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TUESDAY, DECEMBER 3, 2024
CITY COUNCIL AGENDA
3:30 PM

- I. Call to Order by Chairman Henderson.
- II. Pledge of Allegiance/Invocation (Councilwoman Berz).
- 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:
 - [Planning and Zoning Committee](#)

RECESS

Order of Business for City Council

- VII. **Ordinances – Final Reading: (None)**
- VIII. **Ordinances – First Reading:**

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- a. [MR-2024-0138 Waters-Holland, LLC \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 900 block of Elinor Street, as detailed on the attached maps, subject to certain conditions. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Deferred from 11-12-2024\)](#)

PLANNING

- b. [2024-0069 Towerco c/o Verizon Wireless \(R-1 Residential Zone to R-3 Residential Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5755 Cassandra Smith Road, from R-1 Residential Zone to R-3 Residential Zone, for the approval of the portion of the cell tower leased area. \(District 3\) \(Staff Version\) \(Deferred from 09-10-2024 and 11-19-2024\)](#)

[2024-0069 Towerco c/o Verizon Wireless \(R-1 Residential Zone to R-3 Residential Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5755 Cassandra Smith Road, from R-1 Residential Zone to R-3 Residential Zone. \(Applicant Version\) \(Recommended for denial by Planning Commission\)](#)

IX. **Resolutions:**

COUNCIL OFFICE

- a. [A resolution to confirm the appointment of Heather McClendon to the Head Start Governing Board representing District 6, for a term beginning on December 4, 2024, and ending on December 3, 2026. \(District 6\)](#)

MAYOR'S OFFICE

- b. [A resolution to confirm Mayor Kelly's reappointment of Sush Shantha to the Library Board of Directors, for a term beginning on November 16, 2024, and ending on November 15, 2027.](#)
- c. [A resolution to confirm Mayor Kelly's appointment of Kaitlin Sims to the Stormwater Regulations Board, for a term beginning on December 4, 2024, and ending on December 3, 2027.](#)
- d. [A resolution to confirm Mayor Kelly's reappointment of Armand Wine to the Community Advisory Committee: Region 7 \(Dodson\), for a term beginning on November 8, 2024, and ending on November 7, 2027.](#)
- e. [A resolution authorizing and approving the award of unallocated American Rescue Plan Funds as part of the Chattanooga Relief and Recovery Allocation Plan and authorizing the Mayor or his designee to enter into a Recipient Agreement with Partnership for Families, Children, and Adults, Inc. for the domestic violence shelter, for an amount not to exceed \\$250,000.00.](#)

OFFICE OF THE CITY ATTORNEY

- f. [A resolution amending Resolution No. 32144 by authorizing the Office of the City Attorney to engage with the following additional attorney for legal and lobbying services: \(18\) Philip M. Meyer, II, for the period of November 27, 2024, through June 30, 2025.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Transportation

- g. [A resolution authorizing the City of Chattanooga and Bike Chattanooga to enter into an agreement with PBSC Urban Solutions, Inc., as the Sole Source Provider for thirty \(30\) scooters that are compatible with the Bike Chattanooga docking stations in place as documented in the attached Sole Source Justification Form. \(Deferred from 11-19-2024\)](#)

Wastewater

- h. [A resolution authorizing the Administrator for the Department of Wastewater to renew the On-Call Blanket Contract No. W-22-006-201, Sanitary Sewer Install and Repair Blanket Contract for Wastewater, for year three \(3\) of four \(4\) with Talley Construction Company, of Rossville, GA, for use by all departments, for the annual amount of \\$4,500,000.00.](#)
- X. [Purchases.](#)
 - XI. Committee Reports.
 - XII. Other Business. (Item Listed Below):
 - a. **Announcement of \$600.00 donation to the Fire Department.**
 - XIII. Recognition of Persons Wishing to Address the Council.
 - XIV. Adjournment.

TUESDAY, DECEMBER 10, 2024
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairman Henderson.
2. Pledge of Allegiance/Invocation (Councilwoman Dotley).
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:
 - Affordable Housing Committee (re: Missing Middle Housing Progress)
 - Parks and Public Works Committee

RECESS

Order of Business for City Council

- [PUBLIC HEARING ON OFFICIAL ZONING MAP](#)
7. **Ordinances - Final Reading:**
PARKS, PUBLIC WORKS, AND WASTEWATER
Public Works
 - a. [MR-2024-0138 Waters-Holland, LLC \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 900 block of Elinor Street, as detailed on the attached maps, subject to certain conditions. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Deferred from 11-12-2024\)](#)

