

ORDINANCE NO. 1193

AGENDA MEMORANDUM

REZONE

861 & 865 Donaldson Road

From R-1 Residential District to RT-1 Residential Townhome District

Date: August 10, 2023

Submitted by:



Michael Howell, Chief Building Official

SUBJECT:

On July 10, 2023, Michael Myers petitioned the East Ridge Planning Commission to rezone the parcels found at 861 and 865 Donaldson Road, (Tax Map ID# 156L-C-012.01 & Tax Map ID# 156L-C-013) from R-1 Residential District to RT-1 Residential Townhome District.

The East Ridge Planning Commission approved the request to rezone. The applicant has requested the rezoning case move forward to the city council for review.

(Note 1.37+/- acres located at the rear of 861 & 865 Donaldson Road to remain R-1 Zoned)

Updated site plan (7-18-2023), all parking being moved to the rear of the structures.

ORDINANCE NO. 1193

AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE A PORTION OF THE PROPERTIES LOCATED AT 861 DONALDSON ROAD (TAX MAP #156L-C-012.01) AND 865 DONALDSON ROAD (TAX MAP ID #156L-C-013) FROM R-1 RESIDENTIAL DISTRICT TO RT-1 RESIDENTIAL TOWNHOME DISTRICT

WHEREAS, Michael Meyers petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of a portion of the properties located at 861 Donaldson Road (Tax Map #156L-C-012.01) and 865 Donaldson Road (Tax Map ID #156L-C-013), from R-1 Residential District to RT-1 Residential Townhome District. The property is more particularly described as follows:

Part of Lot 4, Subdivision of John G. Steinmann Jr. Property and an unplatted tract of land located at 865 Donaldson Road beginning at the southeast corner of said unplatted tract thence northwest 112 feet to a point, thence northeast 133 feet to a point, thence southeast 116 feet to a point in the west line of the 800 block of Donaldson Road, thence southwest 139 feet to the southeast corner of said unplatted tract of land being the point of beginning and being parts of the properties described in Deed Book 3067, Page 471, and Deed Book 5790, Page 325, ROHC. Tax Map 156L-C-12.01 and 013 (parts)

WHEREAS, the East Ridge Planning Commission held a public hearing on this petition on July 10, 2023, where it reviewed the rezoning request and heard and considered all statements concerning the petition; and

WHEREAS, the East Ridge Planning Commission, by motion, recommended approval of the rezoning petition on June 10, 2023; and

WHEREAS, the applicant has properly advertised in a paper of general circulation in the City of East Ridge that they will make application to the City Council of the City of East Ridge to request approval of the rezoning; and

WHEREAS, notices of the public hearing before the City Council of the City of East Ridge have been served upon all property owners in the City within a distance of 300 feet from the affected property; and

WHEREAS, the East Ridge City Council held a public hearing on August 10, 2023 at which time all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, as follows:

Section 1. That the zoning regulations and the zoning map of the City of East Ridge, Tennessee, be and the same hereby are amended to rezone a portion of the properties located at 861 Donaldson Road (Tax Map #156L-C-012.01) and 865 Donaldson Road (Tax Map ID #156L-C-013) from R-1 Residential District to RT-1 Residential Townhome District. for uses consistent with such zoning.

BE IT FURTHER ORDAINED, that this ordinance shall take effect immediately after its passage, the public welfare of the City requiring it.

Approved on First Reading _____, 2023

Approved on Second Reading _____, 2023

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



Chattanooga-Hamilton County Regional Planning Agency
Zoning Change Application Form

CASE NUMBER: 2023-0102		Date Submitted: 05/12/2023	
<i>Sections 1-9 below to be filled out by Applicant- RPA staff will assist if needed</i>			
1 Applicant Request			
Rezoned From: R-1		Rezoned To: RT-1	Total acres in request area: 0.36 +/-
2 Applicant Requested Conditions		Yes:	No: <input checked="" type="checkbox"/>
3 Proposed Conditions – Attach a separate page if conditions won't fit in this box			
N/A			
4 Property Information			
Property Address: Parts of 861 & 865 Donaldson Rd		Property Tax Map Number: Parts of 156L-C-012.01 & 013	
5 Proposed Development			
Reason for request/Project description:	Proposed Townhomes (4 units) and two single family home lots. Note: 1.37 +/- acres of existing R-1 zoned area to remain R-1		
6 Site Characteristics			
Current Use:	Vacant		
Adjacent Uses:	Single Family Residential, Duplexes, Apartments		
7 Applicant Information			
Name: Michael Myers			
Address (street, city, state, zip):			
Phone:		Email:	
Primary Contact (if different than applicant information): MAP Engineers			
Address (street, city, state, zip): 7380 Applegate Ln, Chattanooga, TN 37421			
Phone: 423-855-5554		Email: mapengr@epbfi.com , btabor@epbfi.com	
x	<input checked="" type="checkbox"/> If the Applicants Information is the same as the Property Owners, please check the box to the left.		
8 Property Owner Information Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.			
Name:			
Address (street, city, state, zip):			
Phone:		Email:	
9 Applicant Signature and Consent			
By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.			
Signature: _____		Date: _____	
Office Use Only:			
Checklist			
x	Application	x	Site Plan
x	Property Cards	x	Deeds
x	Application Fee: \$150	Cash	x
x	Notice signs	Credit	Check
			Number of notice signs: 1
Municipality: East Ridge		Planning District: 6	Neighborhood: None
County Commission District: 8		City Council District: 0	
PC meeting date: East Ridge		Application processed by: Jennifer Ware	
Staff Recommendation:	PC Action/Date:	Legislative Action/Date/Ordinance:	

Zoning Request for 861 and 865 Donaldson Road

Narrative

The property owner of 861 and 865 Donaldson Road in the City of East Ridge, TN (Parcels 156L-C-012.01 and 156L-C-013) proposes to rezone the property from R-1 to R-1 and RT-1.

The purpose of this request is for a proposed 4-unit townhome development in the proposed 0.36 +/- acre RT-1 zoned area, and two single-family detached home lots in the 1.37 +/- acre area proposed to remain R-1.

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2023-0102 **APPLICANT:** Michael Myers **PROPERTY OWNER:** Michael Myers

PROPERTY ADDRESS: Parts of 861 & 865 Donaldson Road **TAX MAP PARCEL ID:** Parts of 156L-C-012.01 & -013 **JURISDICTION:** East Ridge

SIZE OF PROPERTY: 0.36 acres **REQUEST:** A request to rezone from R-1 to RT-1

REASON FOR REQUEST/PROPOSED USE: A request to rezone from R-1 Residential District to RT-1 Residential Townhouse District to develop four townhouse units and two single-unit residential lots.

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant	SURROUNDING LAND USES <u>North:</u> Vacant/Single-Unit Residential <u>East:</u> Multi-Unit Residential/Duplex <u>South:</u> Single-Unit Residential <u>West:</u> Multi-Unit Residential	ACCESS Donaldson Road
TRANSPORTATION Donaldson Road is a local road.	PROPOSED RESIDENTIAL DENSITY 11.11 du/ac (four units)	ADJACENT RESIDENTIAL DENSITY 8.33 du/ac
		NATURAL RESOURCES The site has some slopes greater than or equal to 25% grade.

ZONING

- ZONING HISTORY**
- There is no recent zoning history for the site.
 - Case 2020-0149, a request to rezone 845 and 855 Donaldson Road (abutting the site to the northeast) from R-1 Residential District to R-2 Residential District. The request was approved by East Ridge City Council through Ordinance #1141.

ZONE DISTRICT COMPATIBILITY	USE	CURRENT R-1 DISTRICT	PROPOSED RT-1 DISTRICT
	Single-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Townhomes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial	<input type="checkbox"/>	<input type="checkbox"/>
	Office	<input type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT STANDARDS		CURRENT R-1 DISTRICT	PROPOSED RT-1 DISTRICT
	Lot Size	10,000 sf	1,350 sf
	Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 25' unless abutting RZ-1, R-3, R-5 or any commercial district Rear: 25'
	Building Height	2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines	2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines

DISCUSSION OF STAFF RECOMMENDATION

Yes No See Comments

COMPATIBILITY WITH ADJACENT LAND USES

The site is surrounded by single-unit residential, multi-unit residential, duplexes, and vacant land.

Yes No See Comments

COMPATABILITY WITH DEVELOPMENT FORM

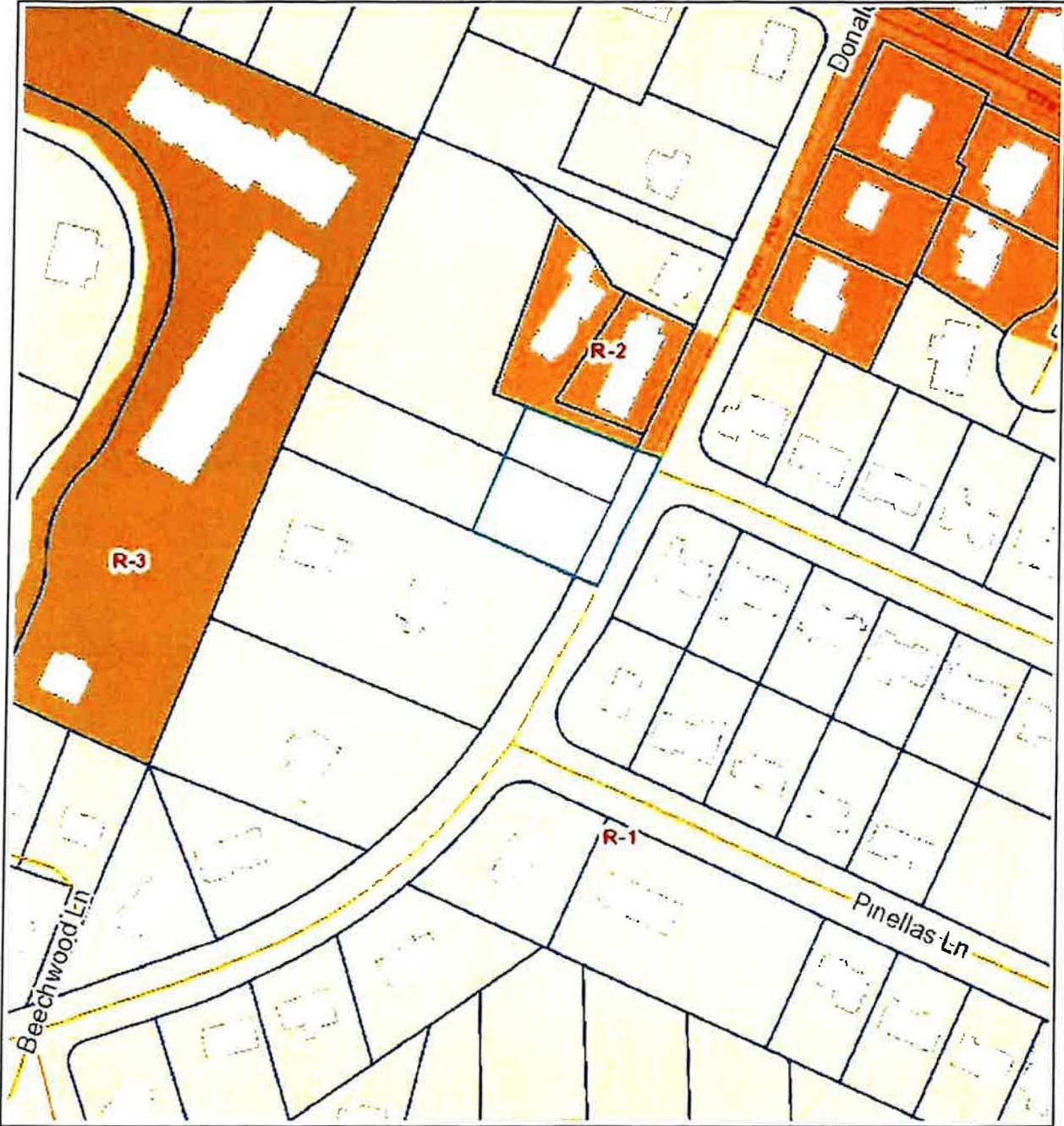
The surrounding development form includes small, suburban lots with single-unit residential dwellings, small-suburban lots with duplexes, and larger lots with multi-unit residential development. There are some vacant lots in the area.

