

**AGENDA FOR THE REGULARLY SCHEDULED CITY OF COLLEGEDALE  
COMMISSION MEETING TO BE HELD IN THE MUNICIPAL BUILDING IN  
COLLEGEDALE, TENNESSEE, ON MONDAY, OCTOBER 03, 2022 AT 6:00 P.M.**

- I. Call to Order by the Mayor
- II. Invocation and Pledge of Allegiance
- III. Roll Call by City Recorder
- IV. Approval of previous meeting minutes
  1. September 19, 2022- Commission meeting minutes
  2. September 26, 2022- Commission Workshop meeting minutes
- V. Comments from Citizens
- VI. Unfinished Business
  - None
- VII. New Business
  1. First Reading, Ordinance # 1112, an ordinance to amend the official zoning map to rezone certain properties on Edgmon Road from AG to R-1-L
  2. First Reading, Ordinance #1113, an ordinance to approve a PUD overlay for certain properties on Edgmon Road
  3. Approval of Airport Advisory Board
  4. Approval for purchase of 2023 Ford F-150 4x4 truck for Building & Codes Director
- VIII. Request for reports from City Administration/Commissioners by the Mayor
- IX. Adjournment

**THE MINUTES OF THE REGULARLY SCHEDULED CITY OF COLLEGEDALE BOARD OF  
COMMISSIONERS MEETING HELD IN THE MUNICIPAL BUILDING IN COLLEGEDALE, TENNESSEE  
ON MONDAY, SEPTEMBER 19, 2022 AT 6:00 P.M.**

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Commissioner Ethan White

**PRESENT:** Mayor Katie Lamb, Vice Mayor Tim Johnson, Commissioner Debbie Baker, Commissioner Larry Hanson, Commissioner Ethan White, City Attorney Sam Elliott, City Manager Wayon Hines, City Recorder Kristi Wheeler

**STAFF:** Assistant City Manager & Finance Director Michelle Toro, Director of Public Works Eric Sines, Chief of Police Jack Sapp, Interim Airport Director Ryan Byford, Staff Planner Jason Allin

**ABSENT:** Building & Codes Director Andrew Morkert

**GUESTS:** Tonya Sadler, Kevin Hicks, Andrew P. Arnold

**9-19-2022 (1411) COMMISSION MINUTES– September 06, 2022**

It was moved by Commissioner White and seconded by Commissioner Hanson to accept the minutes of the commission meeting on September 06, 2022.

**ROLL CALL:**

<b>COMMISSIONER BAKER</b>	<b>YEA</b>
<b>COMMISSIONER HANSON</b>	<b>YEA</b>
<b>COMMISSIONER WHITE</b>	<b>YEA</b>
<b>VICE MAYOR JOHNSON</b>	<b>YEA</b>
<b>MAYOR LAMB</b>	<b>YEA</b>

Mayor Lamb opened the commission meeting for citizen comments at 6:01pm. No comments were made.

At 6:02pm the board entered into a public hearing to gain input on Ordinance #1111. Tonya Sadler, who resides on Timber View Trail, requested clarification concerning the revisions of Ordinance #1111. City Manager Hines clarified those revisions. The meeting reconvened at 6:05pm.

**9-19-2022 (1412) SECOND READING AND PUBLIC HEARING, ORDINANCE #1111, AN ORDINANCE TO REVISE PURCHASING LIMITS**

It was moved by Commissioner White and seconded by Commissioner Baker to approve Ordinance #1111, an ordinance of the City of Collegedale, Tennessee to revise purchasing limits.

**ROLL CALL:**

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

**9-19-2022 (1413) APPROVAL OF TDEC GRANT ADMINISTRATION RFP FOR SEWER IMPROVEMENTS**

It was moved by Vice Mayor Johnson and seconded by Commissioner White to approve the American Rescue Plan Grant Administration Services Agreement with Tennessee Utility Assistance, LLC, for sewer improvements.

**ROLL CALL:**

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

**9-19-2022 (1414) APPROVAL FOR PURCHASE OF FOUR POLICE DEPARTMENT VEHICLES**

It was moved by Vice Mayor Johnson and seconded by Commissioner White to approve the purchase of three 2023 Dodge Durangos and one 2023 Ford F-150 truck for the police department in the total amount of \$167,785.

**ROLL CALL:**

<b>COMMISSIONER BAKER</b>	<b>YEA</b>
<b>COMMISSIONER HANSON</b>	<b>YEA</b>
<b>COMMISSIONER WHITE</b>	<b>YEA</b>
<b>VICE MAYOR JOHNSON</b>	<b>YEA</b>
<b>MAYOR LAMB</b>	<b>YEA</b>

**9-19-2022 (1415) APPROVAL FOR SALE OF SURPLUS POLICE DEPARTMENT VEHICLES**

It was moved by Commissioner White and seconded by Commissioner Baker to approve the sale of three police department vehicles.

