

Last saved on 03/07/2025 2:00 PM

TUESDAY, MARCH 11, 2025
CITY COUNCIL AGENDA
3:30 PM

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

PUBLIC HEARING - Budget Amendment

- 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:
 - Library
 - [Planning and Zoning Committee](#)

RECESS

Order of Business for City Council

- VII. **Ordinances – Final Reading:**

OFFICE OF THE CITY ATTORNEY

- a. [An ordinance amending Chattanooga City Code, Part II, Chapter 14, relating to the Electrical Code.](#)

VIII. **Ordinances - First Reading:**

PLANNING

- a. 2025-0033 Collier Construction (C-C Commercial Corridor Zone to RN-1-6 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property at 6044 Highway 153, from C-C Commercial Corridor Zone to RN-1-6 Residential Neighborhood Zone. (District 1) (Recommended for approval by Planning Commission and Staff)

- b. 2025-0022 Riverton, LLC (RN-3 Residential Neighborhood Zone and C-MUI Commercial Mixed Use Zone to RN-1-6 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone parts of a property located at 1100 Lupton Drive, from RN-3 Residential Neighborhood Zone and C-MUI Commercial Mixed Use Zone to RN-1-6 Residential Neighborhood Zone. (District 2) (Recommended for approval by Planning Commission and Staff)

- 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 and 02-11-2025)

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. 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 and 02-04-2025)

- 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)
- e. 2025-0017 John Jerman (RN-1-5 Residential Neighborhood Zone and 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 1907 Stuart Street, from RN-1-5 Residential Neighborhood Zone and I-H Heavy Industrial Zone to TRN-3 Traditional Neighborhood Zone. (District 8) (Recommended for approval by Planning Commission and Staff)
- f. 2025-0020 Alfred Fredrick (RN-1-5 Residential Neighborhood 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 2800 Curtis Street, from RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone. (District 8) (Recommended for approval by Planning Commission and Staff)
- g. 2025-0026 Jerri Price (C-C Commercial Corridor 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 2401 East Main Street, from C-C Commercial Corridor Zone to C-TMU Transitional Mixed Use Commercial Zone. (District 8) (Recommended for approval by Planning Commission and Staff)
- h. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to amend Article IX, Section 38-41, use matrix to add multi-unit developments to the multi-unit dwelling use, and to amend Article IX, Section 38-45, use definitions to amend multi-unit dwelling definition, to add multi-unit developments.

IX. **Resolutions:**

COUNCIL OFFICE

- a. A resolution authorizing the City of Chattanooga to allocate \$32,630.00 from the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds to Kingdom Partners for the purposes of conducting mission trips with Group Mission to provide meaningful service projects to middle through high school students. (Added with permission of Chairman Henderson)
- b. A resolution authorizing the City of Chattanooga to allocate \$10,000.00 from the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds to the Community Foundation of Greater Chattanooga for the support of Chattanooga Business Elite's HBCU Tour Project that introduces local area students to the educational opportunities available through historically black colleges and universities. (Added with permission of Chairman Henderson)

ECONOMIC DEVELOPMENT

- c. A resolution confirming the surplus of Tax Map No. 135M-F-028 on Georgia Avenue, further identified as the "Fireman Fountain" at Fountain Square, and authorizing the Administrator for Economic Development to execute a QuitClaim Deed, in substantially the form attached, for the conveyance of the property to Hamilton County with a clause of reversion that should the property not be maintained as a Fireman's Memorial, it shall revert to the City of Chattanooga. (District 7)
- d. A resolution authorizing the Administrator for the Department of Economic Development to enter into a First Amendment to Amended and Restated Agreement with Miracle League of Chattanooga, Inc., in substantially the form attached, for the clarification of specific responsibilities as set forth in the First Amendment to Amended and Restated Agreement. (District 8)
- 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 authorize the Mayor to enter into and execute an Agreement for Payments in Lieu of Ad Valorem Taxes. (Deferred from 01-21-2025 and 01-28-2025)

MAYOR'S OFFICE

- f. A resolution confirming Mayor Kelly's reappointment of John Tucker to the Air Pollution Control Board, for a term beginning on December 20, 2024, and ending on December 19, 2028.
- g. A resolution accepting 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 recipient agreements with: (1) United Way of Greater Chattanooga for 211 services, for an amount not to exceed \$125,000.00; and (2) Building and Construction Workforce Center for the construction career center, for an amount not to exceed \$50,000.00, for a total amount not to exceed \$175,000.00.

