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**TUESDAY, JANUARY 21, 2025**  
**CITY COUNCIL AGENDA**  
**3:30 PM**

- I. Call to Order by Chairman Henderson.
- II. Pledge of Allegiance/Invocation (Vice-Chairwoman Hill).
- III. Special Presentations.
- IV. Minute Approval.
- V. Discussion of Agenda.
  - Next Week's Proposed Agenda Items
  - Purchasing Questions
  - Future Considerations (3 Week Look Ahead)
- VI. Committee or Department Reports:
  - [Budget & Finance Committee-Budget Amendment Ordinance](#)
  - [Parks and Public Works Committee](#)

RECESS

**Order of Business for City Council**

VII. **Ordinances – Final Reading:**

**ECONOMIC DEVELOPMENT**

- a. [An ordinance creating a Voluntary Attainable Housing Incentive Program and authorizing certain incentives to be provided to property owners who seek to build multi-unit attainable and mixed-income housing in Chattanooga pursuant to Tennessee Code Annotated, Section 13-3-601\(a\); to adopt a program for multi-unit attainable housing development; and to authorize the Chattanooga Hamilton County Regional Planning Agency to grant certain incentives for voluntary development of multi-unit attainable housing as set forth herein.](#)

**PLANNING**

- b. 2024-0208 Koesten Devco, LLC c/o Sam Koebley (E-RA-2 Urban Edge Residential Attached Zone to E-RM-3 Urban Edge Multi-Unit Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 214 Tremont Street, from E-RA-2 Urban Edge Residential Attached Zone to E-RM-3 Urban Edge Multi-Unit Residential Zone. (District 2) (Recommended for approval by Planning Commission and Staff) (Planning Version #2)
  
- c. 2024-0199 Iron Horse Properties, LLC c/o Rostis Timoshchuk (R-1 Residential Zone and R-4 Special Zone, with conditions, to RN-3 Residential Neighborhood Zone, with conditions). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 7978 and 8012 Shallowford Road, from R-1 Residential Zone and R-4 Special Zone, with conditions, to RN-3 Residential Neighborhood Zone, with conditions, subject to certain conditions. (District 4) (Recommended for approval by Planning Commission)
  
- d. 2024-0205 Applegate Properties, LLC c/o Bobby Fairbanks (R-1 Residential Zone to RN-1-5 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 7432 Igou Gap Road, from R-1 Residential Zone to RN-1-5 Residential Neighborhood Zone. (District 4) (Recommended for approval by Planning Commission)
  
- e. 2024-0196 Stone Creek Consulting, LLC c/o Allen Jones (R-4 Special Zone and C-2 Convenience Commercial Zone to C-C Commercial Corridor Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4212 Cross Street and an unaddressed property in the 4200 block of Wilkesview Drive, from R-4 Special Zone and C-2 Convenience Commercial Zone to C-C Commercial Corridor Zone, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and Staff)
  
- f. 2024-0183 Chattanooga Engineering Group c/o Rocky Chambers (U-RD-2 Urban Residential Detached Zone to U-RA-3 Urban Residential Attached Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1733 Mitchell Avenue, from U-RD-2 Urban Residential Detached Zone to U-RA-3 Urban Residential Attached Zone. (District 7) (Recommended for approval by Planning Commission and denial by Staff)

- g. [2024-0195 River Street Architecture, LLC \(Lift Condition\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition 4\(a\) of Ordinance No. 14098 of previous Case No. 2024-0031 for property located at 1620 Riverfront Parkway. \(District 7\) \(Recommended for approval by Planning Commission and Staff\)](#)
- h. [2024-0197 Stone Creek Consulting, LLC c/o Allen Jones \(R-1 Residential Zone to TRN-1 Traditional Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2010 Anderson Avenue, from R-1 Residential Zone to TRN-1 Traditional Neighborhood Zone. \(District 8\) \(Recommended for approval by Planning Commission and denial by Staff\)](#)
- i. [2024-0201 Nathan Bird \(R-1 Residential Zone to RN-2 Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 3313, 3315, and 3317 Pinewood Terrace, from R-1 Residential Zone to RN-2 Residential Neighborhood Zone. \(District 9\) \(Recommended for approval by Planning Commission and denial by Staff\)](#)