**ROLL CALL:**

<b>COMMISSIONER BAKER</b>	<b>YEA</b>
<b>COMMISSIONER HANSON</b>	<b>YEA</b>
<b>COMMISSIONER WHITE</b>	<b>YEA</b>
<b>VICE MAYOR JOHNSON</b>	<b>YEA</b>
<b>MAYOR LAMB</b>	<b>YEA</b>

**9-19-2022 (1416) APPROVAL OF AMENDMENT TO AIRPORT TREE CLEARING GRANT**

It was moved by Commissioner Hanson and seconded by Commissioner Baker to approve the amendment to the airport tree clearing grant which includes an archeological survey report which will cost the city \$950.

**ROLL CALL:**

<b>COMMISSIONER BAKER</b>	<b>YEA</b>
<b>COMMISSIONER HANSON</b>	<b>YEA</b>
<b>COMMISSIONER WHITE</b>	<b>YEA</b>
<b>VICE MAYOR JOHNSON</b>	<b>YEA</b>
<b>MAYOR LAMB</b>	<b>YEA</b>

**9-19-2022 (1417) JUNE-AUGUST FINANCE REPORT**

It was moved by Commissioner White and seconded by Commissioner Hanson to approve the June, July and August finance report presented by Assistant City Manager & Finance Director Michelle Toro.

**ROLL CALL:**

<b>COMMISSIONER BAKER</b>	<b>YEA</b>
<b>COMMISSIONER HANSON</b>	<b>YEA</b>
<b>COMMISSIONER WHITE</b>	<b>YEA</b>
<b>VICE MAYOR JOHNSON</b>	<b>YEA</b>
<b>MAYOR LAMB</b>	<b>YEA</b>

**9-19-2022 (1418) 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 6:31pm.**

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**Mayor, Katie Lamb**

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**City Recorder, Kristi Wheeler**

**MINUTES OF CITY OF COLLEGEDALE REGULARLY SCHEDULED  
COMMISSION WORKSHOP MEETING HELD IN THE MUNICIPAL  
BUILDING IN COLLEGEDALE, TENNESSEE, ON MONDAY,  
SEPTEMBER 26, 2022 BEGINNING AT 4:30 P.M.**

**PRESENT:** Vice Mayor Tim Johnson, Commissioner Debbie Baker, Commissioner Larry Hanson, City Manager Wayon Hines, Assistant City Manager & Finance Director Michelle Toro, Chief of Police Jack Sapp, Interim Director of Airport Operations Ryan Byford, Parks and Recreation Supervisor Christina Clark, City Recorder Kristi Wheeler

**ABSENT:** Mayor Katie Lamb, Commissioner Ethan White, Building & Codes Director Andrew Morkert, Director of Public Works Eric Sines

**GUESTS:** Billy Burnette, Tonya Sadler, David Barto

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**IT SERVICES**

City Manager Wayon Hines presented to the commission and staff the IT Assessment that was performed by VC3, Inc, as well as their Modern Office Advantage Unlimited Plus Work Order which would cost the city a one-time fee of \$71,902.68 and then a monthly fee of \$22,455.73 for IT services for five years. More information will be presented about possibly hiring an in-house IT employee at the second commission meeting in October.

**AIRPORT ADVISORY BOARD**

City Manager Wayon Hines and Interim Director of Airport Operations Ryan Byford presented to the commission the updated Collegedale Airport Advisory Board Guidelines which will have one commissioner that is appointed to the board by the mayor, as well as four at-large members. The Airport Advisory Board will meet monthly with the Director of Airport Operations and then quarterly with the City Manager and Director of Airport Operations. Due to the fact that the Airport Advisory Board reports only to the City Manager, the meetings will not be required to be advertised and no minutes will be taken. Approval for the Airport Advisory Board will be presented at the next commission meeting.

## **AIRPORT PROJECTS**

City Manager Wayon Hines and Interim Director of Airport Operations Ryan Byford presented to the commission a requested list of airport projects that are currently in progress, growth related needs as well as proposed needs for sustained growth.

## **CITY STAFF REPORTS**

Chief of Police Jack Sapp informed the commission that the three Dodge Durangos as well as the one Ford F-150 truck has been ordered. He also informed them about a grant to purchase DUI equipment as well as the progress of acquiring another K9.

Parks and Recreation Supervisor Christina Clark updated the commission on the planned events for the next few months.

Assistant City Manager & Finance Director Michelle Toro informed the commission that the audit begins this week.