PLANNING

- b. [2024-0069 Towerco c/o Verizon Wireless \(R-1 Residential Zone to R-3 Residential Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5755 Cassandra Smith Road, from R-1 Residential Zone to R-3 Residential Zone, for the approval of the portion of the cell tower leased area. \(District 3\) \(Staff Version\) \(Deferred from 09-10-2024 and 11-19-2024\)](#)

[2024-0069 Towerco c/o Verizon Wireless \(R-1 Residential Zone to R-3 Residential Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5755 Cassandra Smith Road, from R-1 Residential Zone to R-3 Residential Zone. \(Applicant Version\) \(Recommended for denial by Planning Commission\)](#)

8. **Ordinances - First Reading:**

PLANNING

- a. [2024-0182 Austin Renegar \(Lift Condition\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition #1 from Ordinance No. 13337 of previous Case No. 2018-106, on property located at 109 Guild Street, subject to certain conditions. \(District 1\) \(Recommended for approval by Planning Commission and Staff\)](#)

[2024-0182 Austin Renegar \(Lift Condition\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition #1 from Ordinance No. 13337 of previous Case No. 2018-106, on property located at 109 Guild Street. \(Applicant Version\) \(Recommended for denial by Planning Commission and Staff\)](#)

- b. [2024-0162 Stone Creek Consulting, LLC \(R-2 Residential Zone and C-2 Convenience Commercial Zone to RN-3 Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5919 Hixson Pike, from R-2 Residential Zone and C-2 Convenience Commercial Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. \(District 3\) \(Recommended for approval by Planning Commission\)](#)

[2024-0162 Stone Creek Consulting, LLC \(R-2 Residential Zone and C-2 Convenience Commercial Zone to RN-3 Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5919 Hixson Pike, from R-2 Residential Zone and C-2 Convenience Commercial Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. \(Staff Version\)](#)

2024-0162 Stone Creek Consulting, LLC (R-2 Residential Zone and C-2 Convenience Commercial 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 5919 Hixson Pike, from R-2 Residential Zone and C-2 Convenience Commercial Zone to RN-3 Residential Neighborhood Zone. (Applicant Version)

- c. 2024-0165 Scenic City Home Builders, LLC (R-1 Residential Zone to RN-1-3 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4821 Webb Road, from R-1 Residential Zone to RN-1-3 Residential Zone, subject to certain conditions. (District 3) (Recommended for approval by Planning Commission and denial by Staff)

2024-0165 Scenic City Home Builders, LLC (R-1 Residential Zone to RN-1-3 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4821 Webb Road, from R-1 Residential Zone to RN-1-3 Residential Zone. (Applicant Version)

- d. 2024-0163 Honey and Vinegar, LLC (R-3 Residential 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 3580 Jenkins Road, from R-3 Residential Zone to C-C Commercial Corridor Zone. (District 4) (Recommended for approval by Planning Commission and Staff)

- e. 2024-0184 Stone Creek Consulting, LLC c/o Allen Jones (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 8113 Graham Road, from R-1 Residential Zone to RN-1-5 Residential Neighborhood Zone, subject to certain conditions. (District 4) (Recommended for approval by Planning Commission)

2024-0184 Stone Creek Consulting, LLC c/o Allen Jones (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 property located at 8113 Graham Road, from R-1 Residential Zone to RN-2 Residential Neighborhood Zone. (Applicant Version) (Recommended for denial by Planning Commission and Staff)

- f. 2024-0185 Cornerstone Apostolic Church c/o Raymond Sloan (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 1729 Gray Road, from R-1 Residential Zone to RN-1-5 Residential Neighborhood Zone, subject to certain conditions. (District 4) (Recommended for approval by Planning Commission)

- 2024-0185 Cornerstone Apostolic Church c/o Raymond Sloan (R-1 Residential Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1729 Gray Road, from R-1 Residential Zone to RN-1-3 Residential Neighborhood Zone, subject to certain conditions. **(Applicant Version) (Recommended for denial by Planning Commission and Staff)**
- g. 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)**
- h. 2024-0155 1265 E. 13th LLC (M-1 Manufacturing 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 part of 1265 East 13th Street, from M-1 Manufacturing Zone to TRN-3 Traditional Residential Neighborhood Zone. **(District 8) (Recommended for approval by Planning Commission and Staff)**
- i. 2024-0161 Wise Properties, LLC (R-2 Residential Zone to C-C Commercial Corridor Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone unaddressed property located in the 2300 block of Dodds Avenue, from R-2 Residential Zone to C-C Commercial Corridor Zone. **(District 9) (Recommended for approval by Planning Commission and Staff)**
- j. 2024-0191 Miken Development c/o Michael Kenner (R-2 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 2315, 2317, and 2401 Glass Street, from R-2 Residential Zone to C-TMU Transitional Mixed-Use Commercial Zone. **(District 9) (Recommended for approval by Planning Commission and Staff)**
- k. 2024-0159 Stone Creek Consulting, LLC c/o Allen Jones (R-1 Residential Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone parts of properties located at 3511 Parkway Drive and 3745 Bonny Oaks Drive, from R-1 Residential Zone to RN-1-3 Residential Neighborhood Zone. **(District 9) (Applicant Version) (Recommended for denial by Planning and Staff)**