VIII. **Ordinances - First Reading:**

**PARKS, PUBLIC WORKS & WASTEWATER**

**Public Works**

- a. [MR-2024-0156 Chattanooga Engineering Group \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 300 block of Ann Street, as detailed on the attached maps. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Deferred from 01-07-2025\)](#)

IX. **Resolutions:**

**COUNCIL OFFICE**

- a. [A resolution confirming the appointment of Marcus Cade-Johnson to the Industrial Development Board representing District 7, with a term beginning on January 22, 2025, and ending on January 21, 2031. \(District 7\)](#)
- b. [A resolution to confirm the reappointment of Ponda Bailey Foster to the Community Advisory Committee: Region 6 \(Bushtown-Glenwood\), representing District 8, for a term beginning on November 1, 2024, and ending on October 31, 2027. \(District 8\)](#)

### ECONOMIC DEVELOPMENT

- c. A resolution confirming the surplus of Tax Map Number 146K-N-004.01 on Oak Street ("the Property") and authorizing the Mayor or his designee to enter into a Donation Agreement with Chambliss Center for Children ("Chambliss"), in substantially the form attached, for the donation of the property to Chambliss for the purpose of providing parking, and to execute all documents required for the completion of the transaction, with a reverter clause that should the property cease to be used for parking, the ownership of the property shall revert to the City of Chattanooga. (District 8)
- d. A resolution authorizing the Mayor to enter into an Intergovernmental Housing Cooperation Agreement, in substantially the form attached, to transfer \$20 million, from funds set aside in FY23 for an Affordable Housing Initiative to seed the Housing Production Fund administered by Invest Chattanooga.
- e. A resolution to make certain findings relating to the Novonix Enterprise South LLC project, to authorize the City Mayor to enter into and execute a "Real Estate Purchase and Sale Agreement" relative to the sale of approximately 182.39 acres known as the Special Legislative Area, Main Manufacturing Area, Parcel 1.02, 182.39 acres, of the Enterprise South Industrial Park and authorizing the City Mayor to execute a deed and other necessary closing documents conveying said property to the purchaser identified in the sale agreements defined below upon the sale price by the purchaser, to delegate certain authority to the industrial development board of the City of Chattanooga, and to delegate certain authority to the Industrial Development Board of the City of Chattanooga, and to authorize the Mayor to enter into and execute an Agreement for Payments in Lieu of Ad Valorem Taxes.

### MAYOR'S OFFICE

- f. A resolution confirming Mayor Kelly's appointment of Melody Wingfield as Chief Human Resources Officer.

### PLANNING

- g. Mike Simmons (Special Exceptions Permit). A resolution approving a new Special Exceptions Permit for a new liquor store located at 1505 East 37<sup>th</sup> Street. (District 7) (Deferred from 11-19-2024 and 12-17-2024)

### POLICE

- h. A resolution authorizing the Chief of Police to donate a 2009 Harley Davidson motorcycle (PL615), Serial No. 1HD1FMM189Y611615, in good condition to the Cohutta Police Department, with a value of \$4,790.00.

**Agenda for Tuesday, January 21, 2025**

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- X. [Purchases.](#)
- XI. Committee Reports.
- XII. Other Business. (Item Listed Below):
  - a. [Certificate of Compliance, 1505 Spirits, Inc. d/b/a 1505 Spirits, East 37<sup>th</sup> Street, Chattanooga, TN. \(District 7\) \(Deferred from 11-19-2024 and 12-17-2024\)](#)
- XIII. Recognition of Persons Wishing to Address the Council.
- XIV. Adjournment.