## **COMMISSIONER REPORTS**

Commissioner Baker inquired about the plans for a Christmas parade this year. City Manager Hines informed the commission that a decision has not been made at this time but will be in the near future.

Vice Mayor Johnson inquired about the legality of making U-turns in the City for a citizen. He also made several suggestions on fundraising for the airport.



**Meeting was adjourned at 5:13pm.**

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**Katie Lamb, Mayor**

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**Kristi Wheeler, City Recorder**

**ORDINANCE # 1112**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP TO REZONE CERTAIN PROPERTIES FROM AG (AGRICULTURAL DISTRICT) TO R-1-L (LOW DENSITY SINGLE-FAMILY RESIDENTIAL), MORE PARTICULARLY DESCRIBED AS HAMILTON COUNTY TAX MAP 132, PARCEL 053 AND HAMILTON COUNTY TAX MAP 132. PARCEL 054, SAID PROPERTIES BEING LOCATED WITHIN THE CORPORATE LIMITS OF COLLEGEDALE, TENNESSEE**

**WHEREAS,** Tennessee Code Annotated (T.C.A.) Section 13-7-201 confers on municipal governments the authority to regulate land use through 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 recommend the zoning amendment herein described on September 12, 2022, 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 subject to the conditions of a Planned Unit Development overlay;

**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 with conditions 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 Hamilton County Tax Map parcels: 132 053 and 132 054 as further described in 'Exhibit B.'

**Section 2:** The following conditions shall apply to the property to be rezoned, as further described in Exhibit B:

- a) Gross density shall not exceed 1.26 dwelling units per acre, or 512 dwelling units.
- b) West Side Condition – Only single-family detached homes shall be allowed to be constructed for this development.
- c) West Side Condition – All single-family homes are to be constructed on the west side of the tributary of Little Wolftever Creek and shall be located no closer than 75' to the existing right-of-way of Edgmon Road.
- d) West Side Condition – A minimum of 20% of the land area to be set aside for community space.
- e) East Side Condition – Only single-family detached homes shall be allowed to be constructed for this development.
- f) Along the right-of-way of Edgmon Road for the development, there shall be a single row of evergreen and deciduous 2" caliper trees planted at approximately 25' on center; except as required to construct primary, secondary, and utility entrances and exists.
- g) A minimum of 30% of the land area to be set aside for community space East of Edgmon Road.
- h) Ingress/egress shall be through Edgmon Road.
- i) Edgmon Road shall be improved to accommodate the development as approved by the City Engineer.
- j) No building permits or certificates of occupancy shall be issued prior to the City Engineer's approval of the proposed low pressure sewer system, and/or the City of Collegedale approves the connection of such a system to its sewer system.
- k) 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.
- l) Existing trees shall be preserved to the greatest extent possible.
- m) Collegedale Board of Commissioners approval of Ordinance #1113, a Planned Unit Development overlay and accompanying site plan also affecting the subject property referenced herein.