Yes No See Comments

CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT

There are no concerns regarding location, lighting, or height.

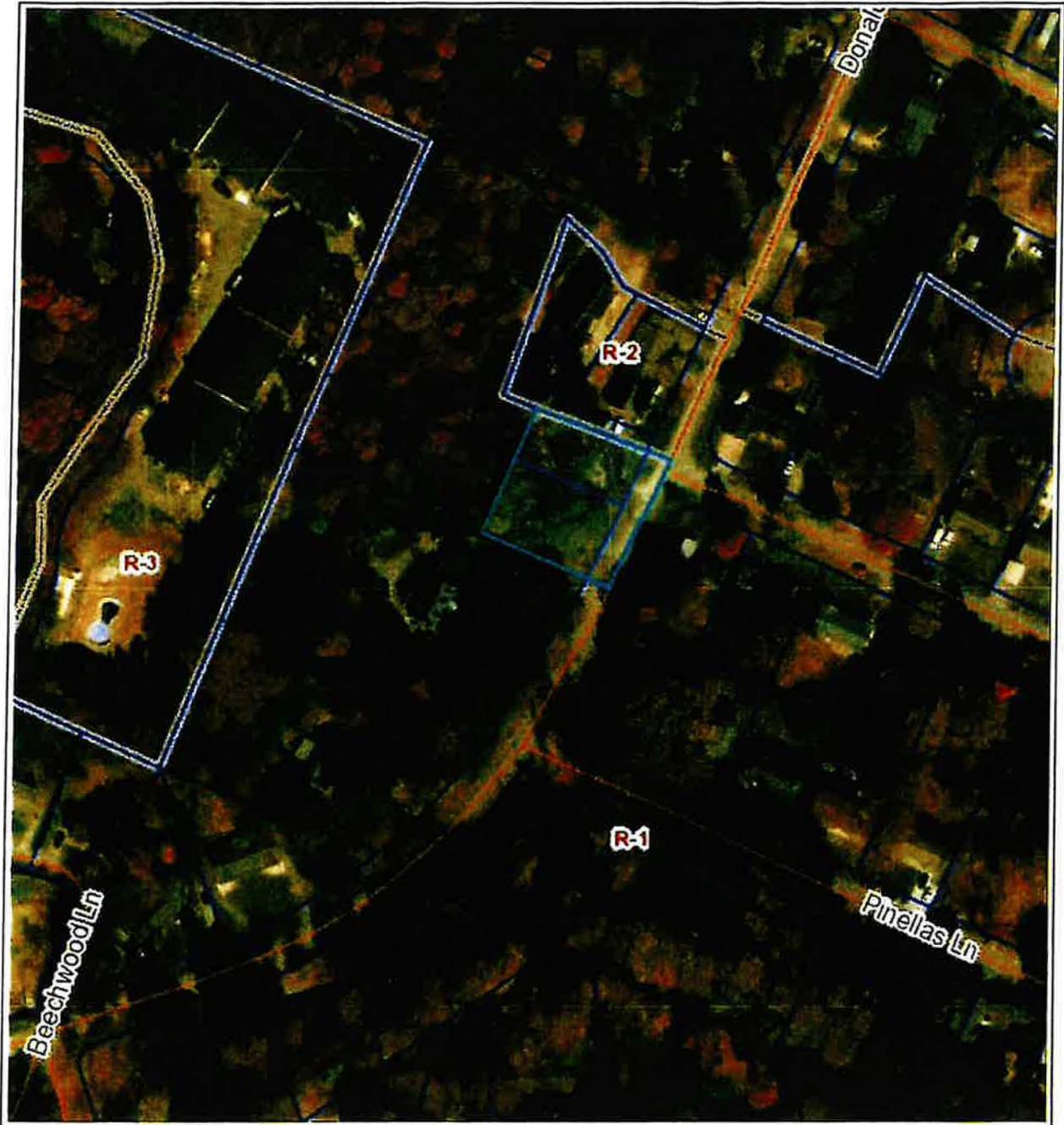
2023-0102 Rezoning from R-1 to RT-1



2023-0102 Rezoning from R-1 to RT-1



2023-0102 Rezoning from R-1 to RT-1



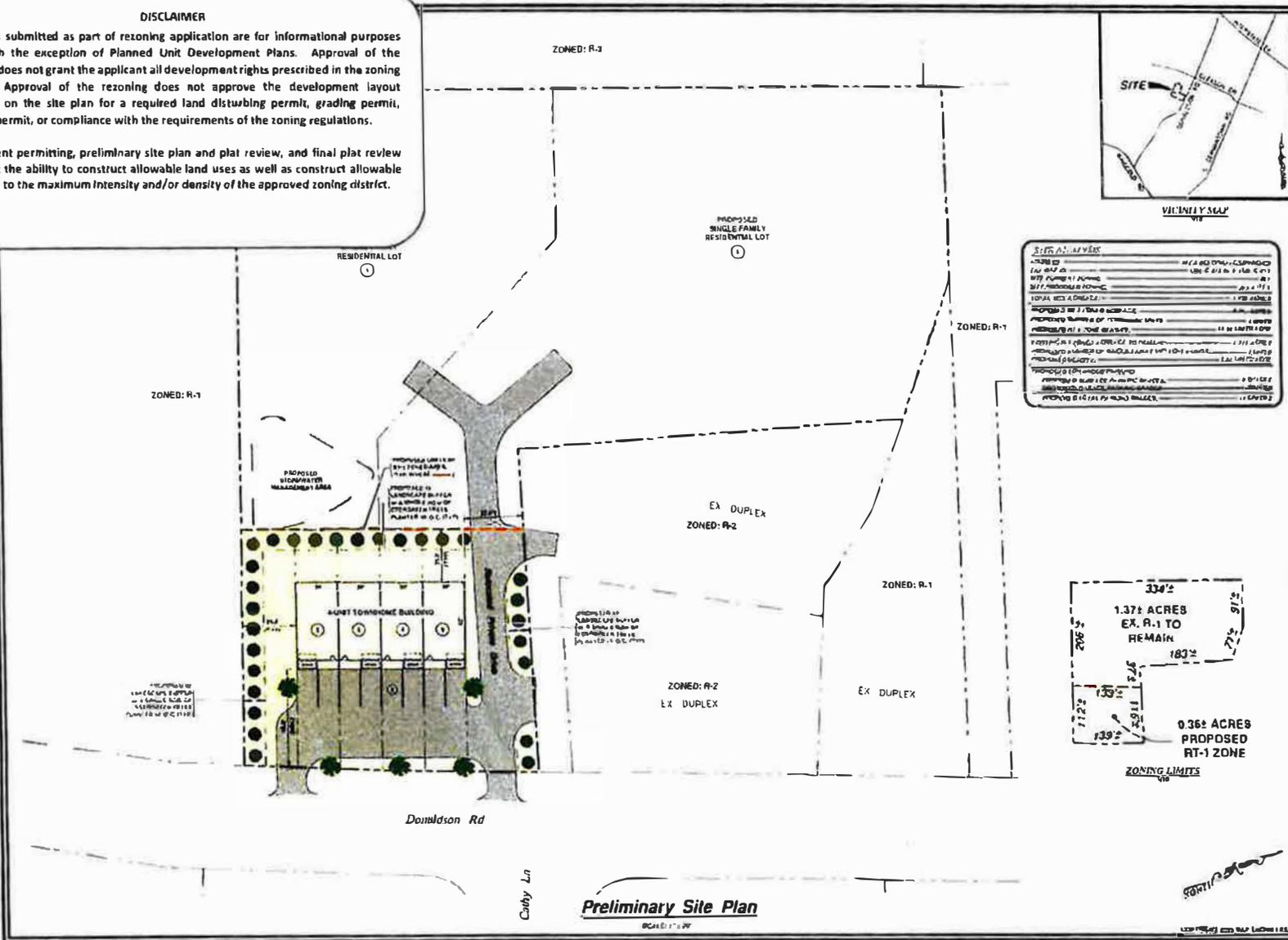
2023-0102 Rezoning from R-1 to RT-1



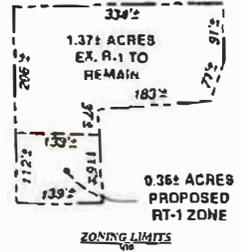
DISCLAIMER

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.



