

**AGENDA FOR THE REGULARLY SCHEDULED CITY OF COLLEGEDALE COMMISSION
MEETING TO BE HELD IN THE MUNICIPAL BUILDING IN COLLEGEDALE, TENNESSEE,
ON TUESDAY, JANUARY 22, 2019 AT 6:00 P.M.**

- I. Call to Order by the Mayor
- II. Invocation
- III. Roll Call by City Recorder
- IV. Approval of previous meeting minutes
 1. January 07, 2019-Commission meeting minutes
- V. Comments from Citizens
- VI. Unfinished Business
 - None
- VII. New Business
 1. First Reading, Ordinance #1065, an ordinance to rezone certain properties on Ooltewah-Ringgold Road from AG to R-1-L
 2. First Reading, Ordinance #1066, an ordinance to approve a PUD overlay for certain properties on Ooltewah-Ringgold Road
- VIII. Request for reports from City Administration/Commissioners by the Mayor
- IX. Adjournment

**MINUTES OF THE REGULARLY SCHEDULED CITY OF COLLEGEDALE BOARD OF COMMISSIONERS
MEETING HELD IN THE MUNICIPAL BUILDING IN COLLEGEDALE, TENNESSEE
ON MONDAY, JANUARY 07, 2019 AT 6:00 P.M.**

INVOCATION: Commissioner Phil Garver

PRESENT: Mayor Katie Lamb, Vice Mayor Tim Johnson, Commissioner Debbie Baker, Commissioner Phil Garver, Commissioner Ethan White, City Manager Ted Rogers, City Attorney Sam Elliott

KEY MANAGERS: Assistant City Manager & CFO Michelle Toro, Police Chief Brian Hickman, Building and Codes Director Andrew Morkert, Planning & Economic Development Director Kelly Martin, Director of Airport Operations Chris Swain, Director of Parks and Recreation Traci Bennett-Hobek, City Engineer Wayon Hines

ABSENT: Director of Public Works Eric Sines, City Recorder Kristi Wheeler

GUESTS: Gail MacLafferty, Merritt MacLafferty

1-07-2019 (861) REGULAR MEETING MINUTES – December 17, 2018

It was moved by Commissioner White and seconded by Commissioner Garver to accept the minutes of the regular commission meeting on December 17, 2018.

ROLL CALL:

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	YEA
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

At 6:01PM the board entered into a public hearing to gain input on Ordinances #1064. There were no comments and the meeting reconvened at 6:01PM.

1-07-2019 (862) SECOND READING AND PUBLIC HEARING, ORDINANCE #1064, AN ORDINANCE TO DECREASE PLANNING COMMISSION MEMBERSHIP FROM NINE TO SEVEN MEMBERS

It was moved by Vice Mayor Johnson and seconded by Commissioner Baker to approve Ordinance #1064, an ordinance to decrease the membership of the Collegedale Municipal Planning Commission from nine (9) to seven (7) members in the City of Collegedale, Tennessee.

ROLL CALL:

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	YEA
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

1-07-2019 (863) MOTION TO ADJOURN

It was moved by Commissioner White and seconded by Vice Mayor Johnson to adjourn the meeting. No roll call was taken.

The meeting was adjourned at 6:10 PM.

Mayor, Katie Lamb

City Recorder, Kristi Wheeler

ORDINANCE # 1065

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP TO REZONE CERTAIN PROPERTIES ON OOLTEWAH-RINGGOLD ROAD FROM AG (AGRICULTURAL DISTRICT) TO R-1-L (LOW DENSITY SINGLE-FAMILY RESIDENTIAL), MORE PARTICULARLY DESCRIBED AS HAMILTON COUNTY TAX MAP 150, PARCELS 241, 242, 243, 243.01, SAID AREA BEING LOCATED WITHIN THE CORPORATE LIMITS OF COLLEGEDALE, TENNESSEE

(Properties now or formerly owned by Boynton, Willett, or Advanced Capital Group)