**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 \_\_\_\_\_

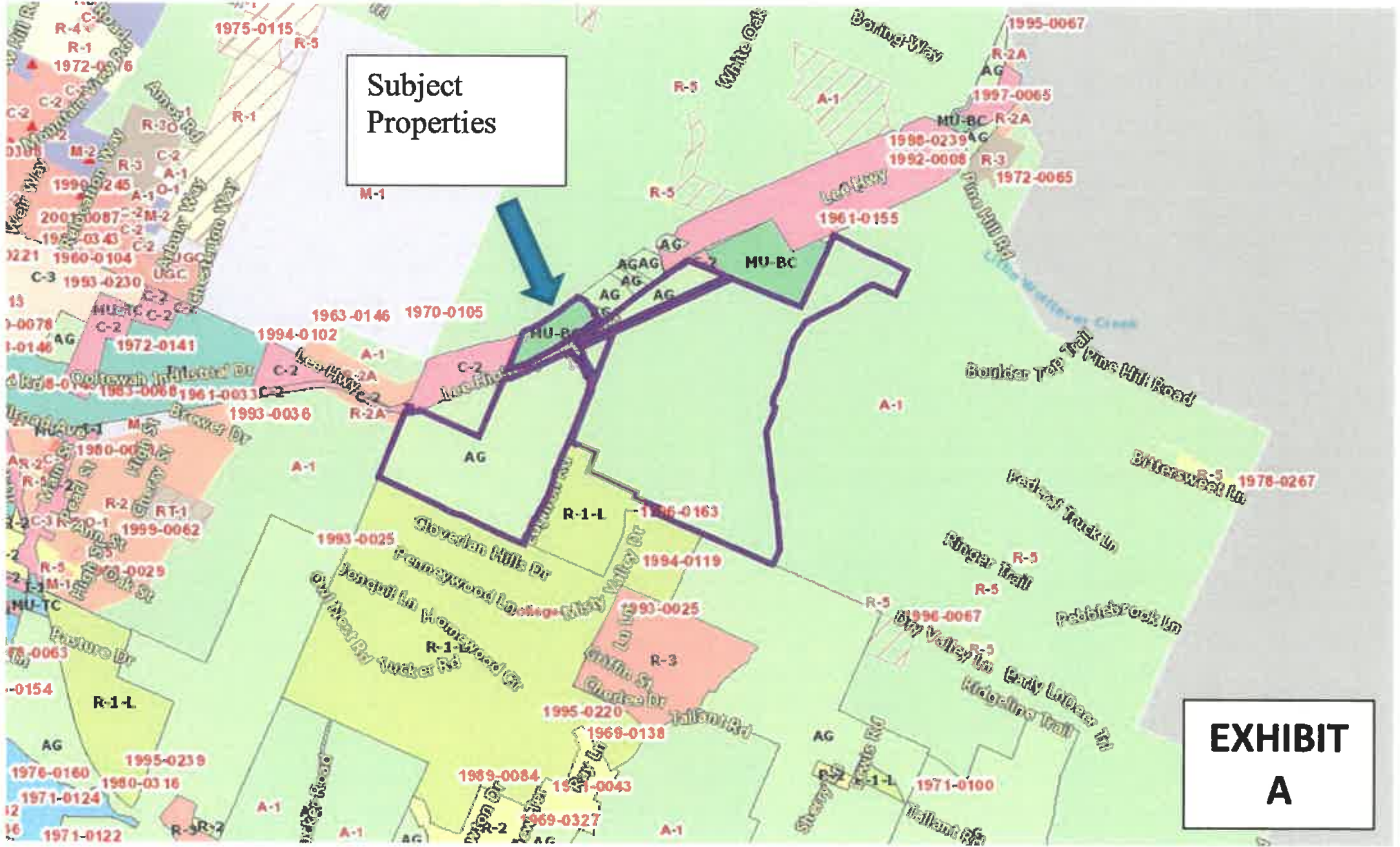
Passed second reading \_\_\_\_\_  
Votes for \_\_\_\_\_ Votes against \_\_\_\_\_

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Attest: City Recorder**

Approved as to form:

\_\_\_\_\_  
**City Attorney**



**EXHIBIT  
B**

**Legal Description of 132.16 Acre Tract**

**BEING A TRACT OF LAND LYING IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE, more particularly described as follows:**

To find the Point of Beginning commence from the intersection of Cloverlan Hills Dr & Edgmon Rd in a northeasterly direction approx. 270' to the Point Of Beginning located in the western right of way of Edgmon Rd being 17.5' from the center line and the southeastern most corner of the herein described tract; thence leaving the right of way of Edgmon Rd N 65°43'56" W a distance of 7.50' to a set ½" rebar with cap and common corner with City of Collegedale Property Db 5346 Pg 858; thence with line of City of Collegedale Property, Robert A. & Clymera A. Lorren Trust Db 8554 Pg 686, & Derek & Traci Sherbondy Db 10110 Pg 710 N 65°43'56" W a distance of 309.31' to a capped iron rod found being the common corner with Derek & Traci Sherbondy DB 10110 PG 710; thence with the line of Sherbondy N 65°43'56" W a distance of 194.06 to an iron rod found and common corner with Robert A. & Clymera A. Lorren Trust Db 8554 Pg 686; thence with Lorren Trust N 65°43'11" W a distance of 145.03' to an iron rod found and common corner with Mark & Janice Dohmeier Trust Db 11430 Pg 907; thence with line of Dohmeier and Albert & Julie Sumner Db 9958 Pg 950 N 65°46'54" W a distance of 209.53' to an iron rod found and common corner with Richard Leroy Milholm Trust Db 12286 Pg 341; thence with line of Milholm Trust N 65°44'43" W a distance of 96.86' to an iron rod found and common corner with Russell & Lori King Db 5308 Pg 846; thence with line of King N 65°45'16" W a distance of 87.06' to an iron rod found and common corner with Marizella Cipriani Db 11411 Pg 79 thence with line of Cipriani N 65°44'34" W a distance of 91.08' to an iron rod found and common corner with Leila & Joshua Mayo Db 11085 Pg 64; thence with line of Mayo N 65°47'16" W a distance of 100.47' to an iron rod found and common corner with Wylie & Susanne Fuller Db 8799 Pg 273; thence with line of Fuller N 66°02'35" W a distance of 153.08' to an iron rod found and common corner with Cynthia Luray Knecht Trust Db 11769 Pg 87; thence with line of Knecht N 65°26'13" W a distance of 130.98' to an iron rod found and common corner with Cynthia Luray Knecht Trust Db 11769 Pg 84; thence with line of Knecht N 63°40'05" W a distance of 1088.35' to an iron rod found located in the line of Rebecca Horton Jabaley Trust & Fred L. Lester Jr. Trust Db 12107 Pg 927; thence with line of Jabaley & Lester Trust the following two calls: N 23°53'41" E a distance of 1148.51' to a capped iron rod found; thence N 23°53'41" E a distance of 20.52' to a point located on the southern right of way of Norfolk Southern Railway; thence with the southern right of way along a curve turning to the left with an arc length of 342.02', with a radius of 1,144.17', with a chord bearing of N 74°54'02" E, with a chord length of 340.75' to a point and common corner with Joel W. Richardson Jr. Trust Db 3014 Pg 880; thence leaving the right of way and with the line of Richardson Jr. Trust the following two calls: S 66°51'09" E a distance of 907.83' to an iron rod found; N 23°16'51" E a distance of 848.97' to a capped iron rod set located in the southern right of way of Norfolk Southern Railway; thence with the southern right of way the following two calls: along a curve turning to the left with an arc length of 536.09', with a radius of 3,849.88', with a chord bearing of N 69°26'41" E, with a chord length of 535.66' to a point; N 65°27'20" E a distance of 744.73' to a point located in the western right of way of Edgmon Rd; thence with the right of way of Edgmon Rd the following calls: S 31°15'52" E a distance of 36.11' to a concrete right of way marker; S 38°40'42" E a distance of 51.68' to a point; S 44°51'15" E a distance of 48.54' to a concrete right of way marker; S 25°57'52" E a distance of