SITE DATA	
OWNER	MICHAEL MYERS
DATE	11/15/2023
PROJECT NAME	1.37 ACRES EX. R-1 TO REMAIN
PROJECT ADDRESS	861 & 865 DONALDSON RD
TOTAL ACRES	1.37
TOTAL LOTS	1
TOTAL SQUARE FEET	59,200
TOTAL SQUARE FEET OF IMPROVEMENTS	59,200
TOTAL SQUARE FEET OF PAVED AREAS	10,000
TOTAL SQUARE FEET OF GRASS AREAS	49,200
TOTAL SQUARE FEET OF TREES	100
TOTAL SQUARE FEET OF OTHER AREAS	0
TOTAL SQUARE FEET OF OPEN SPACE	0
TOTAL SQUARE FEET OF WATER AREAS	0
TOTAL SQUARE FEET OF AIR AREAS	0
TOTAL SQUARE FEET OF OTHER AREAS	0
TOTAL SQUARE FEET OF TOTAL AREAS	59,200
TOTAL SQUARE FEET OF TOTAL IMPROVEMENTS	59,200
TOTAL SQUARE FEET OF TOTAL PAVED AREAS	10,000
TOTAL SQUARE FEET OF TOTAL GRASS AREAS	49,200
TOTAL SQUARE FEET OF TOTAL TREES	100
TOTAL SQUARE FEET OF TOTAL OTHER AREAS	0
TOTAL SQUARE FEET OF TOTAL OPEN SPACE	0
TOTAL SQUARE FEET OF TOTAL WATER AREAS	0
TOTAL SQUARE FEET OF TOTAL AIR AREAS	0
TOTAL SQUARE FEET OF TOTAL OTHER AREAS	0
TOTAL SQUARE FEET OF TOTAL AREAS	59,200



MAP ENGINEERS L.L.C.
 1000 W. MAIN ST. SUITE 100
 CHARLOTTE, NC 28202
 (704) 375-1111

861 & 865 Donaldson Road
 FOR
MICHAEL MYERS
 P.O. BOX 155
 SHELBY MOUNTAIN, TN 37377

PRELIMINARY SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 11/15/23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: PS-1
 SHEET NO.: PS-1

Preliminary Site Plan

SCALE: 1" = 20'

[Signature]

MAP ENGINEERS L.L.C.

ZONING NOTICE

Case No. 2023-0101 Applicant: Michael Myers

Before the Chattahoochee-Hamilton County Regional Planning Commission
To request rezoning of this property.

From: B-1 **To:** RT-1

East Ridge Planning Commission
City Hall, 1517 Tombras Avenue

Date: July 10, 2023 Time: 5:30 PM
(423) 867-7711

ORDINANCE NO. 1194

AGENDA MEMORANDUM

REZONE

1438 N Smith Street

From R-1 Residential/C-1 Commercial to RT-1 Townhome District

Date: August 10, 2023

Submitted by:



Michael Howell, Chief Building Official

SUBJECT:

On July 10, 2023, N & R Properties petitioned the East Ridge Planning Commission to rezone the parcel found at 1438 N Smith Street (Tax Map ID# 169L-K-001.01) from R-1 Residential District & C-1 Commercial Tourism District to RT-1 Residential Townhome District, to construct four attached townhome units.

The East Ridge Planning Commission approved the request to rezone with the condition of reducing the number of units from four to three townhome units being constructed. The applicant has requested the rezoning case move forward to the city council for review.

ORDINANCE NO. 1194

AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1438 NORTH SMITH STREET, TAX MAP #169L-K-001.01 FROM R-1 RESIDENTIAL DISTRICT AND C-1 COMMERCIAL TOURISM DISTRICT TO RT-1 RESIDENTIAL TOWNHOME DISTRICT

WHEREAS, N & R Properties petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of property located at 1438 North Smith Street, Tax Map #169L-K-001.01 from R-1 Residential District and C-1 Commercial Tourism District to RT-1 Residential Townhome District. The property is more particularly described as follows:

Lot 19, Corrective Plat of the Resubdivision of Lots 19, 20, and 21, Maypo Addition, Plat Book 42, Page 3, ROHC, being the property described as Tract 2 in Deed Book 13217, Page 83, ROHC. Tax Map 169L-K-001.01

WHEREAS, the East Ridge Planning Commission held a public hearing on this petition on July 10, 2023, where it reviewed the rezoning request and heard and considered all statements concerning the petition; and

WHEREAS, the East Ridge Planning Commission, by motion, recommended approval of the rezoning petition on June 10, 2023 with conditions; and

WHEREAS, the applicant has properly advertised in a paper of general circulation in the City of East Ridge that they will make application to the City Council of the City of East Ridge to request approval of the rezoning; and

WHEREAS, notices of the public hearing before the City Council of the City of East Ridge have been served upon all property owners in the City within a distance of 300 feet from the affected property; and

WHEREAS, the East Ridge City Council held a public hearing on August 10, 2023 at which time all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, as follows:

Section 1. That the zoning regulations and the zoning map of the City of East Ridge, Tennessee, be and the same hereby are amended to rezone the property located at 1438 North Smith Street, Tax Map #169L-K-001.01 from R-1 Residential District and C-1 Commercial

Tourism District to RT-1 Residential Townhome District, for uses consistent with such zoning.

Section 2. That approval of this ordinance will be subject to the following conditions:

A. The number of townhomes to be constructed will be limited to three units.

BE IT FURTHER ORDAINED, that this ordinance shall take effect immediately after its passage, the public welfare of the City requiring it.

Approved on First Reading _____, 2023

Approved on Second Reading _____, 2023

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



CASE NUMBER: 2023-0099		Date Submitted: 05/09/2023	
<i>Sections 1-9 below to be filled out by Applicant- RPA staff will assist if needed</i>			
1 Applicant Request			
Rezone From: C-1/R-1		Rezone To: RT-1	Total acres in request area: 0.28 +/-
2 Applicant Requested Conditions		Yes:	No: V
3 Proposed Conditions – Attach a separate page if conditions won't fit in this box			
N/A			
4 Property Information			
Property Address: 1438 N. Smith St		Property Tax Map Number: 169L-K-001.01	
5 Proposed Development			
Reason for request/Project description:		Townhomes (4 units)	
6 Site Characteristics			
Current Use:		Vacant	
Adjacent Uses:		Residential (north) Commercial (east, west, south)	
7 Applicant Information			
Name: N & R Properties c/o Rostis N Timoshchuk			
Address (street, city, state, zip): 7443 Commons Blvd, Suite 102, Chattanooga, TN 37421			
Phone: 43-313-3373		Email: nrproptiestn@gmail.com	
Primary Contact (if different than applicant information): MAP Engineers			
Address (street, city, state, zip): 7380 Applegate Ln, Chattanooga, TN 37421			
Phone: 423-855-5554		Email: mapengr@epbfi.com, btabor@epbfi.com	
x <input type="checkbox"/> ← If the Applicants Information is the same as the Property Owners, please check the box to the left.			
8 Property Owner Information Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.			
Name:			
Address (street, city, state, zip):			
Phone:		Email:	
9 Applicant Signature and Consent			
By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.			
Signature: See Submitted Application		Date: _____	
Office Use Only:			
Checklist			
x	Application	x	Site Plan
x	Property Cards	x	Deeds
x	Application Fee: \$150	Cash	Credit
x	Notice signs	Number of notice signs: 1	Check
Municipality: East Ridge		Planning District: 6	Neighborhood: None
County Commission District: 8		City Council District: 0	
PC meeting date: July 10, 2023		Application processed by: Jennifer Ware	
Staff Recommendation:		PC Action/Date:	Legislative Action/Date/Ordinance:

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2023-0099 **APPLICANT:** N & R Properties c/o Rostis N. Timoschchuk **PROPERTY OWNER:** N & R Properties c/o Rostis N. Timoschchuk
PROPERTY ADDRESS: 1438 N. Smith Street **TAX MAP PARCEL ID:** 169L-K-001.01 **JURISDICTION:** East Ridge
SIZE OF REQUEST AREA: 0.28 acres **REQUEST:** Rezone from R-1 & C-1 to RT-1

REASON FOR REQUEST/PROJECT DESCRIPTION: A request to rezone from R-1 Residential District and C-1 Commercial District to RT-1 Residential Townhouse District to develop four townhouse units.

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant	SURROUNDING LAND USES <u>North:</u> Single-Unit Residential <u>East:</u> Commercial <u>South:</u> Commercial <u>West:</u> Hotel	TRANSPORTATION N. Smith Street is a local road.
PROPOSED RESIDENTIAL DENSITY 14.28 du/ac (four units)	ADJACENT RESIDENTIAL DENSITY 4.5 du/ac	NATURAL RESOURCES A portion of the site is in the 500-year floodplain.

ZONING

ZONING HISTORY • There is no recent zoning history for the site.

ZONE DISTRICT COMPATIBILITY	USE	CURRENT R-1 DISTRICT	CURRENT C-1 DISTRICT	PROPOSED RT-1 DISTRICT
	Single-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Townhomes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT STANDARDS		CURRENT R-1 DISTRICT	CURRENT C-1 DISTRICT	PROPOSED RT-1 DISTRICT
	Lot Size	10,000 sf		1,350 sf
	Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25' adjoining R-1, R-2, R-3, R-5, RZ-1, or RT-1	Front: 25' Side: 25' unless abutting RZ-1, R-3, R-5 or any commercial district Rear: 25'
	Building Height	2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines	No building shall exceed in height the shortest distance from Building to nearest boundary of a Residential District	2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines

DISCUSSION OF STAFF RECOMMENDATION

Yes No See Comments

COMPATIBILITY WITH ADJACENT LAND USES

The site is surrounded by single-unit residential dwellings and commercial uses.

Case Number: 2023-0099

Yes No See Comments

COMPATABILITY WITH DEVELOPMENT FORM

The surrounding development form includes small, suburban lots with one to two-story dwellings on site parking and moderate intensity commercial uses with associated parking along Ringgold Road.

Yes No See Comments

CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT

There are no concerns regarding location, lighting, or height.