PLANNING

- h. 2025-0035 Collier Construction (Special Exceptions Permit-PUD). A resolution approving a Special Exceptions Permit for a Residential Planned Unit Development for part of a property located at 6044 Highway 153. (District 1) (Recommended for approval by Planning Commission and Staff)
 - i. 2025-0023 Riverton, LLC (Special Exceptions Permit-PUD). A resolution approving a Special Exceptions Permit for a Residential Planned Unit Development amendment for property located at 1100 Lupton Drive, subject to certain conditions. (District 2) (Recommended for approval by Planning Commission and Staff)
 - j. Kiara Corporation (Special Exceptions Permit-Liquor Store). A resolution approving a new Special Exceptions Permit for a new liquor store located at 7354 E. Brainerd Road. (District 6) (Deferred from 02-18-2025 and 02-25-2025)
- X. Purchases.
- XI. Committee Reports.
- XII. Other Business. (Item Listed Below):
- a. Certificate of Compliance, Scenic City Corporation d/b/a Scenic City Bottle Shop, 7354 East Brainerd Road, Chattanooga, TN. (District 6) (Deferred from 02-18-2025 and 02-25-2025)

Agenda for Tuesday, March 11, 2025

Page 6

XIII. Recognition of Persons Wishing to Address the Council.

XIV. Adjournment.

TUESDAY, MARCH 18, 2025
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairman Henderson.
2. Pledge of Allegiance/Invocation (Councilwoman Coonrod).
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:
 - Parks and Public Works Committee

RECESS

Order of Business for City Council

7. **Ordinances - Final Reading:**

PLANNING

- a. [2025-0033 Collier Construction \(C-C Commercial Corridor Zone to RN-1-6 Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property at 6044 Highway 153, from C-C Commercial Corridor Zone to RN-1-6 Residential Neighborhood Zone. \(District 1\) \(Recommended for approval by Planning Commission and Staff\)](#)
- b. [2025-0022 Riverton, LLC \(RN-3 Residential Neighborhood Zone and C-MU1 Commercial Mixed Use Zone to RN-1-6 Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone parts of a property located at 1100 Lupton Drive, from RN-3 Residential Neighborhood Zone and C-MU1 Commercial Mixed Use Zone to RN-1-6 Residential Neighborhood Zone. \(District 2\) \(Recommended for approval by Planning Commission and Staff\)](#)

Proposed Council Agenda for Tuesday, March 18, 2025

Page 2

- 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 and 02-11-2025)

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. 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 and 02-04-2025)

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)

- e. 2025-0017 John Jerman (RN-1-5 Residential Neighborhood Zone and 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 1907 Stuart Street, from RN-1-5 Residential Neighborhood Zone and I-H Heavy Industrial Zone to TRN-3 Traditional Neighborhood Zone. (District 8) (Recommended for approval by Planning Commission and Staff)

- f. [2025-0020 Alfred Fredrick \(RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2800 Curtis Street, from RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone. \(District 8\) \(Recommended for approval by Planning Commission and Staff\)](#)
- g. [2025-0026 Jerri Price \(C-C Commercial Corridor Zone to C-TMU Transitional Mixed Use Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2401 East Main Street, from C-C Commercial Corridor Zone to C-TMU Transitional Mixed Use Commercial Zone. \(District 8\) \(Recommended for approval by Planning Commission and Staff\)](#)
- h. [An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to amend Article IX, Section 38-41, use matrix to add multi-unit developments to the multi-unit dwelling use, and to amend Article IX, Section 38-45, use definitions to amend multi-unit dwelling definition, to add multi-unit developments.](#)