33.35' to a point; N 64°02'08" E a distance of 12.19' to a point; S 38°08'28" E a distance of 38.92' to a point; S 38°08'39" E a distance of 55.67' to a point; thence with a curve turning to the right with an arc length of 138.14', with a radius of 401.28', with a chord bearing of S 28°16'57" E, with a chord length of 137.46' to a point; S 29°52'47" E a distance of 69.10' to a point; S 48°58'58" E a distance of 10.61' to a point; S 14°49'08" E a distance of 71.53' to a point; thence with a curve turning to the right with an arc length of 222.81', with a radius of 380.94', with a chord bearing of S 05°19'40" W, with a chord length of 219.65' to a point; S 70°19'36" E a distance of 9.38' to a point; thence with a curve turning to the right with an arc length of 13.70', with a radius of 407.46', with a chord bearing of S 22°01'15" W, with a chord length of 13.70' to a point; S 23°04'11" W a distance of 486.52' to a point; thence with a curve turning to the left with an arc length of 67.34', with a radius of 3,075.99', with a chord bearing of S 20°31'43" W, with a chord length of 67.33' to a point; S 18°08'50" W a distance of 170.16' to a point; S 22°45'30" W a distance of 104.41' to a point; S 21°27'52" W a distance of 24.40' to a point; S 22°30'41" W a distance of 299.43' to a point; S 21°29'56" W a distance of 100.34' to a point; S 21°29'22" W a distance of 100.18' to a point; S 21°04'20" W a distance of 205.48' to a point; S 19°19'17" W a distance of 257.85' to a point; thence with a curve turning to the right with an arc length of 248.18', with a radius of 971.29', with a chord bearing of S 26°12'25" W, with a chord length of 247.50' to a point; S 33°36'45" W a distance of 50.03' to a point; thence with a curve turning to the left with an arc length of 158.59', with a radius of 838.71', with a chord bearing of S 30°06'12" W, with a chord length of 158.35' to a point; S 24°41'12" W a distance of 440.75' to a point; which is the Point of Beginning, having an area of 132.16 acres.

Legal Description of 276.24 Acre Tract

BEING A TRACT OF LAND LYING IN THE SECOND CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE, more particularly described as follows:

To find the Point of Beginning commence from the intersection of Cloverlan Hills Dr & Edgmon Rd in a northeasterly direction along Edgmon Rd approx. 2,135' to the Point of Beginning located in the eastern right of way of Edgmon Rd, being 25' from the center line, the southwestern most corner of the herein described tract and common corner with Lot 1 of Hills Trace P8 68 Pg 37 being an Iron rod found; thence with the right of way of Edgmon Rd the following calls: N 67°57'37" W a distance of 7.49' to a point; N 22°45'30" E a distance of 104.86' to a point; N 18°08'50" E a distance of 171.03' to a point; thence with a curve turning to the right with an arc length of 65.45', with a radius of 3,040.99', with a chord bearing of N 20°31'41" E with a chord length of 65.45' to a point; N 23°04'11" E a distance of 485.93' to a point; thence with a curve turning to the left with an arc length of 35.26', with a radius of 441.95', with a chord bearing of N 20°28'43" E with a chord length of 35.25' to a point; thence with a curve turning to the left with an arc length of 262.12', with a radius of 441.95', with a chord bearing of N 01°12'06" E, with a chord length of 258.30' to a point; N 21°39'24" E a distance of 19.79' to a point; thence leaving the right of way of Edgmon Rd; S 73°55'37" E a distance of 546.76' to a point; N 27°46'17" E a distance of 220.46' to a point; thence with a curve turning to the right with an arc length of 226.61', with a radius of 255.00', with a chord bearing of N 54°09'05" E, with a chord length of 234.82' to a point; N 09°28'06" W a distance of 176.88' to a point; N 44°24'27" W a distance of 542.27' to a point located on the eastern right of way of Norfolk Southern Railway; thence with the eastern right of way N 65°25'34" E a distance of 2087.20' to a capped iron rod set and common corner with Ledford & Elissa Cook Db 3954 Pg 814; thence with line of Cook the following two call: S 66°15'03" E a distance of 1238.25' to iron rod found; N 23°44'57" E a distance of 1166.10' to a point and common corner with Gregory K. Rakestraw Db 6758 Pg 785; thence with line of Rakestraw the following three calls: N 87°08'42" E a distance of 178.25' to a point; N 17°42'57" E a distance of 91.51' to a point; S 65°16'30" E a distance of 995.63' to a point and common corner with Alan C. & Karyn L. Wilson Db 7239 Pg 527; thence with line of Wilson S 65°16'30" E a distance of 49.26' to a capped iron rod found and common corner with Jerry L. & Laura L. Morton Db 5745 Pg 709; thence with line of Morton S 65°16'30" E a distance of 125.33' to a point being the corner of Michael G. Holland & Denise E. Holland Db 5388 Pg 301; thence leaving the line of Morton with the line of Holland S 23°38'12" W a distance of 380.49' to a point located on the line of Arthur K. Poe & Amelia A. Poe Trust; thence with the line of Poe Trust the following calls: N 67°57'46" W a distance of 244.79' to a point; S 75°02'14" W a distance of 361.80' to a point; S 60°02'14" W a distance of 345.35' to a point; S 49°32'14" W a distance of 345.35' to a point; S 26°32'14" W a distance of 65.78' to a point; S 49°02'14" W a distance of 131.56' to a point; S 38°02'14" W a distance of 82.23' to a point; S 27°32'14" W a distance of 230.24' to a point; S 35°02'14" W a distance of 197.35' to a point; S 13°32'14" W a distance of 98.67' to a point; S 26°02'14" W a distance of 361.80' to a point; S 20°02'14" W a distance of 131.56' to a point; S 35°02'14" W a distance of 65.78' to a point; S 25°02'14" W a distance of 115.12' to a point; S 21°02'14" W a distance of 197.35' to a point; S 14°02'14" W a distance of 164.45' to a point; S 34°02'14" W a distance of 427.58' to a point; S 09°57'46" E a distance of 197.35' to a point; S 10°57'46" E a distance of 888.05' to a point; S 86°57'46" E a distance of 32.89' to a point; S 04°57'46" E a distance of 861.74' to a 36" Hickory Tree; S 21°58'38" W a distance of 262.44' to an iron rod found and common corner with Grindstone Estates Db 5796 Pg 952; thence with line of Grindstone Estates N 66°58'55" W a distance of 1294.07' to an iron rod found and common corner with Timothy S. Anderson & Elizabeth A.



Waiser Deed Book 9167 Page 616; thence with the line of Anderson & Waiser N 66°36'39" W a distance of 375.34' to a found 1/2" rebar with cap and the common corner of Donald M. Timothy & Linda J. Timothy Deed Book 71554 Page 581; thence with the line of Timothy N 66°06'39" W a distance of 215.95' to a found 1/2" rebar with cap being the common corner of Theodore C. Bullock & Audra M. Bullock Deed Book 7903 page 45; thence with the line of Bullock N 65°05'44" W a distance of 89.95' to a found 1/2" rebar with cap being the common corner of Elisia Y. Goins & Billy Goins; thence with the line of Goins N 66°42'12" W a distance of 149.92' to a found 1/2" rebar with cap being the common corner of Gwendoline M. Kingsnorth & William J. Jeffery Deed Book 9818 page 595; thence with the line of Kingsnorth & Jeffery the following two (2) calls: N 08°13'20" E a distance of 100.94' to a found 1/2" rebar; N 65°57'25" W a distance of 434.29' to a found 1/2" rebar being the common corner of Grindstone Estates, L.P. Deed Book 11132 Page 88; thence with the line of Grindstone Estates, L.P. the following two (2) calls: N 23°37'46" E a distance of 99.98' to a found 1/2" rebar; N 65°20'03" E a distance of 489.08' to a point; thence N 21°49'59" E a distance of 342.00' to a found 2" crimped metal pipe; N 67°57'37" W a distance of 804.24' to the Point of Beginning, having an area of 276.24 acres.