Zoning Request for 1438 N. Smith Street (Parcel 169L-K-001.01)

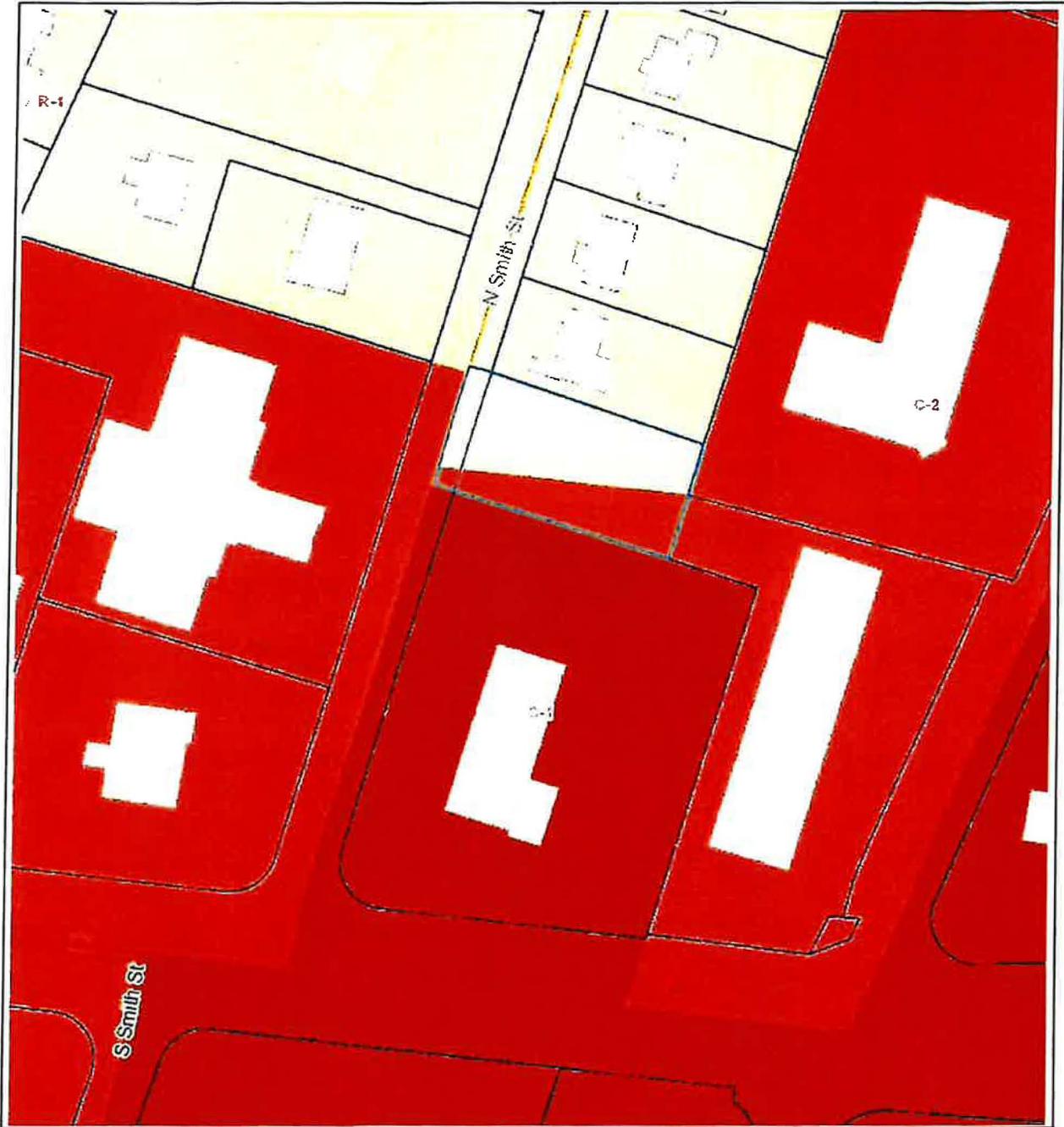
Narrative

The property owner of 1438 N. Smith Street in the City of East Ridge, TN (Parcel 169L-K-001.01) proposes to rezone the property from R-1 and C-1 to RT-1.

The purpose of this request is for a proposed 4-unit townhome development.

The existing split R-1 and C-1 zone classification is not compatible as it does not allow townhomes. The proposed RT-1 zone classification does allow the proposed townhome use and density.

2023-0099 Rezoning from R-1 & C-1 to RT-1



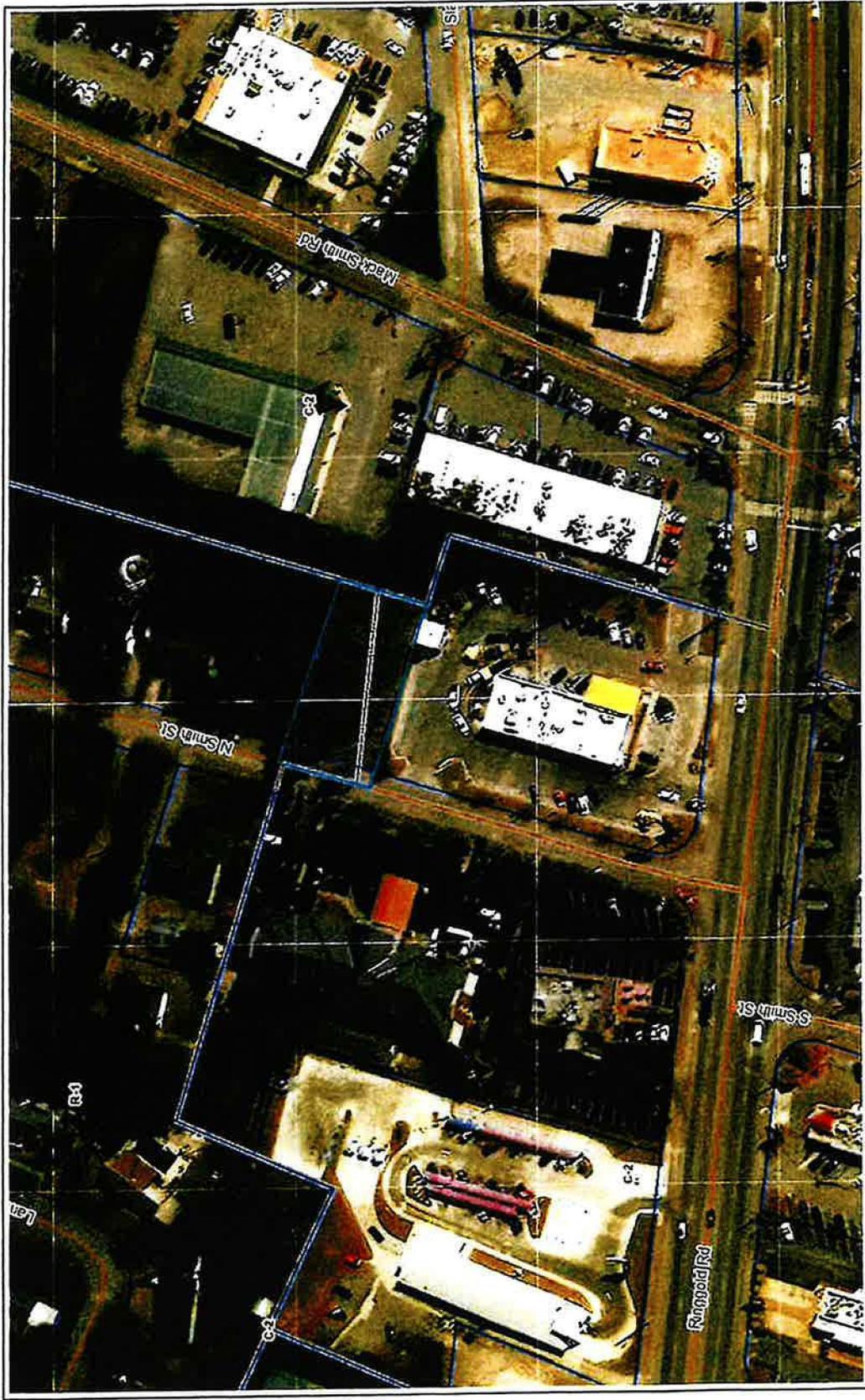
2023-0099 Rezoning from R-1 & C-1 to RT-1



2023-0099 Rezoning from R-1 & C-1 to RT-1

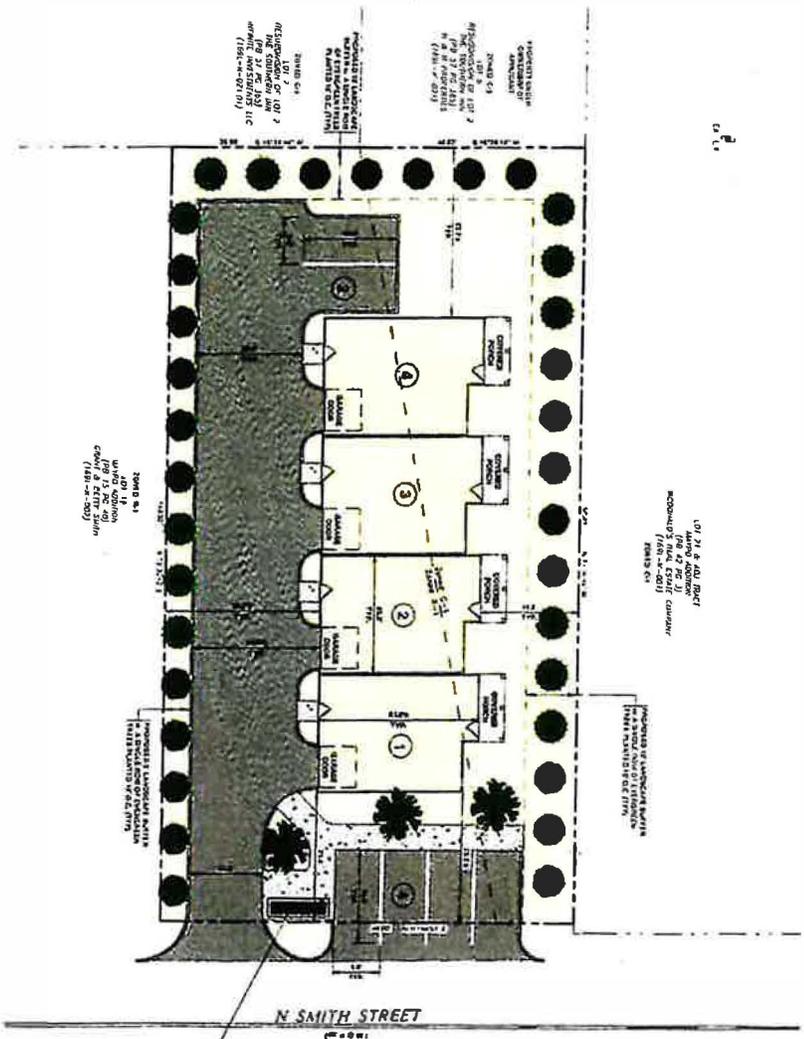


2023-0099 Rezoning from R-1 & C-1 to RT-1



DISCLAIMER

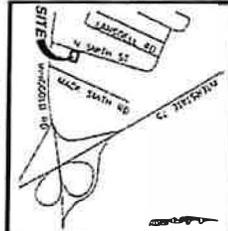
Site plan submitted as part of zoning application or subdivision application, with the exception of Federal, State, Development Plans, Approval of the State, Approval of the Federal, and other applicable laws, regulations, codes, ordinances, and rules, and the site plan for a required and existing project, including parking, or compliance with the requirements of the existing regulations. Subsequent zoning, planning, the site and site plan, and the site plan may be subject to change without notice and the site plan may be subject to change without notice and the site plan may be subject to change without notice.