- l. [2024-0181 Stone Creek Consulting, LLC c/o Allen Jones \(C-2 Convenience Commercial Zone and R-2 Residential Zone to C-TMU-1 Transitional Mixed-Use Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 803 Dodds Avenue, from C-2 Convenience Commercial Zone and R-2 Residential Zone to C-TMU-1 Transitional Mixed-Use Commercial Zone. \(District 9\) \(Recommended for approval by Planning Commission and Staff\)](#)

[2024-0181 Stone Creek Consulting, LLC c/o Allen Jones \(C-2 Convenience Commercial Zone and R-2 Residential Zone to C-MU-1 Commercial Mixed-Use Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 803 Dodds Avenue, from C-2 Convenience Commercial Zone and R-2 Residential Zone to C-MU-1 Commercial Mixed-Use Zone. \(Applicant Version\) \(Recommended for denial by Planning Commission and Staff\)](#)

- m. [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 \(Item #1\).](#)
- n. [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 \(Item #2\).](#)
- o. [An ordinance to approve the adoption of the new official zoning map utilizing the Zoning Districts as adopted by the new City of Chattanooga Zoning Ordinance \(City Code Chapter 38\), Ordinance No. 14137 and the repeal of the current City of Chattanooga Zoning Map.](#)

PARKS, PUBLIC WORKS AND WASTEWATER

Wastewater

- p. [MR 2024-0157 Asa Engineering & Consulting Inc. c/o Rachel Tranel An ordinance closing and abandoning a sanitary sewer and easement in the 2100 block of Rossville Avenue, beginning at MH #S155D067 thence 98 feet to MH #S155D062, for a total of 98 linear feet. Tax Map Number 155D-B-001, as shown on the attached map, subject to certain conditions. \(District 7\) \(Recommended for approval by Wastewater\)](#)

9. **Resolutions:**

COUNCIL OFFICE

- a. [A resolution to confirm the appointment of Stewart Williams to the District 2 Community Advisory Committee, with a term beginning on December 11, 2024, and ending on December 10, 2027. \(District 2\)](#)

ECONOMIC DEVELOPMENT

- b. A resolution authorizing the Mayor or his designee to execute a Non-Profit Lease Standard Form Agreement with East Lake Neighborhood Association, Inc., in substantially the form attached, for the occupancy and operation of the community building for the benefit of the community, with an address of 3000 E. 34th Street on a portion of Tax Parcel No. 168B-U-018 for a term of four (4) years at one dollar (\$1.00) per year, and to authorize the waiver of the East Lake Park event fees, in the amount of \$525.00 per event, for a total of \$2,100.00, for the four (4) annual events held by the East Lake Neighborhood Association. (District 7)
- c. A resolution to amend Resolution No. 32020 to award an additional \$400,000.00 for a total award of up to \$1.4 million in Community Development Block Grant (CDBG) funds to the Chattanooga Housing Authority for renovation work at Emma Wheeler Homes as support for the preservation of affordable housing. (District 7)
- d. A resolution authorizing the City of Chattanooga to accept the QuitClaim conveyance of the parcel known as the Chattanooga Green, further identified as Tax Map No. 135K-A-004.03 at 100 Riverfront Parkway, from the Chattanooga Downtown Redevelopment Corporation. (District 7)
- e. A resolution authorizing the Mayor or his designee to enter into a Lease Agreement, in substantially the form attached, with Missionary Ridge Neighborhood Association, Inc., for a term of one (1) year with the option to renew for three (3) additional terms of one (1) year each for the use of 36 Sheridan Avenue, identified as Tax Map No. 156E-B-001.01, for the amount of one dollar (\$1.00) per year. (District 9)

FIRE

- f. A resolution request to apply for, and if awarded, accept grant funding through the FEMA 2024 Assistance to Firefighters Grant (AFG) to provide for heavy rescue apparatus for front line support to a myriad of collapse, hazmat, and other special operations incidents, with a ten (10%) percent City match of \$200,000.00, for a total amount of \$2 million.
- 10. Purchases.
 - 11. Committee Reports.
 - 12. Recognition of Persons Wishing to Address the Council.
 - 13. Adjournment.