- WHEREAS,** the authority Tennessee Code Annotated (T.C.A.) Section 13-7-201 allows municipal governments the authority to regulate land use through the the zoning of territory within a its jurisdictional territory; and
- WHEREAS,** the Collegedale Municipal Planning Commission has certified zoning districts as provided for in TCA Section 13-7-202; and
- WHEREAS,** T.C.A. Section 13-7-204 authorizes amendments to a zoning map; and
- WHEREAS,** in accordance with T.C.A. Section 13-7-203 subsection (b), the Collegedale Municipal Planning Commission made a recommendation to approve the zoning amendment herein described to the Board of Commissioners; and
- WHEREAS,** in accordance with T.C.A. Section 13-7-203, subsection (a) a public hearing was held with at least fifteen (15) days notice being given prior to final reading of this ordinance; and
- WHEREAS,** in accordance with T.C.A. Section 13-7-201(b), in a county having a population of not less than 287,700, nor greater than 287,800 according to the 1980 federal census, or any subsequent federal census, the chief legislative body of any municipality is further authorized and empowered to rezone properties conditionally, where the agreed conditions are designed to ameliorate injuries created by the rezoning to surrounding property interests or to municipal interests; and
- WHEREAS,** the Collegedale Municipal Planning Commission does hereby recommend to the Collegedale Mayor and Board of Commissioners that the rezoning request from AG to R-1-L to be approved;

NOW THEREFORE, BE IT ORDAINED by the City of Collegedale, Tennessee that the following described properties be rezoned from AG Agricultural District to R-1-L (Low Density Single-Family Residential):

Section 1: The following described properties shall be zoned R-1-L on the Official Collegedale Zoning Map and shown on the attached illustration titled 'Exhibit A':

Boundary Description for Area to be Zoned R-1-L

This change in zoning will affect parcels 241, 242, 243, 243.01 of Hamilton County Tax Map 150. The subject properties are bounded by Ooltewah-Ringgold Road to the west.

NOW, LET IT BE FURTHER ORDAINED, that this ordinance shall take effect fifteen (15) days following a public hearing and a final reading by the Collegedale Board of Mayor and Commissioners, the welfare of the City requiring it.

Passed first reading _____
Votes for _____ Votes against _____

Passed second reading _____
Votes for _____ Votes against _____

Mayor

Attest: City Recorder

Approved as to form:

City Attorney

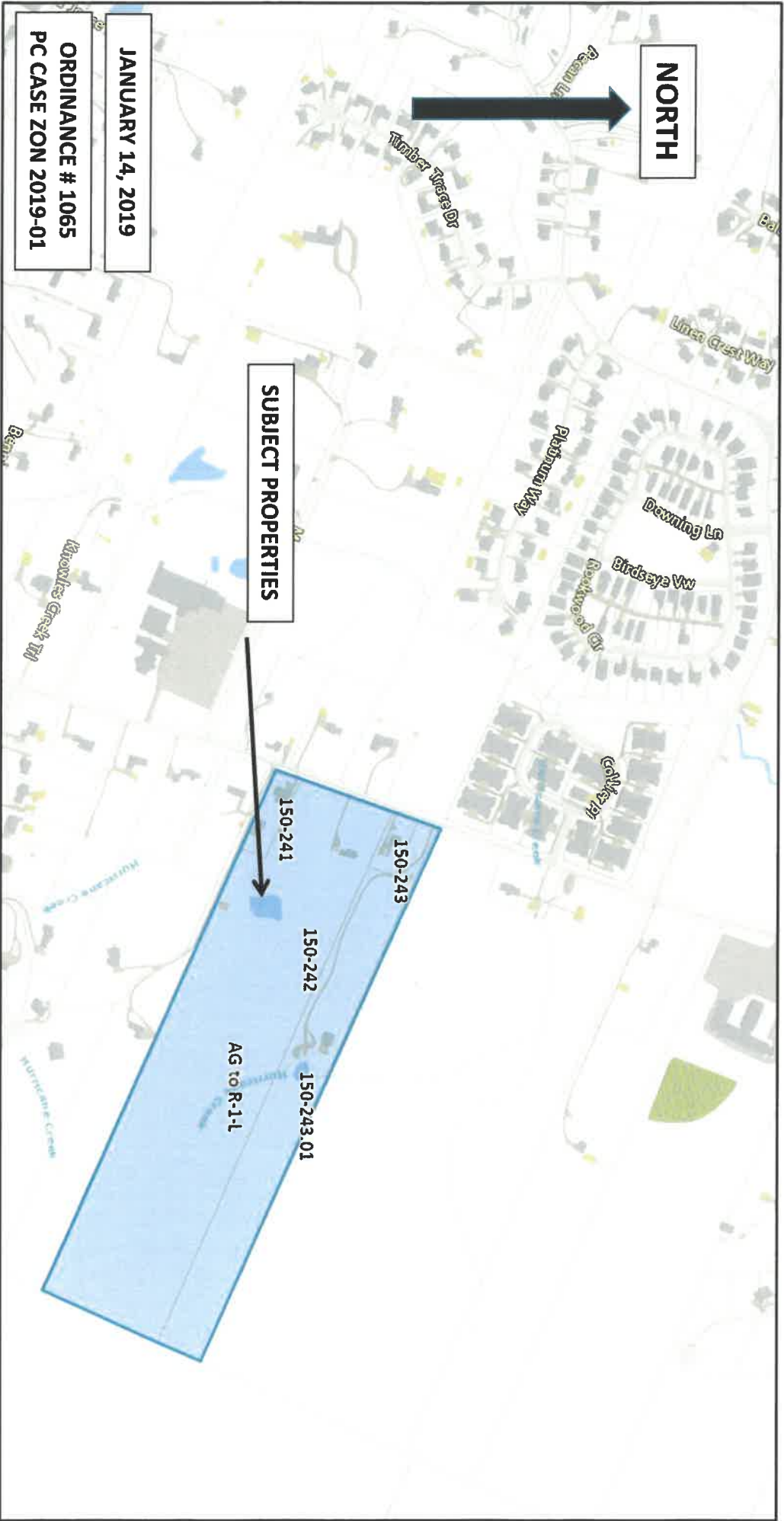
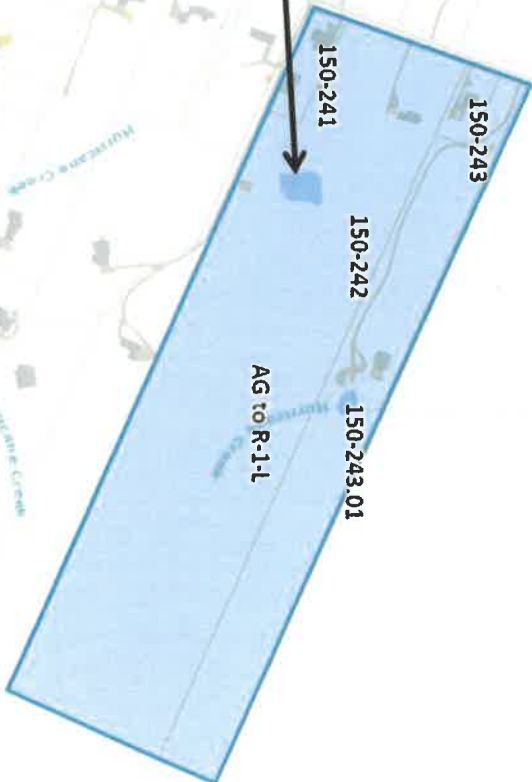
NORTH



JANUARY 14, 2019

**ORDINANCE # 1065
PC CASE ZON 2019-01**

SUBJECT PROPERTIES



ORDINANCE # 1066

AN ORDINANCE TO APPROVE A PLANNED UNIT DEVELOPMENT OVERLAY FOR CERTAIN PROPERTIES ON OOLTEWAH-RINGGOLD ROAD MORE PARTICULARLY DESCRIBED AS HAMILTON COUNTY TAX MAP 150, PARCELS 239, 241, 242, 243, 243.01, SAID AREA BEING LOCATED WITHIN THE CORPORATE LIMITS OF COLLEGEDALE, TENNESSEE