Preliminary Site Plan

SITE ANALYSIS

PROJECT NO.	118 N. SMITH STREET
CLIENT NAME	JAMES ADAMS
DATE	11/11/2011
SCALE	AS SHOWN
PROJECT LOCATION	118 N. SMITH STREET, CHATTANOOGA, TN 37402
PROJECT TYPE	RENOVATION
PROJECT STATUS	PRELIMINARY
PROJECT OWNER	JAMES ADAMS
PROJECT CONTACT	JAMES ADAMS
PROJECT PHONE	(423) 262-2001
PROJECT FAX	(423) 262-2001
PROJECT EMAIL	james@jamesadams.com
PROJECT WEBSITE	www.jamesadams.com
PROJECT ADDRESS	118 N. SMITH STREET, CHATTANOOGA, TN 37402
PROJECT CITY	CHATTANOOGA, TN
PROJECT STATE	TN
PROJECT ZIP	37402



COURTESY OF THE CITY OF CHATTANOOGA, TN

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2011	PRELIMINARY SITE PLAN

1438 N. Smith Street

FOR:
N & R PROPERTIES
7443 COMMONS BLVD, SUITE 102
CHATTANOOGA, TN 37421

MAP ENGINEERS LLC

CELEBRATING 27 YEARS

700 University Ave
Chattanooga, TN 37403

2011 PUBLIC WORK

DATE 11/11/2011

PROJECT NO. 118 N. SMITH STREET

CLIENT NAME JAMES ADAMS

DATE 11/11/2011

SCALE AS SHOWN

PROJECT LOCATION 118 N. SMITH STREET, CHATTANOOGA, TN 37402

PROJECT TYPE RENOVATION

PROJECT STATUS PRELIMINARY

PROJECT OWNER JAMES ADAMS

PROJECT CONTACT JAMES ADAMS

PROJECT PHONE (423) 262-2001

PROJECT FAX (423) 262-2001

PROJECT EMAIL james@jamesadams.com

PROJECT WEBSITE www.jamesadams.com

PROJECT ADDRESS 118 N. SMITH STREET, CHATTANOOGA, TN 37402

PROJECT CITY CHATTANOOGA, TN

PROJECT STATE TN

PROJECT ZIP 37402



ORDINANCE NO. 1195

AGENDA MEMORANDUM

REZONE

205 Eads Street

From R-1 Residential District to R-2 Residential Duplex District

Date: August 10, 2023

Submitted by

A handwritten signature in blue ink, appearing to read "Michael Howell", is written over a horizontal line.

Michael Howell, Chief Building Official

SUBJECT:

On July 10, 2023, Verna Knight petitioned the East Ridge Planning Commission to rezone the parcel found at 205 Eads Street (Tax Map # 1580-A-022.03) from R-1 Residential District to R-2 Residential-Duplex District. Ms. Knight wants to convert the existing single-family dwelling home into a duplex.

The East Ridge Planning Commission approved the request to rezone. The applicant has requested the rezoning case move forward to the city council for review.

ORDINANCE NO. 1195

AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 205 EADS STREET, TAX MAP #158O-A-022.03 FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT

WHEREAS, Verna Knight petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of property located at 205 Eads Street, Tax Map #158O-A-022.03 from R-1 Residential District to R-2 Residential Duplex District. The property is more particularly described as follows:

Lot 36, Unit 1, Jordan Run Subdivision, Plat Book 40, Page 129, ROHC, Deed Book 13253, Page 821, ROHC. Tax Map 158O-A-022.03

WHEREAS, the East Ridge Planning Commission held a public hearing on this petition on July 10, 2023, where it reviewed the rezoning request and heard and considered all statements concerning the petition; and

WHEREAS, the East Ridge Planning Commission, by motion, recommended approval of the rezoning petition on June 10, 2023; and

WHEREAS, the applicant has properly advertised in a paper of general circulation in the City of East Ridge that they will make application to the City Council of the City of East Ridge to request approval of the rezoning; and

WHEREAS, notices of the public hearing before the City Council of the City of East Ridge have been served upon all property owners in the City within a distance of 300 feet from the affected property; and

WHEREAS, the East Ridge City Council held a public hearing on August 10, 2023 at which time all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, as follows:

Section 1. That the zoning regulations and the zoning map of the City of East Ridge, Tennessee, be and the same hereby are amended to rezone the property located at 205 Eads Street, Tax Map #158O-A-022.03 from R-1 Residential District to R-2 Residential Duplex District, for uses consistent with such zoning.

BE IT FURTHER ORDAINED, that this ordinance shall take effect immediately after its passage, the public welfare of the City requiring it.

Approved on First Reading _____, 2023

Approved on Second Reading _____, 2023

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

ZONING NOTICE

Case No. 2023-0104 Applicant: Verona Knight

Before the Chattanooga-Hamilton County Regional Planning Commission
To request rezoning of this property.

From: R-1 To: R-2

East Ridge Planning Commission
City Hall, 1517 Tomblin Avenue
Date: July 18, 2023 Time: 5:00 PM
(423) 867-7511



CASE NUMBER: 2023-0104		Date Submitted: 05/15/2023			
<i>Sections 1-9 below to be filled out by Applicant- RPA staff will assist if needed</i>					
1 Applicant Request					
Rezoned From: R-1		Rezoned To: R-2	Total acres in request area: 0.23		
2 Applicant Requested Conditions		Yes:	No: <input checked="" type="checkbox"/>		
3 Proposed Conditions – Attach a separate page if conditions won't fit in this box					
4 Property Information					
Property Address: 205 Eads St		Property Tax Map Number: 1580-A-022.03			
5 Proposed Development					
Reason for request/Project description:	Allow a separate unit with a separate entrance in the basement of the house				
6 Site Characteristics					
Current Use:	Single Family Residential				
Adjacent Uses:	Single and Multi-family				
7 Applicant Information					
Name: Verna Knight					
Address (street, city, state, zip): 205 Eads St, Chattanooga, TN 37412					
Phone:		Email:			
Primary Contact (if different than applicant information):					
Address (street, city, state, zip):					
Phone:		Email:			
x	<input checked="" type="checkbox"/> If the Applicants Information is the same as the Property Owners, please check the box to the left.				
8 Property Owner Information Only fill out this section if applicant is not the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.					
Name:					
Address (street, city, state, zip):					
Phone:		Email:			
9 Applicant Signature and Consent					
By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.					
Signature: See Submitted Application		Date:			
Office Use Only:					
Checklist					
x	Application	x	Site Plan	x	Ownership Authorization
x	Property Cards	x	Deeds	x	Plats
x	Application Fee: \$150	Cash	x	Credit	Check
x	Notice signs	Number of notice signs: 1			
Municipality: East Ridge		Planning District: 6		Neighborhood: None	
County Commission District: 8			City Council District: 0		
PC meeting date: East Ridge			Application processed by: Jennifer Ware		
Staff Recommendation :		PC Action/Date:		Legislative Action/Date/Ordinance:	

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2023-0104 **APPLICANT:** Verna Knight **PROPERTY OWNER:** Verna Knight

PROPERTY ADDRESS: 205 Eads Street **TAX MAP PARCEL ID:** 158O-A-022.03 **JURISDICTION:** East Ridge

SIZE OF PROPERTY: 0.23 acres **REQUEST:** Rezone from R-1 Residential District to R-2 Residential Duplex District

REASON FOR REQUEST/PROPOSED USE: A request to rezone from R-1 Residential District to R-2 Residential Duplex District to convert an existing single-unit dwelling into a duplex.

PROPERTY DESCRIPTION

EXISTING LAND USE Single-Unit Residential	SURROUNDING LAND USES <u>North:</u> Single-Unit Residential <u>East:</u> Single-Unit Residential <u>South:</u> Single-Unit Residential <u>West:</u> Single-Unit Residential	ACCESS Eads Road
TRANSPORTATION Eads Street is a local road.	PROPOSED RESIDENTIAL DENSITY 8.68 du/ac (two units)	ADJACENT RESIDENTIAL DENSITY 4.16 du/ac
		NATURAL RESOURCES N/A

ZONING

ZONING HISTORY • There is no recent zoning history for the site.

ZONE DISTRICT COMPATIBILITY	USE	CURRENT R-1 DISTRICT	PROPOSED R-2 DISTRICT
	Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Two-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial	<input type="checkbox"/>	<input type="checkbox"/>
	Office	<input type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT STANDARDS		CURRENT R-1 DISTRICT	PROPOSED R-2 DISTRICT
	Lot Size	10,000 sf	10,000 sf (for single-unit and two-unit)
	Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25'
	Building Height	2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines	2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines

DISCUSSION OF STAFF RECOMMENDATION

Yes No See Comments

COMPATIBILITY WITH ADJACENT LAND USES

The site is surrounded by single-unit residential uses.

Yes No See Comments

COMPATABILITY WITH DEVELOPMENT FORM

The surrounding development form consists of one to two-story, single-unit residential dwellings with on-site parking ranging from 0.20 to 1 acre lots.

Yes No See Comments

CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT

There are no concerns regarding location, lighting, or height.

Rezoning Request

Property Address: 205 Eads Street, East Ridge, TN 37412

Parcel ID#: 1580-A-022.3

Subdivision: Jordan Run

This property is currently zoned R-1, and the applicant would like to request zoning be changed to R-2. Verna Knight recently purchased this new house and will use the upstairs portion of the house (3 BR and 2 BA) as her primary residence. One bedroom will be used as her office as she owns Knight and Day Solutions, an independent Medicare insurance agency.

To supplement her income, she would like to use the downstairs portion of the house (1 BR and 1 BA) as a secondary residence. Both portions of the house have separate entrances and are separated by a locked door between the two floors. As the house was just completed in 2023, it is fully up to the latest building codes.

The current zoning of R-1 does not allow the usage of this house for this purpose, hence the request for the re-zoning request. As indicated in the attached documents, there is a large R-3 complex two doors from this property, less than 100 ft away. In addition, there are several R-2 units between 1,400-1,600 ft away.

Thanks in advance for your consideration,

Donna B Morgan, Agent for Verna Knight

558 Alston Drive, Chattanooga TN 37419

423-693-6211

2023-0104 Rezoning from R-1 to R-2



2023-0104 Rezoning from R-1 to R-2



2023-0104 Rezoning from R-1 to R-2



2023-0104 Rezoning from R-1 to R-2



DISCLAIMER

Site plans submitted in lieu of zoning application are not municipal ordinances only, with the exception of Planned Unit Development Plans. Approval of the zoning code does not mean the applicant or developer is not responsible for zoning details. Approval of the zoning does not approve the developer's layout including all site plan details including parking, grading, paving, building permits, or other code with the requirements of the zoning regulations.

Submitted permits do not guarantee the plan and plan review, and final plan review may limit the ability to construct allowable land use as well as non-constructible land use to the maximum intensity and density of the proposed zoning district.

