

AGENDA FOR THE REGULARLY SCHEDULED CITY OF COLLEGEDALE COMMISSION MEETING TO BE HELD IN THE MUNICIPAL BUILDING IN COLLEGEDALE, TENNESSEE, ON MONDAY, FEBRUARY 04, 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 22, 2019-Commission meeting minutes
 2. January 28, 2019-Commission workshop minutes
- V. Comments from Citizens
- VI. Unfinished Business
 1. Second Reading and Public Hearing, Ordinance #1065, an ordinance to rezone certain properties on Ooltewah-Ringgold Road from AG to R-1-L
 2. Second Reading and Public Hearing, Ordinance #1066, an ordinance to approve a PUD overlay for certain properties on Ooltewah-Ringgold Road
- VII. New Business
 1. Change order for Apison Pike Phase III sewer project
- 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 TUESDAY, JANUARY 22, 2019 AT 6:00 P.M.**

INVOCATION: Commissioner Debbie Baker

PRESENT: Mayor Katie Lamb, Vice Mayor Tim Johnson, Commissioner Debbie Baker, Commissioner Phil Garver, 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 Public Works Eric Sines, City Recorder Kristi Wheeler, City Engineer Wayon Hines

ABSENT: Commissioner Ethan White, Director of Parks and Recreation Traci Bennett-Hobek

GUESTS: Gail MacLafferty, Merritt MacLafferty, David Barto, Kelli Richardson

1-22-2019 (864) REGULAR MEETING MINUTES – January 07, 2019

It was moved by Vice Mayor Johnson and seconded by Commissioner Garver to accept the minutes of the regular commission meeting on January 07, 2019.

ROLL CALL:

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

1-22-2019 (865) FIRST READING, ORDINANCE #1065, AN ORDINANCE TO REZONE CERTAIN PROPERTIES ON OOLTEWAH-RINGGOLD ROAD FROM AG TO R-1-L

It was moved by Commissioner Garver and seconded by Vice Mayor Johnson to approve 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.

ROLL CALL:

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

1-22-2019 (866) FIRST READING, ORDINANCE #1066, AN ORDINANCE TO APPROVE A PUD OVERLAY FOR CERTAIN PROPERTIES ON OOLTEWAH-RINGGOLD ROAD

It was moved by Vice Mayor Johnson and seconded by Commissioner Baker to approve 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.

ROLL CALL:

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

1-22-2019 (867) DECEMBER FINANCE REPORT

It was moved by Commissioner Baker and seconded by Commissioner Garver to accept the December finance report as presented by City Manager Rogers

ROLL CALL:

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

1-22-2019 (868) MOTION TO ADJOURN

It was moved by Commissioner Garver and seconded by Commissioner Baker to adjourn the meeting. No roll call was taken.

The meeting was adjourned at 6:17 PM.

Mayor, Katie Lamb

City Recorder, Kristi Wheeler

**MINUTES OF CITY OF COLLEGEDALE REGULARLY SCHEDULED
COMMISSION WORKSHOP MEETING HELD IN THE MUNICIPAL BUILDING IN
COLLEGEDALE, TENNESSEE, ON MONDAY, JANUARY 28, 2019
BEGINNING AT 4:30 P.M.**

PRESENT: Mayor Katie Lamb, Vice Mayor Tim Johnson, Commissioner Debbie Baker, Commissioner Ethan White, City Manager Ted Rogers, Assistant City Manager & CFO Michelle Toro, Chief of Police Brian Hickman, Strategic Planning & Economic Development Director Kelly Martin, Public Works Director Eric Sines, Director of Airport Operations Chris Swain, Parks & Recreation Director Traci Bennett-Hobek, City Engineer Wayon Hines, Communications Strategist Bridgett Raper, Court Clerk Tonya Sadler, Human Resource & Risk Manager Paul Crosby, City Recorder Kristi Wheeler

ABSENT: Commissioner Phil Garver, Building, Codes & Safety Director Andrew Morkert

GUESTS:

ADA REQUIREMENTS

Human Resource & Risk Manager Paul Crosby informed the commission and staff that the City of Collegedale is currently in compliance with TDOT's ADA requirements after a self-evaluation of the City and that an ADA Transition Plan has been established and is posted on the city website.

