OR UTILITY LINE
UGE	PROP. UNDERGROUND ELECTRICAL
UGC	PROP. UNDERGROUND CABLE TV
UGFO	PROP. UNDERGROUND FIBER OPTICS
UGT	PROP. UNDERGROUND TELEPHONE

SITE INFORMATION

SITE AREA: 1.63 ACRES
 SITE # ZONING: D-3
 LAND DISTURBANCE AREA: 0.344 ACRES
 TAX MAP PARCEL #: 145K 1 001
 BUILDING TYPE: MIXED USE
 STREET ADDRESS: 1700 BROAD STREET
 SANITARY SEWER AVAILABILITY: EX. PUBLIC SEWER MAIN LOCATED IN COWART STREET
 POTABLE WATER AVAILABILITY: EX. PUBLIC WATER MAIN LOCATED IN COWART STREET
 STORM DRAINAGE: STORM DRAINAGE WILL DISCHARGE INTO AN EXISTING CITY STORM SYSTEM

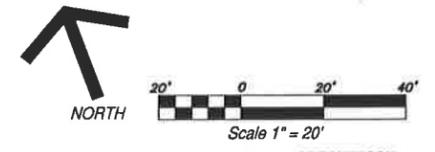
REGULAR PARKING SPACES: 70
 REGULAR HOAP SPACES: 0
 3RD ACCESSIBLE HOAP SPACES: 2
 TOTAL PARKING PROVIDED: 72 SPACES

PROPERTY OWNER: JOHN STRAUSSBERGER
 415 TREMONT STREET
 CHATTANOOGA, TN 37405
 PHONE NO.: 423-265-3201

PLANT LIST

TREES SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIBER	SPACING
(Symbol)	12	ULMUS PARVIFOLIA	ALLEE ELM	3"	AS SHOWN
(Symbol)	4	QUERCUS SHUMARDI	SHUMARD OAK	3"	AS SHOWN
(Symbol)	6	ACER BUERGERIANUM	TRIDENT MAPLE	3"	AS SHOWN

EXISTING STREETYARD TREES = (21) TREES
 PROPOSED STREETYARD TREES = (2) CHINESE PISTACHE, (6) WINTER KING HAWTHORNE, (2) YOSHINO CHERRY
 NOTE: ALL TREES IN R.O.W. TO BE MINIMUM 2.5" CALIBER, SINGLE TREE STEMS, WITH 6 FOOT CLEAR TRUNK.



MAA CIVIL CONTACT: MICHAEL B. HUTCHERSON, PE
 DIRECT LINE: 423-664-1484

REVISIONS

1	CITY COMMENTS
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BUILDING RENOVATION
 at
 1700 BROAD STREET
 CHATTANOOGA, TN