205 Eads Street – Site plan

5731



0800

209

211

213

215



217

ORDINANCE NO. 1196

**AGENDA MEMORANDUM
BUDGET AMENDMENT**

August 10, 2023

Submitted by:

Diane Qualls
Diane Qualls, Finance Director

SUBJECT:

T. C. A. §6-56-208 allows the governing body of a municipality to amend the annual budget ordinance in the same manner as any other ordinance may be amended. I am requesting that Council amend the annual budget ordinance due to the arrival of the 2022 Dual Steer International Automated Side Load Body that was ordered 03/04/22 with the approval of Council on 02/22/2022. Due to supply chain issues caused during the Covid 19 Pandemic, the new truck was delivered to the City on 08/02/2023.

ORDINANCE NO. 1196

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2024 OPERATING BUDGET, ORDINANCE NO. 11, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS

WHEREAS, Ordinance No. 1186 provided for the revenue for the City of East Ridge, Tennessee, for the fiscal year July 1, 2023 to June 30, 2024 and appropriated such revenue for the payment of expenses of the municipal government, and made certain other provisions with respect to the financial operation of the City of East Ridge, and

WHEREAS, it is necessary and appropriate that said Ordinance No. 1194 be amended by changing the revenues and expenditures of various funds; and

WHEREAS, T.C.A. §6-56-208 allows the governing body of a municipality to amend the annual budget ordinance in the same manner as any other ordinance may be amended; and

WHEREAS, the Council finds that the proposed budget amendment is for legitimate municipal purposes and consistent with applicable law; and

WHEREAS, the Council has general authority to adopt an ordinance relative to the management and control of the finances of the municipality that is for the good of the government, protection of its citizens, and necessary and proper for carrying out the power granted to the Council pursuant to applicable law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE that pursuant to the Municipal Budget Law of 1982, as amended and codified at Tennessee Code Annotated §6-56-201 et seq., Ordinance No. 1194 is and the same hereby shall be amended as follows:

Solid Waste Fund	Budget	Amendment	Final
Revenues			
Use of Fund Balance	0	266,000	266,000
Total Budget (Amended)	1,640,979	266,000	1,906,979
Expenditures			
Capital Purchase	0	266,000	266,000
Total Budget (Amended)	1,640,979	266,000	1,906,979

BE IT FURTHER ORDAINED, that to the extent required, a true and correct copy of this ordinance showing the approved budget amendments shall be filed with the applicable agency or entity as required by law.

BE IT FURTHER ORDAINED, that if any section, clause, provision, or portion of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision, or portion of this Ordinance.

BE IT FURTHER AND FINALLY ORDAINED, that this Ordinance take effect immediately after its passage, the public welfare of the City requiring it.

Approved on first reading _____, 2023

Approved on second reading _____, 2023

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NOS. 3416, 3417, 3418

AGENDA MEMORANDUM

**APPOINTMENTS TO
HOUSING COMMISSION**

AUGUST 10, 2023

Submitted By:


Janet Middleton, City Recorder

SUBJECT:

The following appointments will expire on August 24, 2023. New appointments will need to be made for 3-year terms.

Kenneth Rogers has also resigned from the Commission, so a new appointment will need to be made to fill the unexpired term until August 24, 2024

Current Member:	Appointed by:	Term:
Jim Winters	Vice Mayor Haynes	8/25/20 – 8/24/23
Jeff Ezell	Councilmember Witt	8/25/20 – 8/24/23
Kenneth Rogers	Councilmember Cagle	8/25/21 – 8/24/24

RESOLUTION NO. 3416

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EAST RIDGE, TENNESSEE,
APPROVING THE APPOINTMENT OF
_____ TO THE EAST RIDGE HOUSING
COMMISSION BY VICE MAYOR HAYNES**

WHEREAS, the City of East Ridge has established the East Ridge Housing Commission, pursuant to City Code Section 13-303; and

WHEREAS, the East Ridge Housing Commission fulfills an important statutory role with regard to the adjudication of various housing issues arising in the City; and

WHEREAS, the term of Jim Winters is set to expire on August 24, 2023.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee, hereby approves the appointment of _____ by Vice Mayor Haynes to the East Ridge Housing Commission for the term August 25, 2023 – August 24, 2026.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2023.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3417

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EAST RIDGE, TENNESSEE,
APPROVING THE APPOINTMENT OF
_____ TO THE EAST RIDGE HOUSING
COMMISSION BY COUNCILMEMBER WITT**

WHEREAS, the City of East Ridge has established the East Ridge Housing Commission, pursuant to City Code Section 13-303; and

WHEREAS, the East Ridge Housing Commission fulfills an important statutory role with regard to the adjudication of various housing issues arising in the City; and

WHEREAS, the term of Jeff Ezell is set to expire on August 24, 2023.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee, hereby approves the appointment of _____ by Councilmember Witt to the East Ridge Housing Commission for the term August 25, 2023 – August 24, 2026.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2023.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3418

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EAST RIDGE, TENNESSEE,
APPROVING THE APPOINTMENT OF
_____ TO THE EAST RIDGE HOUSING
COMMISSION BY COUNCILMEMBER CAGLE**

WHEREAS, the City of East Ridge has established the East Ridge Housing Commission, pursuant to City Code Section 13-303; and

WHEREAS, the East Ridge Housing Commission fulfills an important statutory role with regard to the adjudication of various housing issues arising in the City; and

WHEREAS, the term of Kenneth Rogers is set to expire on August 24, 2024; however Mr. Rogers has resigned from the Commission.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee, hereby approves the appointment of _____ by Councilmember Cagle to the East Ridge Housing Commission for the term August 10, 2023 – August 24, 2024.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2023.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3419

AGENDA MEMORANDUM

**APPOINTMENT TO
PLANNING COMMISSION**

AUGUST 10, 2023

Submitted By:


Janet Middleton, City Recorder

SUBJECT:

The following appointment will expire on August 24, 2023. Mr. Cornelius was appointed to fill an unexpired term, so a new appointment will need to be made for a 3-year term.

Member:	Appointed by:	Term:
Scott Cornelius	Mayor Williams	8/26/21 – 8/24/23
		<i>Filled unexpired term</i>

RESOLUTION NO. 3419

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EAST RIDGE, TENNESSEE,
APPROVING THE APPOINTMENT OF
_____ TO THE EAST RIDGE
PLANNING COMMISSION BY MAYOR
WILLIAMS**

WHEREAS, the East Ridge Planning Commission fulfills an important role by hearing and considering rezoning cases and then submitting them to the City Council for final approval; and

WHEREAS, the Mayor appoints certain of the citizens to the City of East Ridge Planning Commission in accordance with Title 14 of the East Ridge City Code, Chapter 1, Section 14-101, as amended by Ordinance No. 1063; and

WHEREAS, the term of Scott Cornelius is set to expire on August 24, 2023.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee, hereby approves the appointment of _____ by Mayor Williams to the East Ridge Planning Commission for the term August 25, 2023 – August 24, 2026.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2023.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION 3420

AGENDA MEMORADNUM
SIGN CONSULTANT/CONTRACTOR
REQUESTS FOR PROPOSALS FOR DESIGN/BUILD SERVICES

August 24, 2023

Submitted By:


J. Scott Miller, City Manager

SUBJECT:

I am proposing to the Mayor and City Council that the City invest in several “Welcome to East Ridge” signs to be erected at the following locations:

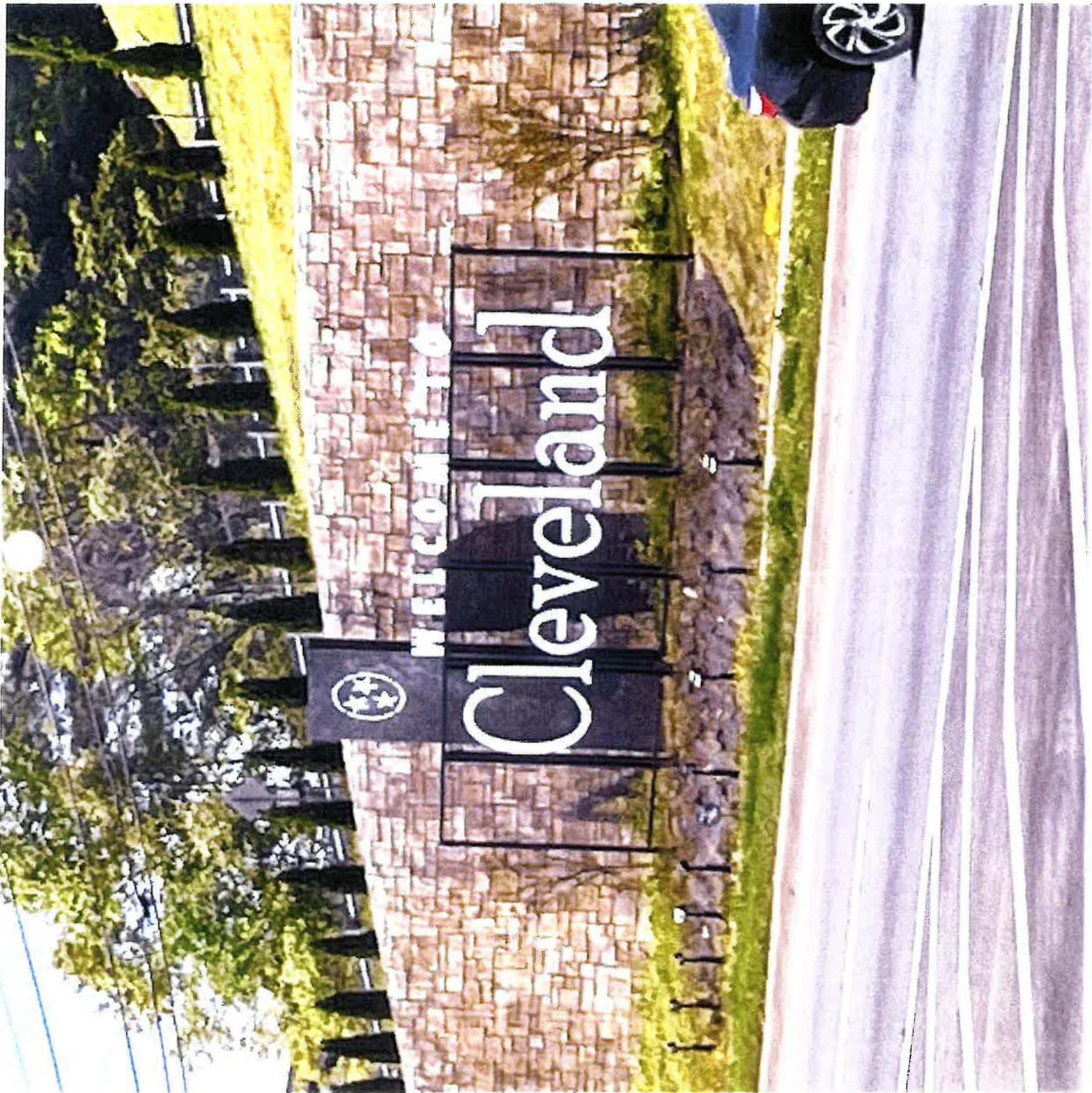
- Ringgold Road and the southbound ramp off I-75.
- Ringgold Road and the northbound ramp off I-75.
- Ringgold Road and the Georgia State Line.
- Ringgold Road and the Bachman Tunnels.
- Other locations where Council designates.

