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TUESDAY, MAY 21, 2024
CITY COUNCIL AGENDA
3:30 PM

- I. Call to Order by Chairman Henderson.
- II. Pledge of Allegiance/Invocation (Councilwoman Noel).
- 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:
 - None

RECESS

Order of Business for City Council

VII. **Ordinances – Final Reading:**

FINANCE

- a. [An ordinance to amend Ordinance No. 13991, also known as “the Fiscal Year 2023-2024 Operations Budget,” for the City of Chattanooga to transfer the Fiscal Year 2024 net surplus funds from the sale of City of Chattanooga delinquent tax parcels in the Hamilton County surplus property sale to the Chattanooga Land Bank Authority. \(Deferred from 04-23-2024\)](#)

PLANNING

- b. 2024-0041 Frank A. Collins (R-1 Residential Zone to A-1 Urban Agricultural Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 3827 Mountain Top Road, from R-1 Residential Zone to A-1 Urban Agricultural Zone, subject to certain conditions. (District 1) (Recommended for approval by Planning Commission and Staff) (Deferred from 04-09-2024)
- c. 2024-0053 4636, Inc. c/o Sanjay Patel (R-2 Residential Zone to C-2 Convenience Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 305 Browns Ferry Road, from R-2 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions. (Alternate Version)
- d. 2024-0054 John Wise c/o Wise Properties TN, LLC (E-RM-3 Urban Edge Multi-Unit Residential Zone to E-CX-3 Urban Edge Commercial Mixed Use Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 724 North Market Street and an unaddressed property in the 700 block of Hamilton Avenue, from E-RM-3 Urban Edge Multi-Unit Residential Zone to E-CX-3 Urban Edge Commercial Mixed Use Zone, subject to certain conditions. (District 2) (Recommended for approval by Planning Commission and Staff)
- e. 2024-0048 Kyle and Danielle Hawley (RZ-1 Zero Lot Line Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 7712 Standifer Gap Road, from RZ-1 Zero Lot Line Residential Zone to R-2 Residential Zone. (District 4) (Recommended for approval by Planning Commission and Staff) (Revised with permission of Chairman Henderson)
- f. 2024-0051 Stone Creek Consulting, LLC c/o Allen Jones (UGC Urban General Commercial Zone (UGC prior to 2022) with conditions to (UGC Urban General Commercial Zone) current UGC. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1939 Central Avenue, from UGC Urban General Commercial Zone (UGC prior to 2022) with conditions to (UGC Urban General Commercial Zone) current UGC, subject to certain conditions. (Alternate Version)

- g. 2024-0058 Lance Spencer (R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2807 Curtis Street, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, subject to certain conditions. (District 8) (Recommended for approval by Planning Commission and Staff) (Planning Version #2)

VIII. **Ordinances – First Reading:**

PLANNING

- a. 2024-0050 Edifice Builds, LLC c/o Marylin Jones and May Caldwell (R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4416 Jersey Pike, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and Staff) (Deferred from 05-14-2024)

2024-0050 Edifice Builds, LLC c/o Marylin Jones and May Caldwell (R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4416 Jersey Pike, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone. (Applicant Version)

- b. 2023-0179 Philip Rossillo (R-3 Residential Zone to UGC Urban General Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 608, 614, and four (4) unaddressed properties in the 600 block of Central Avenue, from R-3 Residential Zone to UGC Urban General Commercial Zone, subject to certain conditions. (District 8) (Recommended for approval by Planning Commission and Staff) (Deferred from 12-12-2023, 01-23-2024, 02-20-2024 & 05-07-2024)

2023-0179 Philip Rossillo (R-3 Residential Zone to UGC Urban General Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 608, 614, and four (4) unaddressed properties in the 600 block of Central Avenue, from R-3 Residential Zone to UGC Urban General Commercial Zone. (Applicant Version)

