

**REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF EAST RIDGE**

**March 24, 2022  
6:00 pm**

1. Call to Order
2. Invocation
3. A. Roll Call  
B. Judge Wilson – Discussion with Council
4. Approval of Minutes March 10, 2022 Council Meeting
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business:
  - A. **ORDINANCE NO. 1160** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 1023 SOUTH SEMINOLE DRIVE, CURRENTLY ZONED R-1 RESIDENTIAL DISTRICT, AND AN UNADDRESSED PROPERTY IN THE 3000 BLOCK OF RINGGOLD ROAD, CURRENTLY ZONED O-1 OFFICE DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP #156N-F-015.02, TO R-3 APARTMENT DISTRICT (1<sup>st</sup> reading – tabled March 10, 2022)
  - B. **ORDINANCE NO. 1161** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1503 MCDONALD ROAD, TAX MAP #169L-M-019 AND 1509 MCDONALD ROAD, TAX MAP #169M-H-018, FROM C-1 TOURISM COMMERCIAL DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT TO M-2 WAREHOUSE AND WHOLESALE DISTRICT (2<sup>nd</sup> and final reading)
  - C. **ORDINANCE NO. 1162** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2022 OPERATING BUDGET, ORDINANCE NO. 1147, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> and final reading)
  - D. **ORDINANCE NO. 1163** – AN ORDINANCE TO SUBMIT IN REFERENDUM TO THE PEOPLE OF EAST RIDGE, TENNESSEE THE QUESTION OF AMENDING THE CHARTER OF THE CITY OF EAST RIDGE, TENNESSEE, BY AMENDING

SECTION 6-B(2) OF THE CHARTER TO PROVIDE THAT THE CITY COURT CLERK IS APPOINTED BY THE CITY MANAGER, TO REMOVE THE CITY RESIDENCY AND REGISTERED VOTER REQUIREMENT, AND TO REMOVE THE TERM OF THE CITY COURT CLERK (2<sup>nd</sup> and final reading)

9. New Business:

- A. **RESOLUTION NO. 3249** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO DONATE \$500 TO EAST RIDGE HIGH SCHOOL FOR TEACHER APPRECIATION
- B. **RESOLUTION NO. 3250** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO WAIVE THE FEE FOR USE OF CAMP JORDAN ARENA BY EAST RIDGE ELEMENTARY SCHOOL FOR THEIR FIFTH GRADE GRADUATION
- C. **RESOLUTION NO. 3251** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY USE PERMIT FOR THE EAST RIDGE NEEDY CHILD FUND TO HOLD AN OUTDOOR SALE FUNDRAISER IN THE PARKING LOT OF THE EAST RIDGE ANTIQUE MALL
- D. **RESOLUTION NO. 3252**– A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR TO EXECUTE THE CAMP JORDAN PARKWAY MAINTENANCE CONTRACT WITH WOLFTEVER DEVELOPMENT, LLC
- E. Discussion of Tentative Agenda Items for the April 14, 2022 Council Meeting (see Attachment A)

10. Adjourn

**ATTACHMENT A  
TENTATIVE AGENDA ITEMS  
FOR APRIL 14, 2022**

3. B. Employee Milestone Awards for March 2022

8. **Old Business:**

A. **ORDINANCE NO. 1160** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 1023 SOUTH SEMINOLE DRIVE, CURRENTLY ZONED R-1 RESIDENTIAL DISTRICT, AND AN UNADDRESSED PROPERTY IN THE 3000 BLOCK OF RINGGOLD ROAD, CURRENTLY ZONED O-1 OFFICE DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP #156N-F-015.02, TO R-3 APARTMENT DISTRICT (2<sup>nd</sup> and final reading)

9. **New Business:**

A. **RESOLUTION NO. \_\_\_\_** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE APPOINTMENT OF \_\_\_\_\_ BY VICE MAYOR CHAUNCEY TO THE EAST RIDGE BOARD OF ZONING APPEALS

B. **RESOLUTION NO. \_\_\_\_** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER CAGLE TO THE EAST RIDGE BOARD OF ZONING APPEALS

C. **PUBLIC HEARING FOR RESOLUTION NO. \_\_\_\_ FOR SIGN VARIANCE REQUEST – 6801 RINGGOLD ROAD**

D. **RESOLUTION NO. \_\_\_\_ - SIGN VARIANCE FOR 6801 RINGGOLD ROAD**

**REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF EAST RIDGE**

**March 10, 2022  
6:00 pm**

The East Ridge City Council met pursuant to notice on March 10, 2022, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Danny Lance, Truelife Church, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

**Present were:** Mayor Williams, Vice Mayor Chauncey, Councilmember Cagle, Councilmember Helton, Councilmember Witt, City Manager Dorsey, City Attorney Litchford (remotely), and City Recorder Middleton.