The welcome signs would be large enough to be seen and would make a public statement; ie. the “Welcome to Cleveland” sign attached hereto for your viewing.

Should we decide to proceed with this welcome sign program, as well as the creation of other signage throughout the City (ie Camp Jordan Park), the City will need the services of a sign consultant/contractor to design the sign, build it, and erect it. Since the cost of these services exceeds \$10,000 the City is required to solicit Requests for Proposals (RFP’s) for sign consultants/contractors. I am requesting authorization from the City Council to proceed with the RFP process as a design/build service for signs. Please be advised that this service would only be used for signage that the City’s Traffic Control Division cannot design and build.

Attachment

JSM/



RESOLUTION NO. 3420

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO SOLICIT
REQUESTS FOR PROPOSALS (“RFP”) FOR SIGN
CONSULTANTS TO DESIGN AND BUILD “WELCOME
TO EAST RIDGE” SIGNS AND OTHER SIGNAGE
THROUGHOUT THE CITY**

WHEREAS, welcome signs in a city or community establish a good first impression by creating a welcoming atmosphere for guests and tourists visiting the City; and

WHEREAS, the City Manager is requesting authorization to solicit RFP’s for sign consultants to design and build “Welcome to East Ridge” signs and other signage throughout the City that cannot be fabricated by the City’s Traffic Control Department; and

WHEREAS, welcome signs would be located at Ringgold Road and the southbound and northbound ramps off I-75, Ringgold Road at the Georgia state line, Ringgold Road at the Bachman Tunnels, and other locations as designated by Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee that the City Manager is authorized to solicit RFP’s for sign consultants to design and build “Welcome to East Ridge” signs and other signage throughout the City that cannot be fabricated by the City’s Traffic Control Department.

BE IT FURTHER RESOLVED that signs will be located at Ringgold Road and the southbound and northbound ramps off I-75, Ringgold Road at the Georgia state line, Ringgold Road at the Bachman Tunnels, and other locations as designated by Council

BE IT FURTHER AND FINALLY RESOLVED that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this the _____ of _____ 2023.

Brian W. Williams, Mayor

Attest:

J. Scott Miller, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3421

AGENDA MEMORANDUM

**ANNUAL BIDS FOR
STREET DEPARTMENT MATERIALS**

AUGUST 10, 2023

Submitted By:


Chris Vaughn, Street Department Supervisor

SUBJECT:

The City advertised for annual bids for materials used by the East Ridge Street Department on a regular basis. Bids were opened on July 26, 2023 at 11:00 am. The items, bidders, and staff recommendations are listed below. (Bids attached)

Materials:	Bidder:	Recommendation:
Asphalt and other street repair material	Hiwassee Paving, LLC	Hiwassee Paving, LLC
Concrete block/brick, sand, mortar mix	No bids	
Crushed Stone	1. Mid-South Aggregates 2. Martin Marietta	Mid-South Aggregates
Topsoil	Park Equipment, Inc.	Park Equipment, Inc.
Various types of drainage pipes	1. Groundscape Concepts, LLC 2. Bradley Tank & Pipe, LLC	Groundscape Concepts, LLC

RESOLUTION NO. 3421

A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AWARDING ANNUAL BIDS FOR STREET DEPARTMENT MATERIALS FOR FY 2023 – 2024

WHEREAS, the City bids its Street Department materials annually in order to get the best prices that will remain in effect for each fiscal year; and

WHEREAS, sealed bids for Street Department materials were opened and publicly read on July 26, 2023 for the various materials; and

WHEREAS, City staff has maintained bid files with information received by various bidders; and,

WHEREAS, after conducting a public bid and after review of all bids submitted, Staff has submitted bid information and recommendations as indicated in the attached memorandum and bid sheets.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the bids be awarded to the following companies for Street Department materials for FY 2023-2024.

Materials:	Bidder:	Award Bid to:
Asphalt and other street repair material	Hiwassee Paving, LLC	Hiwassee Paving, LLC
Concrete block/brick, sand, mortar mix	No bids	
Crushed Stone	1. Mid-South Aggregates 2. Martin Marietta	Mid-South Aggregates
Topsoil	Park Equipment, Inc.	Park Equipment, Inc.
Various types of drainage pipes	1. Groundscape Concepts, LLC 2. Bradley Tank & Pipe, LLC	Groundscape Concepts, LLC

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2023

Brian W. Williams, Mayor

Attest:

J. Scott Miller, City Manager

Approved to Form:

Mark W. Litchford, City Attorney

FY JULY 1, 2023 – JUNE 30, 2024

**SPECIFICATIONS FOR
ASPHALT AND OTHER
STREET REPAIR MATERIALS
BID OPENING: JULY 26, 2023 – 11:00 AM EDT**

1.	Surface Asphalt (s-top)	\$	98.00	per ton
2.	Asphalt Binder (“B”)	\$	88.00	per ton
3.	Sheet Asphalt	\$	98.00	per ton
4.	D Mix Skid Resistant Asphalt	\$	110.00	per ton
5.	Tackcoat (emulsion)	\$	N/A	per gallon
6.	Concrete	\$	N/A	per yard
7.	Flow Fill	\$	N/A	per yard

TDOT BASIC BITUMINOUS MATERIAL INDEX: JULY 2023 \$642.73

PRICES GOOD THROUGH: 06/30/24

TERMS: - Net 30 24 Hour Notice

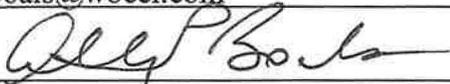
COMPANY: Hiwassee Paving ,LLC.

ADDRESS: 4234 Jersey Pike,

Chattanooga, TN 37416

PHONE: 423-519-5759

EMAIL: tboals@wbcci.com

SIGNED: 

PRINT NAME: Anthony P. Boals Vice President

DATE: 07/26/23

FY JULY 1, 2023 – JUNE 30, 2024
SPECIFICATIONS – CRUSHED STONE
BID OPENING: JULY 26, 2023 – 11:00 am edt

Mfg. Limestone Concrete Sand	\$ <u>31.00</u>	per ton
^{3 (T.D)} #2 Stone	\$ <u>28.00</u>	per ton
#5 Stone	\$ <u>—</u>	per ton
#6 Stone	\$ <u>—</u>	per ton
#7 Stone	\$ <u>29.00</u>	per ton
#10 Stone	\$ <u>29.00</u>	per ton
33C-Grade – D	\$ <u>24.50</u>	per ton
57's Concrete Stone	\$ <u>28.00</u>	per ton
Rip Rap (2" to fines)	\$ <u>31.00</u>	per ton
Rip Rap/Jetty Stone (3" to 12")	\$ <u>31.00</u>	per ton
River Sand	\$ <u>—</u>	per ton
White Masonry Sand	\$ <u>—</u>	per ton

Charge for delivering materials	\$ <u>6.00</u>	per ton
Charge for delivering Rip Rap	\$ <u>8.50</u>	per ton
Charge for delivering Jetty Stone	\$ <u>7.00</u>	per ton

COMPANY: Midsouth Aggregates
ADDRESS: 67 Lovingood Road Kingsold GA.
901 Birmingham Hwy Chattahoochee TN.
SIGNED: Jerry Robinson
PRINT NAME: JERRY ROBINSON
DATE: 7/25/2023
PHONE: 423-902-5437
EMAIL: erry.robinson@midsouthagg.com



Account Name: PROJECT BIDDER-SUBCONTRACTOR
 Account Number:
 Customer Address: 1517 Tombras Ave, East Ridge, TN, US
 Customer Contact:
 Customer Email:

Fuel Surcharge Details

PADD Region	PADD Description	Current Fuel Price	Fuel Surcharge %
PADD1C	Lower Atlantic	3.78	.00

Fuel Type	From Fuel Price	To Fuel Price	Surcharge %
DIESEL	.01	3.84	.00
DIESEL	3.85	3.94	1.00
DIESEL	3.95	4.04	2.00
DIESEL	4.05	4.14	3.00
DIESEL	4.15	4.24	4.00
DIESEL	4.25	4.34	5.00
DIESEL	4.35	4.44	6.00
DIESEL	4.45	4.54	7.00
DIESEL	4.55	4.64	8.00
DIESEL	4.65	4.74	9.00
DIESEL	4.75	4.84	10.00
DIESEL	4.85	4.94	11.00
DIESEL	4.95	5.04	12.00
DIESEL	5.05	5.14	13.00
DIESEL	5.15	5.24	14.00
DIESEL	5.25	5.34	15.00
DIESEL	5.35	5.44	16.00
DIESEL	5.45	5.54	17.00
DIESEL	5.55	5.64	18.00
DIESEL	5.65	5.74	19.00
DIESEL	5.75	5.84	20.00
DIESEL	5.85	5.94	21.00
DIESEL	5.95	6.04	22.00
DIESEL	6.05	6.14	23.00
DIESEL	6.15	6.24	24.00
DIESEL	6.25	6.34	25.00
DIESEL	6.35	6.44	26.00
DIESEL	6.45	6.54	27.00
DIESEL	6.55	6.64	28.00
DIESEL	6.65	6.74	29.00
DIESEL	6.75	6.84	30.00
DIESEL	6.85	6.94	31.00
DIESEL	6.95	7.04	32.00
DIESEL	7.05	7.14	33.00
DIESEL	7.15	7.24	34.00
DIESEL	7.25	7.34	35.00
DIESEL	7.35	7.44	36.00
DIESEL	7.45	7.54	37.00
DIESEL	7.55	7.64	38.00

BY SIGNING BELOW OR ACCEPTING PRODUCTS SOLD BY MARTIN MARIETTA, THE CUSTOMER AGREES TO BE BOUND BY THE TERMS AND CONDITIONS FOLLOWING THIS SIGNATURE LINE:

Signature

Print Name

Date

Should you have any questions concerning this quote, please contact
TAYLOR SHUGART at Taylor.Shugart@martinmarietta.com

SIFTED TOP SOIL
FY JULY 1, 2023 – JUNE 30, 2024 SPECIFICATIONS
BID OPENING
TUESDAY, JULY 26, 2023 – 11:00 am edt

Sifted Top Soil \$ 25.⁰⁰ per ~~ton~~ yard

Charge for delivering materials \$ 25.⁰⁰ per ~~ton~~ yard

COMPANY: Park Equipment, Inc.