(Properties now or formerly owned by Boynton, Willett, or Advanced Capital Group)

- WHEREAS,** the authority Tennessee Code Annotated (T.C.A.) Section 13-7-201 allows municipal governments the authority to regulate land use through the the zoning of territory within a its jurisdictional territory; and
- WHEREAS,** the Collegedale Municipal Planning Commission has certified zoning districts as provided for in TCA Section 13-7-202; and
- WHEREAS,** T.C.A. Section 13-7-204 authorizes amendments to a zoning map; and
- WHEREAS,** in accordance with T.C.A. Section 13-7-203 subsection (b), the Collegedale Municipal Planning Commission made a recommendation to approve the amendment herein described to the Board of Commissioners; and
- WHEREAS,** in accordance with T.C.A. Section 13-7-203, subsection (a) a public hearing was held with at least fifteen (15) days notice being given prior to final reading of this ordinance; and
- WHEREAS,** in accordance with T.C.A. Section 13-7-201(b), in a county having a population of not less than 287,700, nor greater than 287,800 according to the 1980 federal census, or any subsequent federal census, the chief legislative body of any municipality is further authorized and empowered to rezone properties conditionally, where the agreed conditions are designed to ameliorate injuries created by the rezoning to surrounding property interests or to municipal interests; and
- WHEREAS,** the Collegedale Municipal Planning Commission does hereby recommend to the Collegedale Mayor and Board of Commissioners that the Planned Unit Development be approved subject to certain conditions;

NOW THEREFORE, BE IT ORDAINED by the City of Collegedale, Tennessee that pursuant to the requirements of Section 17.09 PLANNED UNIT DEVELOPMENTS of the Collegedale Municipal Zoning Ordinance, a Planned Unit Development overlay be approved for the the following described properties subject to the conditions listed herein:

Section 1: Boundary Description for Area to be included in the Planned Unit Development overlay:

Parcels, 241, 242, 243, 243.01 of Hamilton County Tax Map 150. as shown in Exhibit A included herein. The subject properties are bounded by Ooltewah-Ringgold Road to the west.

Section 2: Reference is made to Exhibit B included herein which depicts the planned uses, lot configuration, and density, subject to preliminary and final plat approval.

Section 3: The following conditions shall apply to the Planned Unit Development described in Section 1 and further depicted in Exhibit B:

- a) Uses shall be limited to single-family detached dwellings, accessory uses, and community open space.
- b) Gross density shall not exceed 2.0 dwelling units per acre.
- c) Portions of parcels 150-242 and 243.01 having an elevation greater than 996 feet above Mean Sea Level (MSL) shall be identified on subsequent construction plans. This elevation shall be depicted on future construction plans and plats if these parcels are dissolved.
- d) No land disturbance/tree cutting activities are permitted above 996 MSL. This condition does not preclude a lower elevation limit of such activities.
- e) Parcel 150-239 shall remain wooded to the greatest extent possible. Land disturbance activities are not permitted above 996 MSL, but this condition does not preclude a lower elevation limit of such activities.
- f) Curb, gutter, catch basins, streetlights & sidewalk to be installed per subdivision construction plans approved by the city engineer. Street lighting may be achieved by mailbox oriented lighting, which if utilized would be maintained by the HOA.
- g) Landscaped front yard design to be provided along Ooltewah-Ringgold Road ROW.
- h) Centerline turn radius of proposed ROW will be set at a minimum of 125' with traffic calming to be approved during the construction plan process and no driveways located within the inside of the curves.
- i) All other PUD requirements per the Collegedale Municipal Zoning Ordinance.

NOW, LET IT BE FURTHER ORDAINED, that this ordinance shall take effect fifteen (15) days following a public hearing and a final reading by the Collegedale Board of Mayor and Commissioners, the welfare of the City requiring it.

