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TUESDAY, FEBRUARY 4, 2025
CITY COUNCIL AGENDA
3:30 PM

- I. Call to Order by Chairman Henderson.
- II. Pledge of Allegiance/Invocation (Councilman Ledford).
- III. Special Presentations.

Public Hearing on FY25 Operating & Capital Budget Amendments

- 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:
 - [Parks and Public Works Committee](#)
 - [Planning and Zoning Committee](#)

RECESS

Order of Business for City Council

VII. **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, subject to certain conditions. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Alternate Version\)](#)

PLANNING

- b. [An ordinance to approve corrections to the Official Zoning Map.](#)

VIII. **Ordinances - First Reading:**

PLANNING

- a. 2024-0207 Homebase at 35th Street LLC (M-1 Manufacturing Zone to TRN-3 Traditional Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 425 West 35th Street, from M-1 Manufacturing Zone to TRN-3 Traditional Neighborhood Zone. (District 7) (Recommended for approval by Planning and Commission and Staff) (Deferred from 01-14-2025)

2024-0207 Homebase at 35th Street LLC (I-H Heavy Industrial Zone to TRN-3 Traditional Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 425 West 35th Street, from I-H Heavy Industrial Zone to TRN-3 Traditional Neighborhood Zone. (Alternate Version)

2024-0207 Homebase at 35th Street LLC (M-1 Manufacturing Zone to RN-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 425 West 35th Street, from M-1 Manufacturing Zone to RN-3 Residential Neighborhood Zone. (Applicant Version) (Recommended for denial by Planning Commission and Staff)

IX. **Resolutions:**

POLICE

- a. A resolution authorizing the Mayor to extend a one-time buy-back offer to sworn Chattanooga police who had a personal time bank that exceeded the amount allowed per policy to rollover as of January 1, 2025, wherein these sworn officers were not able to utilize the time off in the 2024 calendar year due to current staff shortages and minimum staffing requirements needed to keep our city safe, which hours will be paid at 70% of the employees' daily salary and will not have their PTO cap amount reduced by the number of days sold, for a total estimated cost not to exceed \$65,000.00.

X. Purchases.

XI. Committee Reports.

XII. Other Business. (Item Listed Below):

- a. Certificate of Compliance, The Bargain Barn, Inc. d/b/a United Grocery Outlet #10, 4758 Highway 58, Chattanooga, TN. (District 5)

Agenda for Tuesday, February 4, 2025

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XIII. Recognition of Persons Wishing to Address the Council.

XIV. Adjournment.

TUESDAY, FEBRUARY 11, 2025
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairman Henderson.
2. Pledge of Allegiance/Invocation (Councilman Hester).
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:**

PLANNING

- a. [2024-0207 Homebase at 35th Street LLC \(M-1 Manufacturing Zone to TRN-3 Traditional Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 425 West 35th Street, from M-1 Manufacturing Zone to TRN-3 Traditional Neighborhood Zone. \(District 7\) \(Recommended for approval by Planning and Commission and Staff\) \(Deferred from 01-14-2025\)](#)

[2024-0207 Homebase at 35th Street LLC \(I-H Heavy Industrial Zone to TRN-3 Traditional Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 425 West 35th Street, from I-H Heavy Industrial Zone to TRN-3 Traditional Neighborhood Zone. \(Alternate Version\)](#)

2024-0207 Homebase at 35th Street LLC (M-1 Manufacturing Zone to RN-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 425 West 35th Street, from M-1 Manufacturing Zone to RN-3 Residential Neighborhood Zone. (Applicant Version) (Recommended for denial by Planning Commission and Staff)

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.
- b. An ordinance to amend the Capital Budget Ordinance No. 14119, known as "the Fiscal Year 2024-2025 Capital Budget," appropriating, authorizing or allocating funds to the Capital Improvements Budget for the Fiscal Year 2024-2025 to increase the capital budget by \$11,907,500.00 from General Fund Reserves.