ADDRESS: 89 Park Industrial Blvd
Ringsold, GA 30736

SIGNED: 

PRINT NAME: Dakota Freed

DATE: 7/19/2023

PHONE: (c) 850-206-3631 / (o) 706-866-1489

EMAIL: dakota.freed@gmail.com

1. Pursuant to Tennessee State law, the attached **Iran Divestment Act Certification** must be completed, notarized and returned with the bid in order for the bid to be considered or awarded (Chapter No. 817 - hb0261/sb0377.)
2. All bids must be sealed and properly marked "**Top Soil Bid 7/26/23**" on the outside of envelope.
3. Late bids will not be considered under any circumstances

FY JULY 1, 2023 – JUNE 30, 2024
ADS “N12” AND “N12HC” OR EQUIVALENT
CORRUGATED HDPE PIPE FOR DRAINAGE
BID OPENING: JULY 26, 2023 – 11:00 am edt
ASTm

N-12HC PIPE \$/LF	INSIDE DIAMETER	N-12 PIPE \$/LF	SPLIT COUPLERS	MOLDED COUPLERS	T'S EA.	ELS EA.	END SECTIONS
N/A	10"	8.05	9.71	N/A	90.58	53.91	N/A
N/A	12"	8.36	12.35	N/A	124.16	79.59	220.24
N/A	15"	11.07	18.53	N/A	227.39	142.99	220.24
N/A	18"	15.56	33.24	N/A	317.96	200.59	337.24
N/A	24"	24.09	45.94	N/A	492.95	395.36	401.24
N/A	30"	37.44	106.59	N/A	994.04	821.91	946.94
N/A	36"	47.33	149.12	N/A	1,338.95	1,094.02	946.94
N/A	42"	62.79	172.47	N/A	1,934.19	1,602.71	N/A
N/A	48"	77.40	186.00	N/A	2,262.68	1,929.19	N/A

Terms: Net 30 Days

Discount if City picks up: N/A

Delivery Time: 1 day

Delivery Charge: \$ 55.00

Prices good through: June 30, 2024

COMPANY: Groundscape Concepts LLC

ADDRESS: 1332 Stuart St.

Chattanooga TN 37406

SIGNED: 

PRINT NAME: Jimmy Ballard DATE: 07/25/2023

PHONE: 423-333-2253 EMAIL: jimmy@groundscapeconcepts.com

FY JULY 1, 2023– JUNE 30, 2024
PLAIN CORRUGATED STEEL PIPE – ROUND
BID OPENING: JULY 26, 2023 – 11:00 am edt

Diameter	Gauge	45° Elbow	90° Elbow	Pipe Unit Price
12"	16	302.73	326.80	18.41
12"	14	348.33	378.73	22.52
15"	16	377.47	407.87	22.84
15"	14	469.93	507.93	27.95
18"	16	452.20	488.93	27.19
18"	14	476.27	520.60	33.31
21"	16	526.93	568.73	31.63
21"	14	554.80	605.47	38.72
24"	16	601.67	649.80	35.99
24"	14	633.33	691.60	44.08
27"	16	N/A	N/A	N/A
27"	14	N/A	N/A	N/A
30"	16	810.67	870.20	44.77
30"	14	862.60	936.07	54.87
33"	16	N/A	N/A	N/A
33"	14	N/A	N/A	N/A
36"	16	967.73	1,037.40	53.64
36"	14	1,034.87	1,122.27	65.64
48"	16	1,485.80	1,677.07	71.24
48"	14	1,609.93	1,843.00	87.20
60"	16	2,400.33	2,715.73	124.68
60"	14 (3x1)	2,722.07	3,117.27	155.32
72"	16	2,953.87	3,350.33	163.83
72"	14 (3x1)	3,356.67	3,853.20	197.72

Terms: Net 30 Days

Discount if City picks up: N/A

Delivery Time: 3-5 days

Delivery Charge: \$ 225.00

Prices good through: June 30, 2024

COMPANY: Groundscape Concepts LLC

ADDRESS: 1332 Stuart St.

Chattanooga, TN 37406

SIGNED: 

PRINT NAME: Jimmy Ballard DATE: 07/25/2023

PHONE: 423-333-2253 EMAIL: jimmy@groundscapconcepts.com

**FY JULY 1, 2023 – JUNE 30, 2024
PLAIN ELLIPTICAL CORRUGATED STEEL PIPE
BID OPENING: JULY 26, 2023 – 11:00 am edt**

Diameter	Gauge	45° Elbow	90° Elbow	Pipe Unit Price
12"	16			
12"	14			
15"	16			
15"	14			
18"	16			
18"	14			
21"	16			
21"	14			
24"	16			
24"	14			
27"	16			
27"	14			
30"	16			
30"	14			
33"	16			
33"	14			
36"	16			
36"	14			
48"	16			
48"	14			
60"	16			
60"	14 (3x1)			
72"	16			
72"	14 (3x1)			

See Attached

Terms: Net 30 Days

Discount if City picks up: N/A

Delivery Time: 3-5 days

Delivery Charge: \$ 225.00

Prices good through: June 30, 2024

COMPANY: Groundscape Concepts LLC

ADDRESS: 1332 Stuart St.

Chattanooga TN 37406

SIGNED: *Jimmy Ballard*

PRINT NAME: Jimmy Ballard DATE: 07/25/2023

PHONE: 423-333-2253 EMAIL: jimmy@groundscapeconcepts.com

FY JULY1, 2023 - JUNE 30, 2024
PLAIN ELLIPTICAL CORRUGATED STEEL PIPE (ARCHED)
BID OPENING: JULY 26, 2023 - 11:00 am est

Size	Gauge	45° Elbow	90° Elbow	Pipe Unit Price
14"x9"	16	\$ 364.80	\$ 364.80	\$ 20.13
14"x9"	14	\$ 391.40	\$ 391.40	\$ 24.49
17"x13"	16	\$ 453.47	\$ 453.47	\$ 24.84
17"x13"	14	\$ 486.40	\$ 486.40	\$ 30.21
21"x15"	16	\$ 559.87	\$ 559.87	\$ 29.39
21"x15"	14	\$ 604.20	\$ 604.20	\$ 31.59
24"x18"	16	\$ 675.13	\$ 675.13	\$ 34.11
24"x18"	14	\$ 732.13	\$ 732.13	\$ 41.58
28"x20"	16	\$ 822.07	\$ 822.07	\$ 38.75
28"x20"	14	\$ 896.80	\$ 896.80	\$ 47.25
27" Arch	16/14	N/A	N/A	N/A
35"x24"	16	\$ 1,086.80	\$ 1,086.80	\$ 47.87
35"x24"	14	\$ 1,193.20	\$ 1,193.20	\$ 58.45
33" Arch	16/14	N/A	N/A	N/A
42"x29"	16	\$ 1,566.80	\$ 1,566.87	\$ 57.07
42"x29"	14	\$ 1,725.20	\$ 1,725.20	\$ 69.65
57"x38"	16	N/A	N/A	N/A
57"x38"	14	\$ 2,396.53	\$ 2,396.53	\$ 92.49
66"x51"	16	N/A	N/A	N/A
66"x51"	12	\$ 5,447.93	\$ 5,447.93	\$ 223.56
81"x59"	16/14	N/A	N/A	N/A
81"x59"	12	\$ 8,481.60	\$ 8,481.60	\$ 280.76



Assumed HC=HP
RB

FY JULY 1, 2023 – JUNE 30, 2024
ADS "N12" AND "N12HC" OR EQUIVALENT
CORRUGATED HDPE PIPE FOR DRAINAGE
BID OPENING: JULY 26, 2023 – 11:00 am edt

All N12
RB

N-12HC PIPE \$/LF	INSIDE DIAMETER	N-12 PIPE \$/LF	SPLIT COUPLERS	MOLDED COUPLERS	T'S EA.	ELS EA.	END SECTIONS
N/A	10"	8.60	N/A	8.65	203-	140-	274-
\$14.13	12"	8.88	8.93	N/A	274-	186-	274-
20.11	15"	10.99	11.06	N/A	343-	216-	274-
27.37	18"	15.30	15.33	N/A	482-	303-	368-
43.57	24"	25.25	25.31	N/A	745-	600-	473-
72.62	30"	36.50	36.64	N/A	1504-	1242-	1,149-
79.32	36"	47.47	47.54	N/A	2023-	1,655-	1,218-
99.99	42"	64.70	64.83	N/A	2274-	2,423-	N/A
137.41	48"	81.11	81.32	N/A	3,456-	2,917-	N/A

Terms: Net 30

Discount if City picks up: NONE

Delivery Time: 12-24 N12 usually 2-3 days 30" above 2-7 days depending on quantity RB

Delivery Charge: NONE

Prices good through: 6/30/24

COMPANY: Bradley Tank & Pipe, LLC

ADDRESS: PO Box 3146
Cleveland, TN 37320

SIGNED: [Signature]

PRINT NAME: Richard Butler DATE: 7/25/23

PHONE: 423-479-4482 EMAIL: abutler@bradleytankandpipe.com

Assumed HC=HP
RB

FY JULY 1, 2023 – JUNE 30, 2024
ADS "N12" AND "N12HC" OR EQUIVALENT
CORRUGATED HDPE PIPE FOR DRAINAGE
BID OPENING: JULY 26, 2023 – 11:00 am edt

All N12
RB

N-12HC PIPE \$/LF	INSIDE DIAMETER	N-12 PIPE \$/LF	SPLIT COUPLERS	MOLDED COUPLERS	T'S EA.	ELS EA.	END SECTIONS
N/A	10"	8.60	N/A	8.65	203-	140-	274-
\$14.13	12"	8.88	8.93	N/A	274-	186-	274-
20.11	15"	10.99	11.06	N/A	343-	216-	274-
27.37	18"	15.30	15.33	N/A	482-	303-	368-
43.57	24"	25.25	25.31	N/A	745-	600-	473-
72.62	30"	36.50	36.64	N/A	1504-	1242-	1,149-
79.32	36"	47.47	47.54	N/A	2023-	1,655-	1,218-
99.99	42"	64.70	64.83	N/A	2274-	2,423-	N/A
137.41	48"	81.11	81.32	N/A	3456-	2,917-	N/A

Terms: Net 30

Discount if City picks up: NONE

Delivery Time: 12-24 N12 usually 2-3 days 30" & above 2-7 days depending on quantity RB

Delivery Charge: NONE

Prices good through: 6/30/24

COMPANY: Bradley Tank & Pipe, LLC

ADDRESS: PO Box 3146
Cleveland, TN 37320

SIGNED: [Signature]

PRINT NAME: Richard Butler DATE: 7/25/23

PHONE: 423-479-4482 EMAIL: abutler@bradleytankandpipe.com