for

THE STRAUSS COMPANY
 415 TREMONT STREET
 CHATTANOOGA, TN 37405
 Phone 423-265-3201

MA & A

March Adams & Associates
 Consulting Engineers

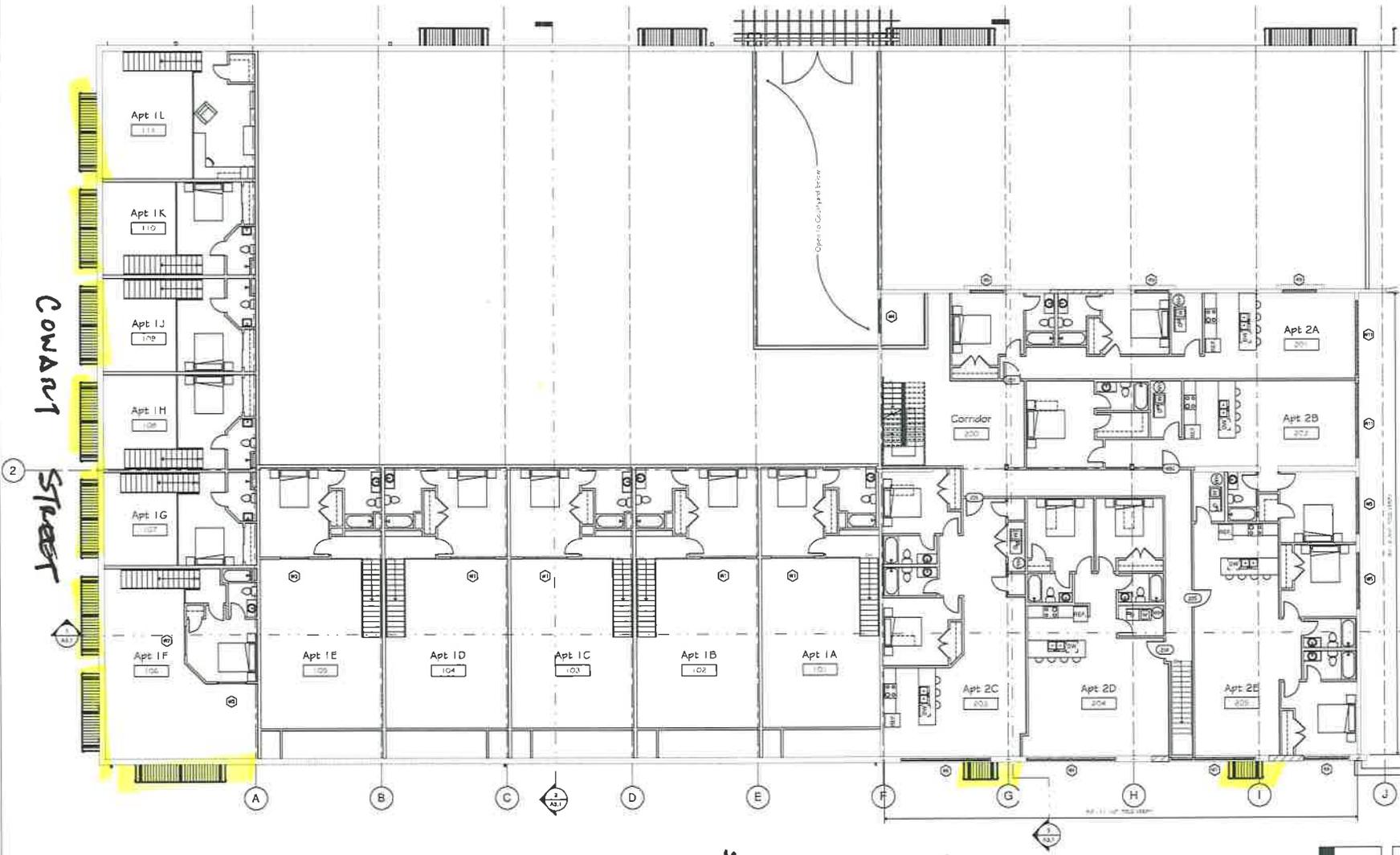
310 Dodds Ave.
 P.O. Box 3689
 Chattanooga, Tennessee 37404
 PH: (423)698-6675



DRAWN: ES
 CHECKED: MH
 JOB No. 15045
 DATE: 6/25/15

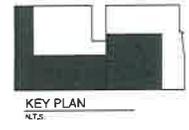
C-6.0

LANDSCAPE PLAN



1 Second Floor Plan - Overall
SCALE: 1/8" = 1'-0"

17th STREET



The 1700 Broad St Bldg &
Garage Lofts for:
Southside Centre LLC
Chattanooga, TN
1700 Broad Street

DO NOT SCALE DRAWINGS
Use given dimensions only. If any discrepancy is noted, verify and document correct dimension with the architect or engineer. Contractor shall verify all dimensions and conditions at the job site.

ALL RIGHTS RESERVED
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Drawn by: _____ checked by: _____
Author: _____ Checker: _____
Original issue date: 5-21-15

revisions:
no. date description

sheet number:

Overall Second Floor Plan

A1.5

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caughtman+caughtman
architects, pllc
913 barton avenue
Chattanooga, Tennessee
37405
tel: 423.756.2929

seal:



The 1700 Broad St Bldg &
Garage Lofts for:
Southside Centre LLC
1700 Broad Street
Chattanooga, TN

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drawn by: checked by:
cpw jwd

original issue date: 4-16-15

revisions:
no. date description

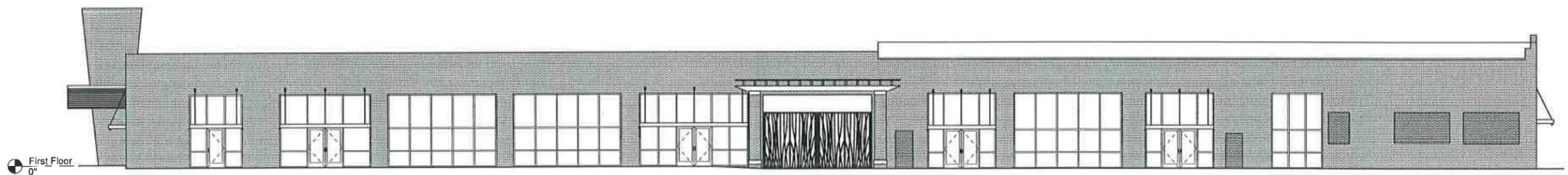
sheet number:

Elevations

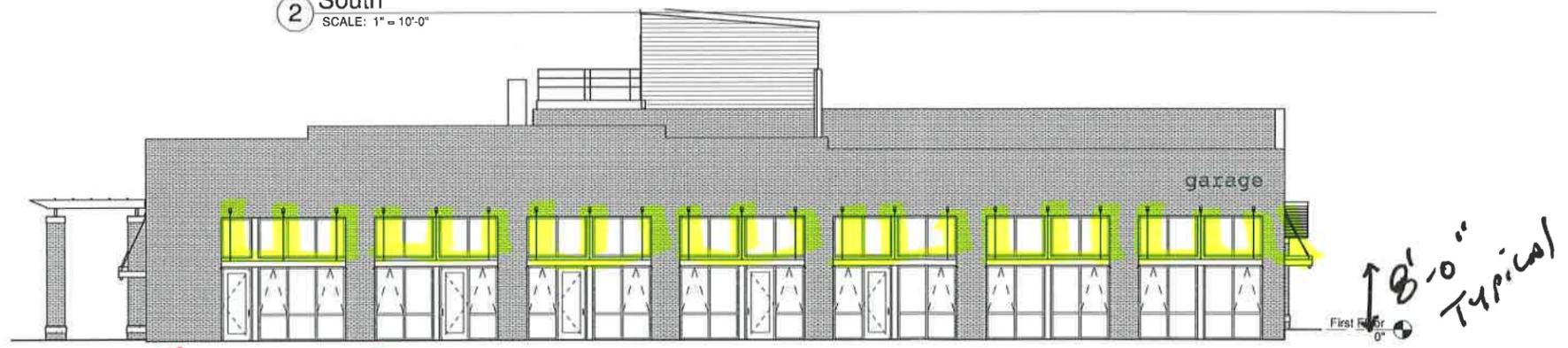
A2.2



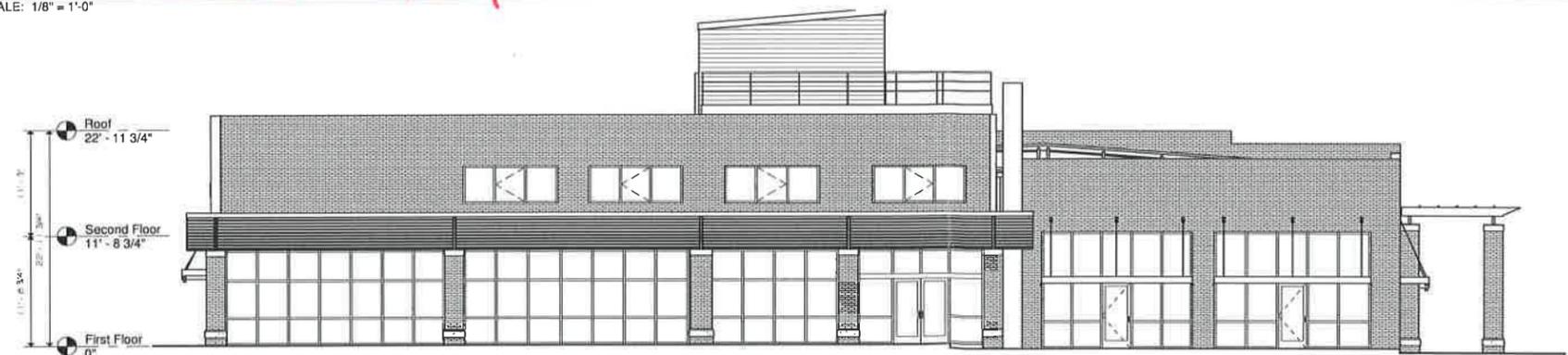
1 North
SCALE: 1" = 10'-0"
17th STREET *ADD Awning*



2 South
SCALE: 1" = 10'-0"



3 East
SCALE: 1/8" = 1'-0"
COWART STREET *8'-0" Typical*



4 West
SCALE: 1/8" = 1'-0"