



City Council

Work Session

190 Church St., NE
Cleveland, TN 37312
www.clevelandtn.gov

Agenda

Monday, November 13, 2023

1:00 PM

Municipal Building

1. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS

- a. CHS Volleyball State Champions
- b. Presentation on Preservation of the Chieftain

2. CITY MANAGER REPORT

- a. Greenway Fiber Project
- b. Update on Candies Creek Greenway Project
- c. Update on Mouse Creek Intersection Project
- d. Update on Greenway Phase VI Project
- e. Downtown Improvement Grant

3. REVIEW OF 3:00 AGENDA – CITY MANAGER

4. REPORTS OF COUNCIL MEMBERS

- a. Councilman Hughes
- b. Councilman Webb
- c. Vice Mayor Johnson
- d. Councilwoman McKenzie
- e. Councilman Estes
- f. Councilman Cassada
- g. Councilman May

5. ANNOUNCEMENTS

6. ADJOURNMENT



CLEVELAND
TENNESSEE

EST. 1842

City Council

Regular Session

190 Church St., NE
Cleveland, TN 37311
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Agenda

Monday, November 13, 2023

3:00 PM

Municipal Building

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE AND INVOCATION**
4. **WAIVE READING OF MINUTES**
 - a. Regular Session – October 23, 2023 (p. 1)
5. **SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**
6. **HEARING PETITIONS AND COMMUNICATIONS**
 - a. **Public Hearing** - To hear public comments concerning a request by Big Buck Construction for consideration of an ordinance to zone about .52 acres, more or less, of property located on King Street from CH Highway Commercial Zoning District to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 065D Group B Parcels 012.04 (Planning Commission: Approved 7-0; 2 absent) (p. 2-3).
 - b. **Public Hearing** - To hear public comments concerning a request by Joan Darnell to zone about .52 acres, more or less, of property located on Old Chattanooga Pike from IL Light Industrial to R-2 Low Density Single and Multi-Family zoning and includes Tax Map 065B Group A Parcel 001.01 (Planning Commission: Approved 7-0; 2 absent) (p. 4-5).
 - c. **Public Hearing** - To hear public comments concerning a request by Duane Goff for consideration of a plan of service, a resolution to annex, and an ordinance to zone about 1.33 acres, more or less, of property located on Tennessee Nursery Road from unincorporated county to R-1 Single Family Residential and includes Tax Map 049H Group D Parcels 012.00 and 012.01 (Planning Commission: Approved 7-0; 2 absent) (p. 6-7).
 - d. **Public Hearing** - To hear public comments concerning a request by Bancroft Development Co. for consideration of a plan of service, a resolution to annex, and an ordinance to zone about 2.16 acres, more or less, of property located on Georgetown Rd from unincorporated county to CH Highway Commercial and includes Tax Map 026G Group D Parcels 024.00 and 025.00 (Planning Commission: Approved 7-0; 2 absent) (p. 8-9).

7. CONSENT AGENDA

- a. **Final Passage - Zoning Ordinance 2023-32** – Zoning about 13 acres more or less, located on Urbane Road from unincorporated county to PUD46 Planned Unit of Development Zoning District and includes a portion of Tax Map 042 Parcel 058.00 (Planning Commission: Approved 6-0; 1 recused, 2 absent) (p. 10-19).
- b. **Final Passage - Ordinance 2023-44** – Amending the Cleveland Municipal Code Title 18, Chapter 1 relating to Sewers and Sewage Disposal (p. 20-29).
- c. **Final Passage - Zoning Ordinance 2023-45** – Zoning about 10.88 acres, more or less, of property located on Old Tasso Road from IL Light Industrial Zoning District to R-2 Low Density Single and Multi-family Zoning District and includes Tax Map 042 Parcels 026.00-028.00 and 022.05 (Planning Commission: Approved 7-0; 2 absent) (p. 30-33).
- d. **Final Passage - Ordinance 2023-46** – Amending the Cleveland Municipal Code, Title 14 Zoning Ordinance, by adding Chapter 13 to Title 14 Zoning and Land Use Control, to provide regulations for short term rentals (Planning Commission: Approved 7-0; 2 absent) (p. 34-42).
- e. **Final Passage - Zoning Ordinance 2023-48** – Zoning about .31 acres, more or less, of property located on Bible Street from IH Heavy Industrial Zoning District to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 057D Group E Parcels 016.00-018.00 (Planning Commission: Approved 7-0; 2 absent) (p. 43-46).
- f. **Final Passage - Zoning Ordinance 2023-49** – Zoning about 8.7 acres, more or less, of property located on North Lee Highway from R-2 Low Density Single and Multi-Family Residential Zoning District to CH Highway Commercial and includes Tax Map 034F Group E Parcel 001.00 and part of Tax Map 034 Parcel 020.01 (Planning Commission: Approved 7-0; 2 absent) (p. 47-50).
- g. **Final Passage - Zoning Ordinance 2023-50** – Zoning about 28 acres more or less, of property located on Legacy Parkway from unincorporated county to PUD 47 and includes Tax Map 041 Parcel 005.30 (Planning Commission: Approved 7-0; 2 absent) (p. 51-60).
- h. **Final Passage - Zoning Ordinance 2023-51** – Zoning about 2.25 acres more or less, of property located on Legacy Parkway from FAR zoning district to R-2 Zoning District and includes Tax Map 041 Parcel 005.03 and 005.29 (Planning Commission: Approved 7-0; 2 absent) (p. 61-63).
- i. **Final Passage - Ordinance 2023-52** – Amending Title 9, Chapter 8 of the Municipal Code pertaining to Nightclubs to add a new Section 9-804; Unauthorized Nightclub Operation (p. 64-67).
- j. **Resolution 2023-116** – Authorizing the Mayor to sign a Sub-recipient agreement with Habitat for Humanity for Down Payment Assistance through CDBG (p. 68-81).
- k. **Motion** – Authorizing the Mayor to sign an addendum with City Fields related to the ARP contract (p. 82-83).