**ORDINANCE # 1113**

**AN ORDINANCE TO APPROVE A PLANNED UNIT DEVELOPMENT OVERLAY FOR CERTAIN PROPERTIES MORE PARTICULARLY DESCRIBED AS HAMILTON COUNTY TAX MAP 132, PARCEL 053 AND HAMILTON COUNTY TAX MAP 132. PARCEL 054, SAID PROPERTIES BEING LOCATED WITHIN THE CORPORATE LIMITS OF COLLEGEDALE, TENNESSEE**

- WHEREAS,** Tennessee Code Annotated (T.C.A.) Section 13-7-201 confers on municipal governments the authority to regulate land use through 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 recommend the amendment herein described to the Board of Commissioners on September 12, 2022; 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;

**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:**

This ordinance will affect Hamilton County Tax Map parcels 132 053 and 132 054 as further described in ‘Exhibit A’, being the same parcels rezoned from AG to R-1-L by Ordinance #1112.

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

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

- a) Gross density shall not exceed 1.26 dwelling units per acre, or 512 dwelling units.
- b) West Side Condition – Only single-family detached homes shall be allowed to be constructed for this development.
- c) West Side Condition – All single-family homes are to be constructed on the west side of the tributary of Little Wolftever Creek and shall be located no closer than 75’ to the existing right-of-way of Edgmon Road.
- d) West Side Condition – A minimum of 20% of the land area to be set aside for community space.
- e) East Side Condition – Only single-family detached homes shall be allowed to be constructed for this development.
- f) Along the right-of-way of Edgmon Road for the development, there shall be a single row of evergreen and deciduous 2” caliper trees planted at approximately 25’ on center; except as required to construct primary, secondary, and utility entrances and exists.
- g) A minimum of 30% of the land area to be set aside for community space East of Edgmon Road.
- h) Ingress/egress shall be through Edgmon Road.
- i) Edgmon Road shall be improved to accommodate the development as approved by the City Engineer.
- j) No building permits or certificates of occupancy shall be issued prior to the City Engineer’s approval of the proposed low pressure sewer system, and/or the City of Collegedale approves the connection of such a system to its sewer system.
- k) 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.
- l) Existing trees shall be preserved to the greatest extent possible.

**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 \_\_\_\_\_

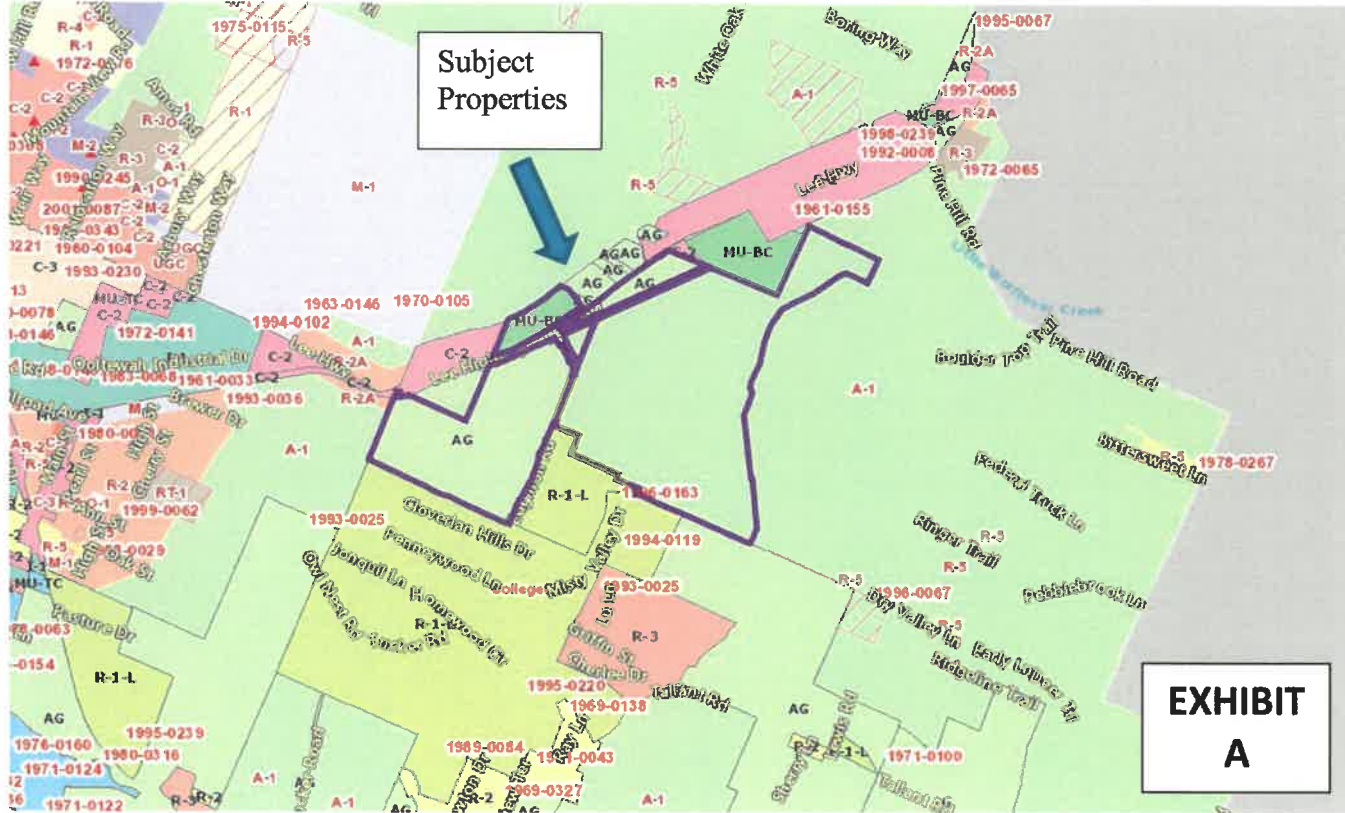
Passed second reading \_\_\_\_\_  
Votes for \_\_\_\_\_ Votes against \_\_\_\_\_