Passed first reading _____
Votes for _____ Votes against _____

Passed second reading _____
Votes for _____ Votes against _____

Mayor

Attest: City Recorder

Approved as to form:

City Attorney

NORTH

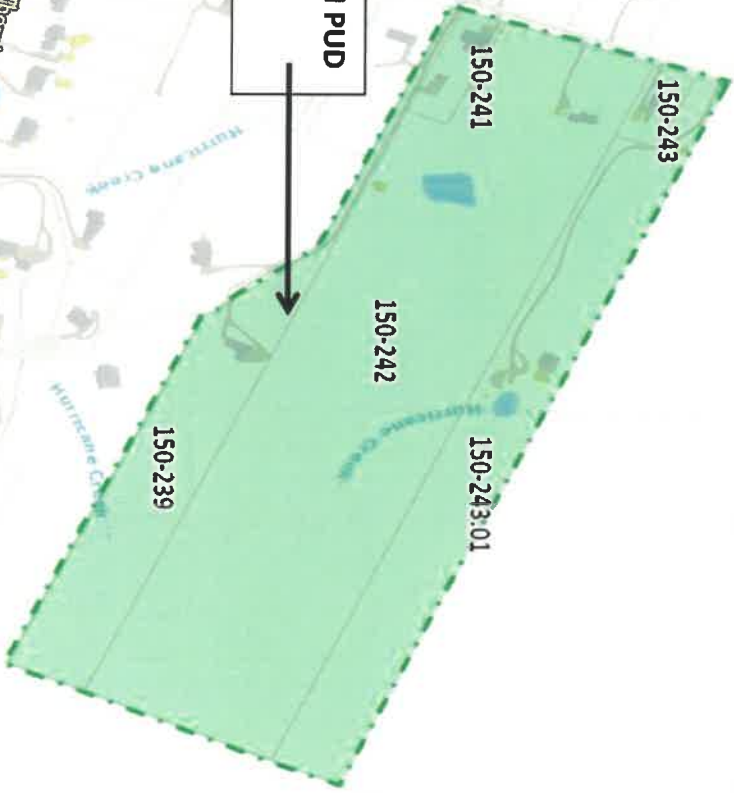


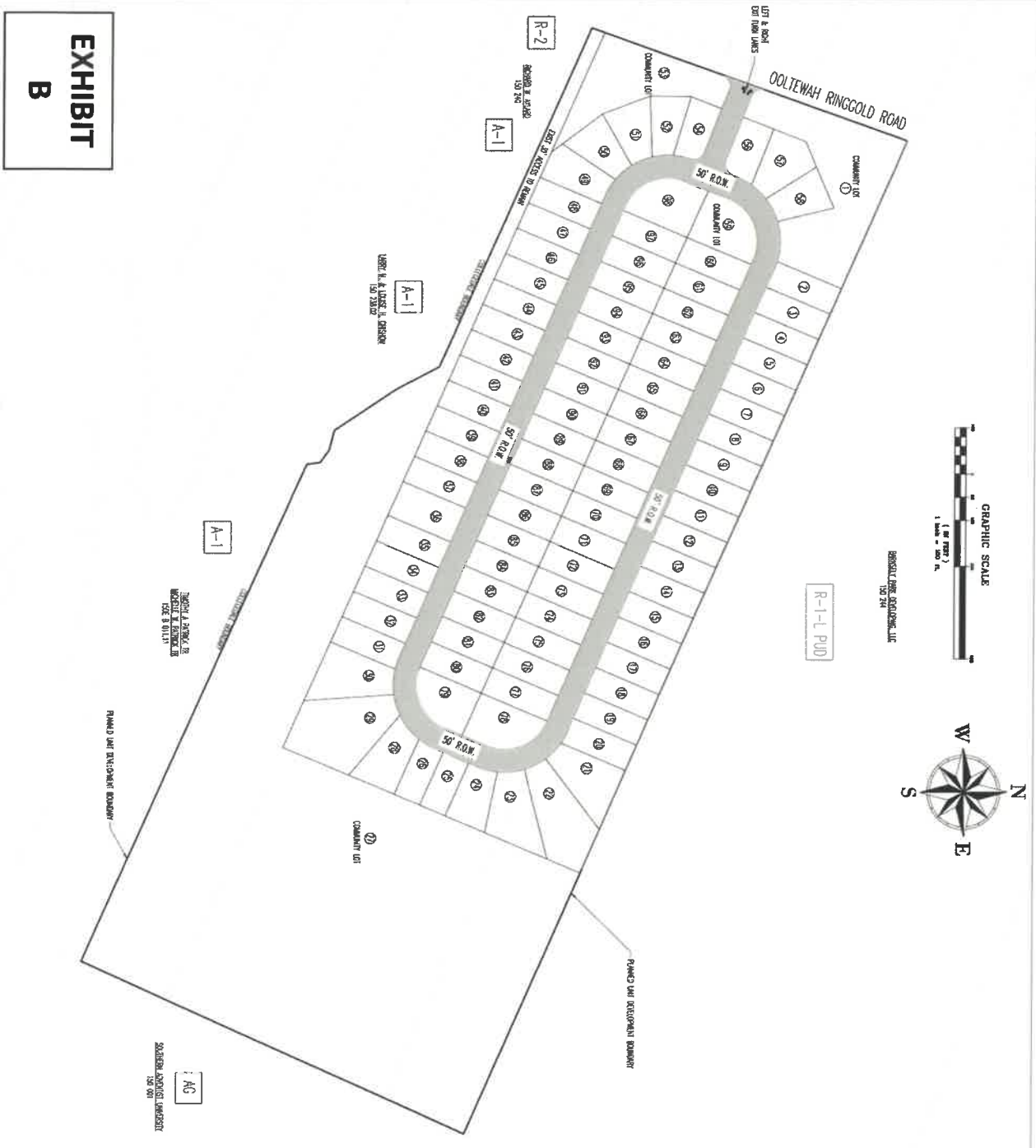
**EXHIBIT
A**

JANUARY 14, 2019

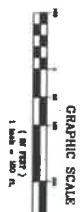
**ORDINANCE # 1066 PC
CASE ZON 2019-01**

AREA INCLUDED IN PUD

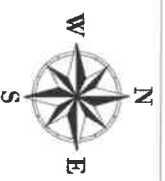




**EXHIBIT
B**



BRISQOLD ENGINEERING, LLC
150 242



SITE DATA:

PROJECT NAME: WILLOW HILL
 STREET ADDRESS: 4006 OOLTEWAH RINGGOLD ROAD
 CITY, STATE: COLLEGE DALE, TENNESSEE
 JURISDICTION: COLLEGE DALE
 TAX MAP PARCELS: 150 241, 242, 243, 243.01
 FOR REZONING: 150 239

ADDITIONAL IN PUD: 44.3± ACRES
 PARCEL AREA: AG
 CURRENT ZONING: R-1-L PUD
 PROPOSED ZONING: R-1-L PUD
 PROPOSED DENSITY: 2 UNITS / 1 ACRE

PROPOSED LOTS: 93 SINGLE-FAMILY HOMES

PROPOSED ROAD: COLLEGE DALE STANDARD CITY STREET TYPICAL CONSISTENT WITH THE MULTI-MODEL REQUIREMENTS 50' R.O.W.

TYPICAL LOT SIZE: 60' X 150'

OWNER/DEVELOPER: WILLOW HILL, LLC
 112 JORDAN DRIVE
 CHATTANOOGA, TENNESSEE 37421

PROJECT CONTACT: LDA ENGINEERING
 KELLY S. RICHARDSON, P.E., CPESC
 735 BROAD STREET, SUITE 309
 CHATTANOOGA, TENNESSEE 37402
 423.855.0400
 KRICHARDSON@LDAENGINEERING.COM



LDA ENGINEERING