**Employee Milestone Awards for February 2022** – The Mayor announced the following employee milestone award for February 2022:

- Joseph Jansen – 5 years

**Girl Scout Troop 40202 Presentation to East Ridge Animal Services** – Mattie Grass, Grace Martin, and another member of Girl Scout Troup 40202 from OLPH School, discussed their Silver Award Project, called Petapaws. The Scouts built cat trees, dog beds, and an emergency food pantry to store food for animals. Each of the three Girl Scouts put in 50+ hours on the projects. Crystal Gilbert, Animal Services Supervisor, thanked the girls for the work they did on the project and also stated the girls raised \$250 for the Betty White Challenge.

**Check Presentation to the East Ridge Fire Department from County Commissioner Tim Boyd** – The Commissioner is running late so we will come back to this item.

**Consent Agenda:**

- A. Approval of Minutes February 24, 2022 Council Meeting
- B. Approval to Amend the Minutes of January 27, 2022

Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve the Consent Agenda. The vote was unanimous. Motion approved.

**Communication from Citizens:** None

**Communication from Councilmembers:**

Councilmember Cagle asked the City Manager to get with the State about paving at the intersections of Tombras Avenue and McBrien Road on the southsides. Mr. Dorsey stated that Street Department Supervisor Vaughn is working with TDOT on paving the south sides of these intersections.

Vice Mayor Chauncey had nothing at this time.

Councilmember Helton and Councilmember Witt had nothing at this time.

Mayor Williams announced the following:

- April 2, 2022 - Chattanooga Cruise-in at Camp Jordan.
- April 9-10, 2022 – Bug-a-palüza at Camp Jordan.

**Communication from City Manager:**

- Sanitation has finally finished the second sweep of leaf pick-up. We are done but we will pick up bags of leaves.
- Political signs close to corners are in the right-of-way. Codes will look at and get in touch with candidates.
- We are waiting for TDEC for final survey of the playground, but it should be open within a week or so. There are a few more things to do on the splashpad. We have had trouble with some people going over the construction fence into the playground.
- The dog park fences are up, concrete has been poured, benches have been installed and water lines are in. We are close to a soft opening. It could be May or June.
- We met with representatives from Candlewood Suites, and they are ready to start construction. There is an issue about McDonald Road regarding a closure that was done in the 1970's. The developers of the Candlewood would like to get this property abandoned in order to allow for additional parking.

The Mayor asked if all the equipment for the dog park will come in at the same time or at different times. The City Manager stated they will all come in basically at the same time. Interim Parks and Recreation Director Skiles stated the equipment should start coming in around the middle of June.

The Mayor asked at what point could we get TDOT involved in paving the aprons on the intersections of Tombras and McBrien. Councilmember Helton stated she would be happy to call TDOT.

Councilmember Cagle asked Interim Parks and Recreation Director Skiles if there would be camping at Bug-a-Palüza. She stated there would be in designated spots and tent camping in the primitive camping area. Showers will be open.

**Old Business:** None

**New Business:**

Mayor Williams moved Item G, Resolution No. 3244 to this point of the agenda.

**RESOLUTION NO. 3244 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO WAIVE THE FEE FOR USE OF CAMP JORDAN ARENA FOR THE REMOTE AREA MEDICAL (“RAM”) FREE CLINIC -** City Attorney Litchford read on caption. Bob Nevil and Laura Ray, with the RAM host group, came forward to discuss the event, which provides free medical, dental, and vision services to people of East Ridge and the surrounding areas. Mr. Nevil and Ms. Ray presented plaques and t-shirts

to the Council and staff. Mayor Williams thanked them for coming and stated this is an amazing program. Councilmember Helton made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3244. The vote was unanimous. Motion approved.

At this time, Commissioner Tim Boyd presented a check from Hamilton County to the City for the Fire Department to purchase equipment. Mayor Williams thanked the Commissioner for the donation and his support of District 8.

**PUBLIC HEARING FOR ORDINANCE NO. 1160 - Rezone 1023 S. Seminole Dr. and an unaddressed property in the 3000 block of Ringgold Road** - City Attorney Litchford read on caption. Mayor Williams opened the public hearing.

William Lane, 1025 S. Seminole Drive, stated he was previously opposed but was told by Kenny Custer with Asa Engineering, that the entrance could probably be moved to the other side of the property. The owners have agreed to move the entrance and exit 50 feet toward Ringgold Road.