- l. **Motion** – Approving a Memorandum of Understanding with Bradley County Sheriff's Office related to the Violent Crimes Intervention Grant (p. 84-88).

- m. **Motion** – Authorizing the City Attorney to institute an action in Chancery Court for Declaratory Judgement and other relief pertaining to an alleyway on 9th Street SE (p. 89).

8. UNFINISHED BUSINESS

9. REPORTS OF COUNCIL MEMBERS

- a. Councilman Hughes
- b. Councilman Webb
- c. Vice Mayor Johnson
- d. Councilwoman McKenzie
- e. Councilman Estes
- f. Councilman Cassada
- g. Councilman May

10. NEW BUSINESS AND ORDINANCES

- a. **Zoning Ordinance 2023-53** – Zoning about .52 acres, more or less, of property located on King Street from CH Highway Commercial Zoning District to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 065D Group B Parcels 012.04 (Planning Commission: Approved 7-0; 2 absent) (p. 90-92).

- b. **Zoning Ordinance 2023-54** – Zoning about .52 acres, more or less, of property located on Old Chattanooga Pike from IL Light Industrial to R-2 Low Density Single and Multi-Family zoning and includes Tax Map 065B Group A Parcel 001.01 (Planning Commission: Approved 7-0; 2 absent) (p. 93-95).

- c. **Resolution 2023-112** - Concerning a request by Duane Goff for consideration of a plan of service for about 1.33 acres, more or less, for property located on Tennessee Nursery Road and includes Tax Map 049H Group D Parcels 012.00 and 012.01 (Planning Commission: Approved 7-0; 2 absent) (p. 96-107).

- d. **Resolution 2023-113** - Concerning a request by Duane Goff for consideration of a resolution to annex about 1.33 acres, more or less, of property located on Tennessee Nursery Road and includes Tax Map 049H Group D Parcels 012.00 and 012.01 (Planning Commission: Approved 7-0; 2 absent) (p. 108-117).

- e. **Zoning Ordinance 2023-55** – Zoning about 1.33 acres, more or less, of property located on Tennessee Nursery Road from unincorporated county to R-1 Single Family Residential and includes Tax Map 049H Group D Parcels 012.00 and 012.01 (Planning Commission: Approved 7-0; 2 absent) (p. 118-119).

- f. **Resolution 2023-114** – Concerning a request by Bancroft Development Co. for consideration of a plan of service for about 2.16 acres, more or less, of property located on Georgetown Rd. and includes Tax Map 026G Group D Parcels 024.00 and 025.00 (Planning Commission: Approved 7-0; 2 absent) (p. 120-132).

- g. **Resolution 2023-115** - Concerning a request by Bancroft Development Co. for consideration of a resolution to annex about 2.16 acres, more or less, of property located on Georgetown Rd. and includes Tax Map 026G Group D Parcels 024.00 and 025.00 (Planning Commission: Approved 7-0; 2 absent) (p. 133-144).
- h. **Zoning Ordinance 2023-56** – Zoning about 2.16 acres, more or less, of property located on Georgetown Rd. from unincorporated county to CH Highway Commercial and includes Tax Map 026G Group D Parcels 024.00 and 025.00 (Planning Commission: Approved 7-0; 2 absent) (p. 145-146).

11. ANNOUNCEMENTS

- a. City Offices will be closed Thursday, November 23 and Friday, November 24 due to the Thanksgiving Holiday.
- b. The next City Council meeting will be held on Monday, November 27, 2023.

12. ADJOURNMENT