PARKS AND RECREATION DOG PARK DASH GRANT

Parks and Recreation Director Traci Bennett-Hobek brought before the commission an opportunity to apply for a \$25,000 Boyd Foundation Dog Park Dash Park Grant and stated that the application must be submitted by April 2019. The funding would be used to improve the current dog park and add an agility course. The commission gave their approval for her to proceed with the application process.

PARKS AND RECREATION UTC SURVEY UPDATE

Parks and Recreation Director Traci Bennett-Hobek presented the results of the UTC Parks & Recreation survey that was taken in 2018. There will be a public meeting to gather community input at a later date.

FUTURE SEWER EXPANSION

Public Works Director Eric Sines and City Engineer Wayon Hines presented to the commission and staff, a ten-year plan for future sewer expansion in the City. The plans and goals include continuing with the current model of rehabilitating the system, begin working on Capacity projects to help protect the City from fines, Moratoriums, DOJ lawsuits and allow for growth as well as provide sewer service to older developments that have failing septic systems that are beyond repair. They also informed the commission and staff that the two problem areas that need to be addressed first, for failing sewers, are University Drive and the Misty Valley subdivision.

COMMISSIONER'S REPORT

Mayor Katie Lamb reported that the revised Planning Commission will have their first meeting on February 11, 2019.

KEY MANAGER/STAFF REPORTS

Public Works Director Eric Sines reported that the Vet Park Trunk Line Upgrade project and the Pump Station project are both progressing. He also stated that they have received design estimates for the round-a-bout at Edgmon/Tucker Road and will have construction and design plans by February 1, 2019 for the Prospect Church Road project. Mr. Sines also updated the commission on the progress of the traffic light installation at University/College Drive East.

Police Chief Brian Hickman informed the commission that the police department plans on advertising their two current motorcycles and with the money earned from the sale, will be purchasing one new motorcycle and a donor will be donating money for the second motorcycle. The bid amount will be brought before the commission at a later date. Chief Hickman also invited the commission to an event on Thursday, January 31, 2019 at 10am, where the HCDE will be recognizing and thanking three officers from the Collegedale Police Department, Corporal Strange, Officer Schilling and Officer Spain, for taking proactive measures against motorists that disregard school bus zones during the 2018-19 school year. This event will be held at Founder's Hall.

Strategic Planning & Economic Development Director Kelly Martin informed the commission and staff of the continued progress on both the Apison Pike and Lee Highway projects. He also stated that there will be a smaller development, Willow Hill, that will be adjacent to Barnsley Park.

Director of Airport Operations Chris Swain informed the commission that the FAA does not support and will not provide funding for an approach at the Collegedale Airport. He also stated that there is a copy of the letter from the FAA on file.

Communications Strategist Bridgett Raper stated that 5G towers will be installed in Red Bank and that new bills will be introduced on February 8, 2019 in Nashville.

CFO & Assistant City Manager Michelle Toro invited the commission to Human Resource & Risk Manager Paul Crosby's retirement party on February 26, 2019 at 11:30am in the FCC West Room.

Meeting was adjourned at 6:03 PM.

Katie Lamb, Mayor

Kristi Wheeler, City Recorder

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

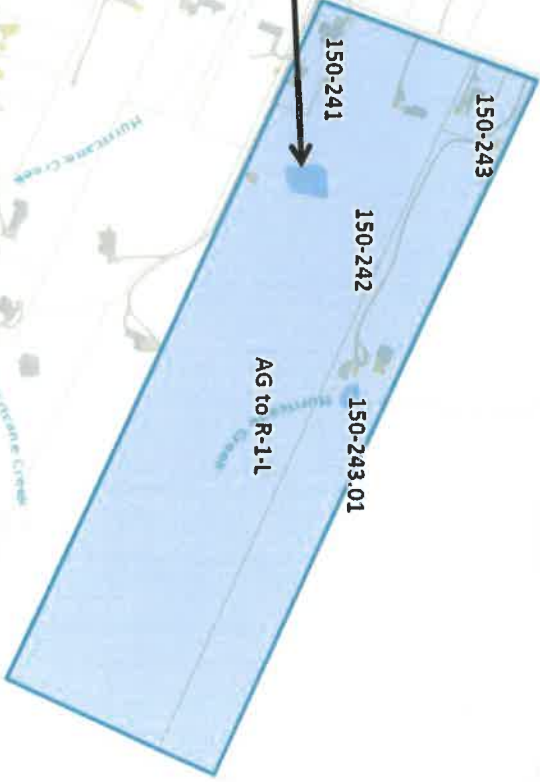
Approved as to form:

City Attorney

NORTH

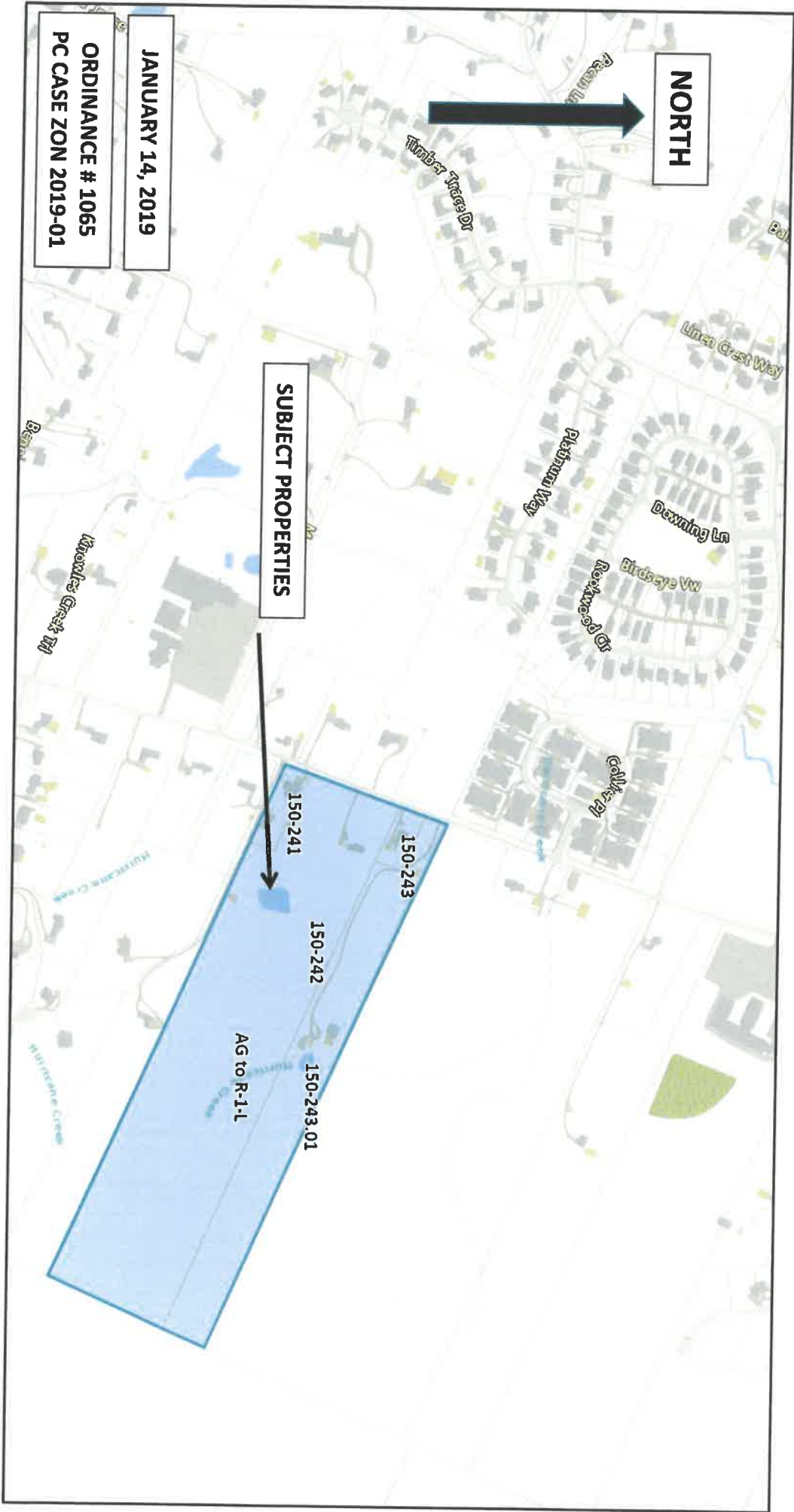


SUBJECT PROPERTIES



JANUARY 14, 2019

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



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 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**