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Attest: City Recorder**

Approved as to form:

\_\_\_\_\_  
**City Attorney**





**MAP ENGINEERS**  
L.L.C.  
CONSULTING ENGINEERS

**CHAISTAIN RESIDENTIAL WEST SIDE SUBDIVISION**  
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
1000000000

**MASTER USE PLAN OVERALL**

**SUMMARY**

NO. OF LOTS: 100  
TOTAL AREA: 1000000000  
TOTAL AREA: 1000000000  
TOTAL AREA: 1000000000

DATE: 08/11/2010  
SCALE: 1"=300'

1000000000 MUP-3

## Collegedale Airport Advisory Board Guidelines

**Purpose:** The Collegedale Airport Advisory Board consists of airport users and business owners. Members will meet as a group to discuss and advise with airport policies, improvements, operational items, safety, community involvement and other general items pertaining to the airport and its function. The Board operates at the pleasure of the City Manager and will assist both in their duties as an experienced resource and advocate for the airport and its users.

**Membership:** The Board shall be comprised of five (5) members; The initial members shall be an appointee from the City Commission selected by the Mayor, and at-large members Tony Walker, Alan Robertson, Franklin Farrow and Jay Jolley. Subsequent at-large members will be nominated by the Director of Airport Operations and approved by the City Manager based upon their unique qualifications, experience, enthusiasm, resources and willingness to serve.

**Appointment:** The board Chairperson will also be nominated by the Director of Airport Operations and the City Manager on an annual basis. When selecting the Board members, gender, race, religious preference, and national origin shall not be considered.

**Length of Term:** Of the first five members of the Board, three members will have 3-year terms and two shall have 2-year terms, including the City Commission's appointee. Thereafter, each person appointed to the board will have a 2-year term. At-large members are permitted to serve more than one term at the discretion of the City Manager, and the City Commission appointee may serve as directed by the Commission.

**Removal of Members:** Any at-large member of the Airport Advisory Board may be removed at the discretion or will of the City Manager for any reason.

**Compensation:** At-large members of the Airport Board are not employed by the City of Collegedale, do not act on behalf of the city, their role is strictly voluntary, and they will not receive any compensation for their time and service. Any Board expenses must be approved by the Director of Airport Operations and City Manager before incurrence.

**Meetings:** The Airport Board may meet as necessary to exercise its function. The Board will meet on a monthly basis with the Director of Airport Operations and on a quarterly basis with the Director of Airport Operations and City Manager. Meeting frequency and content can be revised based upon the needs of the Airport and City.

**Duties:** The Airport Board is expected to work with the Director of Airport Operations on a consistent basis as a resource, mentor and advisor to strategize, maintain airport safety, conduct efficient operations, timely maintenance, short term and long-term improvements, strategy, encourage airport flight activities and general community involvement. Simply said, the Board's purpose is advocacy to assist the Director of Airport Operations and make the airport a better place for the airport users and the City of Collegedale.