8. Ordinances - First Reading:

FINANCE

- a. [An ordinance to amend Ordinance No. 14118, also known as “the Fiscal Year 2024-2025 Operations Budget,” be amended for the City of Chattanooga to appropriate the amount \\$67,546.48 for Tax Years 2019 and 2023, and for delinquent taxes for Tax Years 2021 and 2022, in the amount of \\$203,461.02, following receipt and payment to the City from the Humane Educational Society of Chattanooga, Tennessee, Inc. for property taxes and interest on Tax Map No. 128E-A-005, back to the Humane Educational Society, for a total appropriation after payment of all delinquent taxes and interest is received not to exceed \\$271,200.00.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Transportation

- b. [MR-2025-0001 Clifton McCormick and Tracy Culver \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 700 block of Woodland Avenue, as detailed on the attached maps. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\)](#)

- c. MR-2025-0012 26 Partners, LLC c/o Eric Cummings (Abandonment). An ordinance closing and abandoning the unopened right-of-way in the 2600 block of Williams Street, as detailed on the attached maps, subject to certain conditions. (District 7) (Recommended for approval by Planning Commission and Public Works)
- d. MR-2025-0019 Samuel W. Clemons, Sr. (Abandonment). An ordinance closing and abandoning the unopened right-of-way in part of the unopened 5500 block of Florida Avenue, as detailed on the attached maps, subject to certain conditions. (District 7) (Recommended for approval by Planning Commission and Public Works)

9. **Resolutions:**

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the Mayor or his designee to enter into a Memorandum of Understanding with Chattanooga 2.0, Chattanooga Housing Authority, Chattanooga Regional Homeless Coalition, Hamilton County, and Hamilton County schools to establish a framework for collaboration and resource allocation to support the “End School-Age Homelessness Initiative” for families experiencing homelessness, to be funded from the FY26 budget, in the amount of \$75,000.00. (Added with permission of Chairman Henderson)

EQUITY AND COMMUNITY ENGAGEMENT

- b. A resolution authorizing the Administrator for the Department of Equity and Community Engagement to apply for, and if awarded, accept an AARP Community Challenge Grant for outreach to increase digital connections and enhance digital literacy skills of older adult residents in Chattanooga, for an amount not to exceed \$25,000.00.

MAYOR’S OFFICE

- c. A resolution confirming Mayor Kelly’s appointment of Trevor Atchley as a Hearing Officer for the Beer Board, for a two (2) year term beginning on January 31, 2025, and ending on January 29, 2027. (Added with permission of Chairman Henderson)

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- d. A resolution authorizing the Administrator for the Department of Public Works, on behalf of The Sports Authority of the County of Hamilton and the City of Chattanooga, to enter into a Preliminary Engineering Agreement, and other subsequent agreements, with Norfolk Southern Railway Company related to the modification or conversion of two existing private crossings to public crossings, including the closure of one at-grade crossing, in conjunction with the development of W. 26th Street extension for the South Broad District Ballpark, with preliminary engineering costs estimated in the amount of \$67,583.00, for a total budgetary estimated amount not to exceed \$500,000.00 for the conversion, to be paid from Sports Authority funds. (District 7)
- e. A resolution authorizing the appointment of Samuel Manning as a special police officer (unarmed) for the City of Chattanooga, Department of Public Works, to perform duties expressly limited to the performance of duties in his position as Code Enforcement Inspector 1.
- f. A resolution authorizing the appointment of Timothy Gooden as a special police officer (unarmed) for the City of Chattanooga, Department of Public Works, to perform duties expressly limited to the performance of duties in his position as Code Enforcement Inspector 1.

Transportation

- g. A resolution authorizing the execution of Amendment No. 3 with Kimley Horn & Associates to provide right-of-way acquisition services for Contract No. T-17-008 Transit Signal Prioritization Project along Brainerd Road and Lee Highway, for an amount not to exceed \$437,000.00. (Districts 4, 5 & 6)
- 10. Purchases.
 - 11. Committee Reports.
 - 12. Recognition of Persons Wishing to Address the Council.
 - 13. Adjournment.