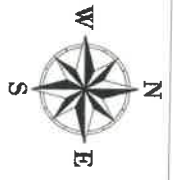
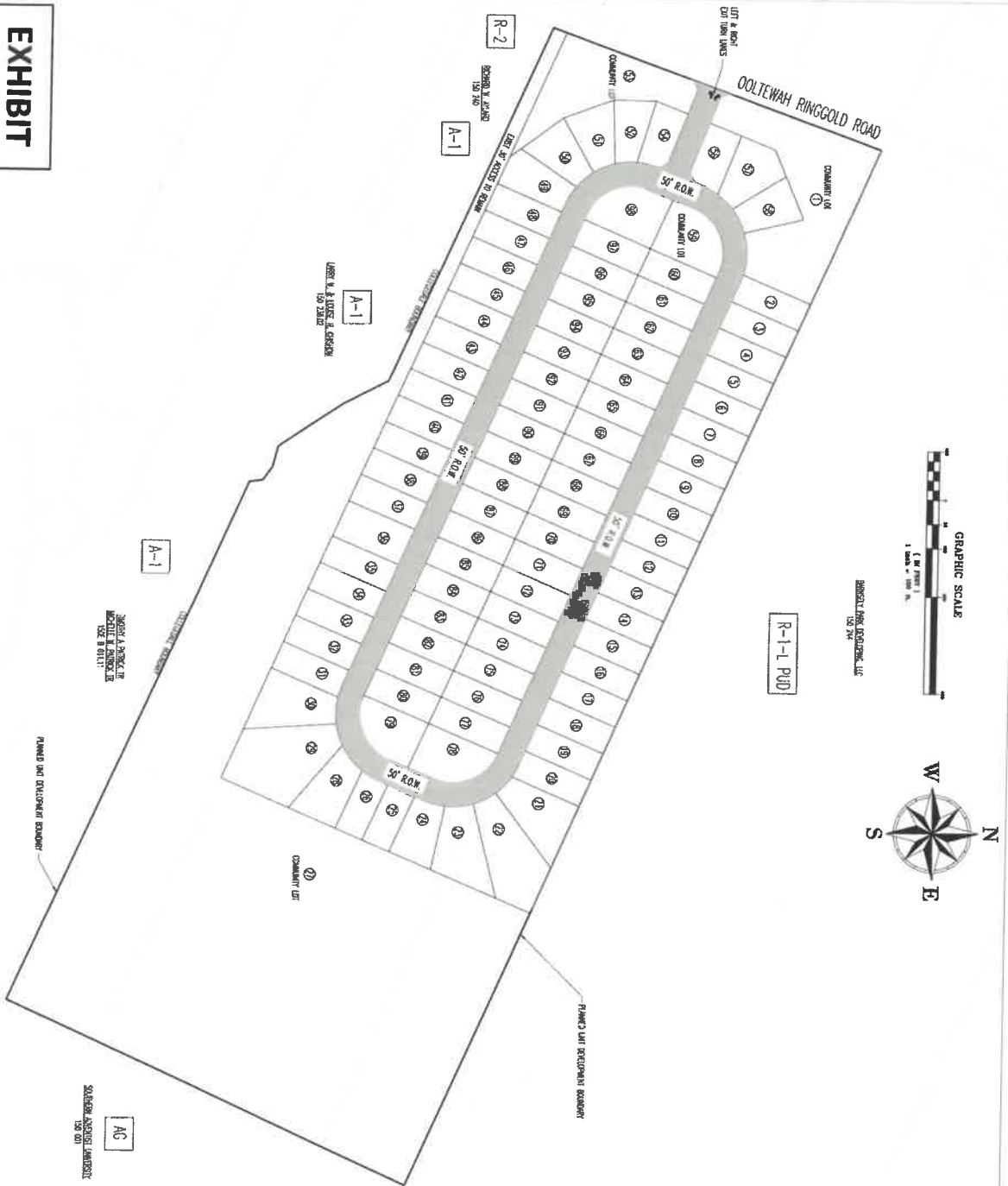
JANUARY 14, 2019

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

AREA INCLUDED IN PUD



**EXHIBIT
B**



SITE DATA:

PROJECT NAME: WILLOW HILL
 STREET ADDRESS: 4006 COLTEWAH RINGGOLD ROAD
 CITY, STATE: COLLEGE DALE, TENNESSEE
 JURISDICTION: COLLEGE DALE
 TAX MAP PARCELS:
 FOR REZONING: 150 241; 242, 243, 243.01
 ADD'L. N. PUD: 150 239

PARCEL AREA: 44.31 ACRES
 CURRENT ZONING: AC
 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