**TUESDAY, JANUARY 28, 2025**  
**CITY COUNCIL PROPOSED AGENDA**  
**3:30 PM**

1. Call to Order by Chairman Henderson.
2. Pledge of Allegiance/Invocation (Councilman Smith).
3. Special Presentations.
4. Minute Approval.
5. Discussion of Agenda.
  - Next Week's Proposed Agenda Items
  - Purchasing Questions
  - Future Considerations (3 Week Look Ahead)
6. Committee or Department Reports:
  - None

RECESS

**Order of Business for City Council**

7. **Ordinances - Final Reading:**

**PARKS, PUBLIC WORKS & WASTEWATER**

**Public Works**

- a. [MR-2024-0156 Chattanooga Engineering Group \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 300 block of Ann Street, as detailed on the attached maps. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Deferred from 01-07-2025\)](#)

8. **Ordinances - First Reading:**

**FINANCE:**

- a. An ordinance to amend the Operations Budget Ordinance No. 14118, known as "the Fiscal Year 2024-2025 Operations Budget," to amend Sections 5 and 5(a) so as to appropriate \$29,907,500.00 from General Fund reserves of which \$11,907,500.00 to various capital projects, increase contingency appropriation of \$18 million for one time payment to the Fire and Police Pension Fund; to provide for reallocation of appropriations to the Department of Innovation Delivery and Performance following administrative decisions which have resulted in the dissolution of that department; to reallocate appropriations between certain departments; and to amend Section 7(d) due to administrative changes during Fiscal Year 2024-2025 to reallocate available appropriations for certain new or changed positions.

**PLANNING**

- b. 2024-0192 Miken Development c/o Michael Kenner (RN-1-5 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2659 Glass Street, from RN-1-5 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone. (District 9) (Alternate Version) (Deferred from 01-14-2025)

2024-0192 Miken Development c/o Michael Kenner (R-1 Residential Zone to C-TMU Transitional Mixed-Use Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2659 Glass Street, from R-1 Residential Zone to C-TMU Transitional Mixed-Use Commercial Zone. (Recommended for approval by Planning Commission and denial by Staff)

- c. An ordinance to approve corrections to the Official Zoning Map.

9. **Resolutions:**

**ECONOMIC DEVELOPMENT**

- a. A resolution authorizing the Mayor or his designee to enter into a Second Agreement to Exercise Option to Renew with Dynamo Studios, in substantially the form attached, for the use of a certain space at South Chattanooga Community Center, located at 1151 W. 40th Street, further identified as Tax Map No. 155O-N-001.03, for an additional term through March 14, 2026. (District 7)

- b. A resolution of the City Council of the City of Chattanooga approving policies and procedures for Payment-in-Lieu-of-Tax Transactions and consistent with such policies and procedures delegating to the Industrial Development Board of the City of Chattanooga the authority to negotiate and accept Payments in Lieu of Ad Valorem Taxes with respect to certain projects to be located in the City of Chattanooga, Tennessee, and finding that such payments are deemed to be in furtherance of the public purposes of the Industrial Development Board of the City of Chattanooga as defined in Tennessee Code Annotated Section 7-53-305. (Deferred from 01-14-2025)
- c. A resolution to amend City Council Resolution No. 31535 dated March 28, 2023, for Tennessee American Water's purchase of a twenty (20') foot wide easement from the City of Chattanooga and Hamilton County to be amended from a total of 2,950 linear feet or 58,990 square feet to a total of 4,039 linear feet or 80,790 square feet, resulting in an amendment from 1.35 acres to 1.85 acres, with a revised appraised value and purchase price from \$55,000.00 to \$68,570.00, with all proceeds to be divided equally with Hamilton County, and to authorize the Mayor or his designee to enter into an Agreement for Easement with Tennessee American Water, in substantially the form attached, and to execute any additional documents necessary to consummate the transaction.

**FAMILY JUSTICE CENTER:**

- d. A resolution authorizing the Family Justice Center to apply for a continuation of funds, and if awarded, accept an amount not to exceed \$200,000.00 from Hamilton County Government to support the services provided to victims living within Hamilton County.

**MAYOR'S OFFICE:**

- e. A resolution authorizing the Mayor or his designee to enter into a Recipient Agreement with the Chattanooga Chamber Foundation for the Quality Matters Fund (QMF) with Chattanooga 2.0, for an amount not to exceed \$131,467.86.
- f. A resolution renaming the auditorium in the John A. Patton Community Center to the "Jerry Walls Auditorium".

- 10. Purchases.
- 11. Committee Reports.
- 12. Recognition of Persons Wishing to Address the Council.
- 13. Adjournment.