PLANNING

- c. 2024-0193 Miken Development c/o Michael Kenner (R-1 Residential Zone to TRN-3 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 3854 Bonny Oaks Drive, from R-1 Residential Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 5) (Recommended for approval by Planning Commission and denial by Staff) (Deferred from 01-14-2025)

2024-0193 Miken Development c/o Michael Kenner (RN-1-6 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 3854 Bonny Oaks Drive, from RN-1-6 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (Alternate Version)

- d. 2025-0005 Jeff Dawson (RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4306 North Access Road, from RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone. (District 2) (Recommended for approval by Planning Commission and denial by Staff)

2025-0005 Jeff Dawson (RN-1-6 Residential Neighborhood 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 4306 North Access Road, from RN-1-6 Residential Neighborhood Zone to C-C Commercial Corridor Zone. (Applicant Version)

- e. 2025-0004 Joseph Ingram (RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 6515 Hunt Drive, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. (District 6) (Recommended for approval by Planning Commission and Staff)

2025-0004 Joseph Ingram (RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 6515 Hunt Drive, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone. (Applicant Version)

- f. 2025-0006 Southside Gardens Land, LLC (RN-3 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2619, 2621, and an unaddressed property in the 2600 block of Long Street, from RN-3 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 7) (Recommended for approval by Planning Commission and Staff)

- g. 2025-0014 Lloyd Sargeant (RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2403 Glass Street, from RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)

2025-0014 Lloyd Sargeant (RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2403 Glass Street, from RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone. (Applicant Version)

- h. [An ordinance to amend Chattanooga City Code, Part II, Chapter 38, the Chattanooga Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, to add additional definitions, add office as a permitted use in the RN-3 Residential Neighborhood Zone, amend various sections of regulations related to the Board of Zoning Appeals, and the Land Use Permitted Table to make changes to the retail sales of alcohol.](#)

9. **Resolutions:**

COUNCIL OFFICE

- a. [A resolution confirming the appointment of Micah Chapman to the Head Start Governing Board for District 4, with a term beginning on February 12, 2025, and ending on February 11, 2027. \(District 4\)](#)

ECONOMIC DEVELOPMENT

- 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. \(Deferred from 01-14-2025 and 01-28-2025\)](#)

FAMILY JUSTICE CENTER

- c. [A resolution authorizing the Family Justice Center to apply for, and if awarded, accept the FY25 OVW Justice for Families Grant Program funding from the U.S. Department of Justice, for an amount not to exceed \\$600,000.00; and will pass through funds of an amount not to exceed \\$436,600.00 to the Family Visitation Center of Chattanooga to support their supervised visitation services in the court system, and funding will help to enhance and strengthen the support for survivors of domestic violence, sexual assault, human trafficking, and child abuse within the court system.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- d. A resolution authorizing the 2024 Annual Inflation Adjustment of the Financial Assurance for the City of Chattanooga Landfill, Permit Number SNL330000035 Phases 1 and 2 at Summit Landfill as required by the regulations of the Division of Solid Waste Management, for an increase of \$38,745.99, for a revised total amount of \$1,463,741.66. (District 4)
 - e. A resolution authorizing the Administrator for the Department of Public Works to award Contract No. Y-24-008-201, Washington Hills Center gym floor, to Wilder Contracting, LLC, of Harrison, TN, in the amount of \$111,246.23, with a contingency in the amount of \$11,100.00, for a total amount of \$122,346.23. (District 5)
 - f. A resolution to amend Resolution No. 32380 to read, "A resolution authorizing the Administrator for the Department of Public Works to enter into a four (4) year contract for the On-Call Blanket Contract No. E-24-020-401 for Resident Project Representative (RPR) services with (1) Barge Design Solutions; (2) CTI Engineering, Inc.; (3) Consor Engineers, LLC; (4) D. Martin & Partners, LLC; (5) Labella Associates, PC; (6) LJA Engineering, LLC; (7) Ragan Smith Associates, Inc.; (8) Rummel Kepper Kahl, LLP; (9) Southern Environmental Technologies, Inc.; (10) Thompson Engineering; and (11) Volkert, Inc., in the services categories applied for, for professional services estimated at \$2,250,000.00 annually."
 - g. A resolution authorizing the appointment of Norman Smith as a Special Police Office (unarmed) for the City of Chattanooga, Department of Public Works, to perform duties expressly limited to the performance of duties in his position as a Soil Engineering Specialist.
 - h. A resolution authorizing the 2024 Annual Inflation Adjustment of the Financial Assurance for the City of Chattanooga Landfill, Permit Number SNL330000273 original at Birchwood Landfill as required by the regulations of the Division of Solid Waste Management, for a decrease of \$25,119.09, for a revised total amount of \$1,485,205.97.
 - i. A resolution authorizing the 2024 Annual Inflation Adjustment of the Financial Assurance for the City of Chattanooga Landfill, Permit Number SNL330000273 Lateral Expansion Area 3 at Birchwood Landfill as required by the regulations of the Division of Solid Waste Management, for an increase of \$345,021.64, for a revised total amount of \$9,424,538.52.
10. Purchases.
11. Committee Reports.

Proposed Council Agenda for February 11, 2025

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12. Recognition of Persons Wishing to Address the Council.
13. Adjournment.