IX. **Resolutions.**

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the Mayor or his designee to enter into a Memorandum of Understanding with Cromwell Development 1, LLC, in substantially the form attached, 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 the gymnasium at Cromwell Hills Apartments to operate programs for youth, young adults, and families on the property located at 3940 Camellia Drive. (District 5)
- b. A resolution authorizing the Mayor or his designee to enter into a Contract for Sale and Purchase, in substantially the form attached, with the Trust for Public Land for the acquisition of property at 4343 Shallowford Road, identified as Tax Parcel No. 147C-E-002, with an acquisition and appraised value price of \$200,000.00 to be funded by \$158,000.00 in grant funds, a \$6,000.00 donation from a local Canoe Club, and the \$36,000.00 balance payable by the City of Chattanooga, and to authorize the payment of reimbursable expenses incurred by the Trust for Public Land for the acquisition of the property and city closing fees for acquisition of the property, both of which shall not exceed the sum of \$19,000.00. (District 5)
- c. A resolution authorizing the Mayor or his designee to enter into a Memorandum of Understanding with the Chattanooga Housing Authority, in substantially the form attached, 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 the Sheila Jennings Wellness Center to operate programs for youth, young adults, and families on the property located at 1201 Poplar Street. (District 7)
- d. A resolution authorizing the Mayor or his designee to enter into a Second Amendment to Ground Lease Agreement with Sculpture Fields at Montague Park, in substantially the form attached, to increase the leased premises for a net gain of 1,069 square feet. (District 8)
- e. A resolution authorizing the Mayor or his designee to enter into a First Amendment to Ground Lease Agreement with Chattanooga FC Foundation, in substantially the form attached, to decrease the leased premises for a net loss of 1,069 square feet and for the site construction performance to be amended to require completion in phases with performance dates to be agreed upon between the parties at a later date. (District 8)
- f. A resolution authorizing the Administrator for the Department of Economic Development to use Tennessee Housing Development Agency (THDA) program income to provide a grant in the amount of \$25,000.00 to LifeSpring Community Health to assist with costs to extend service hours in providing pediatric health care.

FINANCE

- g. A resolution to amend Resolution No. 31312 establishing a policy for a supplemental tool allowance for eligible employees in the Department of Wastewater at the Moccasin Bend Environmental Campus and the Department of Public Works for the fleet garages located at Amnicola Highway and 12th Street.

FIRE

- h. A resolution authorizing the Fire Department to apply for, and if awarded, accept the Port Security Grant (PSG) from the Federal Emergency Management Agency (FEMA) to be used to purchase two (2) FLIR spectroscopic personal radiation detectors, one (1) radio nuclide device, and one (1) backpack radiation detector used for special events the City hosts as well as for any emergency where radiation exposure is suspected, in the amount of \$47,227.00, with a 25% match in the amount of \$15,743.00, for a total in the amount of \$62,970.00.

OFFICE OF COMMUNITY HEALTH

- i. A resolution authorizing the Office of Community Health to apply for, and if awarded, accept the Robert Wood Johnson Foundation prize of \$250,000.00 to use the funds to address the health disparities in underserved communities.
- j. A resolution authorizing the City of Chattanooga to apply for, and if awarded, accept the BJA FY24 Office of Justice Programs Community Based Violence Intervention and Prevention Site-Based grant for the Chattanooga United to Reduce Violence (CURV) initiative to bring stakeholders together to strengthen community safety, address youth/young adult gang violence, and deter shootings through comprehensive, community-based, and resident response programming with our violence interruption program in high crime, high risk areas in Chattanooga, for an amount not to exceed \$2 million.

PLANNING

- k. RKSAL LLC (Special Exceptions Permit). A resolution approving a new Special Exceptions Permit for a liquor store located at 3548 Cummings Highway. (District 1)
- l. Ambe Maa Investment, LLC (Special Exceptions Permit). A resolution approving a new Special Exceptions Permit for a new liquor store located at 6506 Bonny Oaks Drive. (District 6)

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- X. [Purchases.](#)
- XI. Committee Reports.
- XII. Other Business. (Items listed below):
 - a. [Certificate of Compliance, Lookout Liquors, LLC d/b/a Valley Wine and Spirits, 3548 Cummings Highway, Chattanooga, TN. \(District 1\)](#)
 - b. [Certificate of Compliance, Maa Navduga, Inc. d/b/a Sunrise Liquors, 6506 Bonny Oaks Drive, Chattanooga, TN. \(District 6\)](#)
 - c. [Certificate of Compliance, Weigel Stores, Inc. d/b/a Weigel's #107, 3107 Amnicola Highway, Chattanooga, TN. \(District 8\)](#)
- XIII. Recognition of Persons Wishing to Address the Council.
- XIV. Adjournment.