James Citty, 100 S. Seminole, is opposed to the rezoning because of stormwater runoff and traffic. Mr. Citty presented pictures of traffic during rush hour.

Charles McCullough, 1214 Reeves Avenue, discussed flooding and traffic concerns.

Marvin Scott, 1041 S. Seminole, discussed a crime study, stormwater runoff, and traffic. He stated he is opposed to the rezoning.

Mayor Williams closed the public hearing.

**ORDINANCE NO. 1160 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 1023 SOUTH SEMINOLE DRIVE, CURRENTLY ZONED R-1 RESIDENTIAL DISTRICT, AND AN UNADDRESSED PROPERTY IN THE 3000 BLOCK OF RINGGOLD ROAD, CURRENTLY ZONED O-1 OFFICE DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP #156N-F-015.02 AND 016, TO R-3 APARTMENT DISTRICT (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. Chief Building Official Howell stated, if approved, this would be three stand-alone buildings with 138 parking spaces. The Planning Commission approved this request. The traffic study showed a slight delay during am and pm hours, but we could add three seconds to the left arrow. There could be a possible emergency egress on Ringgold Road. Councilmember Cagle made a motion to deny stating the unaddressed property on Ringgold Road is the wrong piece of property for rezoning. He also stated there have been no changes since this was denied by Council in 2018 other than the reduction in the number of units from 80 to 72. Councilmember Witt seconded the motion for discussion purposes.

Kenny Custer, Asa Engineering, 714 Cherry St., came forward representing the applicant. Ms. Witt asked what is different in this presentation now from what was presented in 2018. Mr. Custer stated we are living in a different economy where more people are going to apartment living, because of property maintenance, etc. Mr. Custer also stated that a developer will have a plan to fix the drainage but will not do so until the project is approved.

Allen Jones, Asa Engineering, stated they would probably do underground storage of stormwater and the flow has to be the same or better. Mr. Custer stated this would be a gated community.

Mr. Jones stated as far as Mr. Cagle's comments about the address, that we go by the Hamilton County GIS and tax map numbers. Mr. Howell stated in 2009, the parcel was designated as 3118, but on the 2021 tax map it was no longer designated as that address, and it no longer applies.

Councilmember Helton made a motion, seconded by Vice Mayor Chauncey, to table this item until the March 24<sup>th</sup> meeting in order to have a community meeting.

**PUBLIC HEARING FOR ORDINANCE NO. 1161 - Rezone 1503 and 1509 McDonald Road** - City Attorney Litchford read on caption. Mayor Williams opened the public hearing. Kenny Custer, Asa Engineering, 714 Cherry Street, Chattanooga, TN, stated this is currently the Waverly Motel. This is a proposal to downzone to manufacturing and warehouse. One major concern was outdoor storage of boats, RVs, etc. After speaking with the owner, they are willing to add a condition to the rezoning that will not allow outdoor storage. All buildings would face toward the inside corridor. Allen Jones, Asa Engineering, stated this would not be a high-traffic use. No one else came forward in favor of or in opposition to the rezoning. The Mayor closed the public hearing.

**ORDINANCE NO. 1161 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1503 MCDONALD ROAD, TAX MAP #169L-M-019 AND 1509 MCDONALD ROAD, TAX MAP #169M-H-018, FROM C-1 TOURISM COMMERCIAL DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT TO M-2 WAREHOUSE AND WHOLESALE DISTRICT (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. Chief Building Official Howell stated this will be a 2-story climate-controlled storage facility. The Planning Commission approved the request for rezoning. Councilmember Helton made a motion to approve Ordinance No. 1161. Vice Mayor Chauncey seconded the motion but would like to add two stipulations requiring that there be only indoor storage and they would have to adhere to the current architectural design standards. Mr. Litchford stated we need a second on the original motion before we add amendments. Mr. Chauncey changed his second to approve the original motion. Mr. Chauncey then made a motion to amend the original motion that only indoor storage would be allowed, and the developer would have to adhere to the current architectural design standards. Councilmember Cagle seconded the motion.

Roll call vote on the amendment: Vice Mayor Chauncey - yes; Councilmember Cagle - yes; Councilmember Helton - no; Councilmember Witt - no; Mayor Williams - no. Motion denied.

Roll call vote on the original motion: Vice Mayor Chauncey - no; Councilmember Cagle - no; Councilmember Helton - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion approved.

**ORDINANCE NO. 1162 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2022 OPERATING BUDGET, ORDINANCE NO. 1147, BY CHANGING THE REVENUES AND EXPENDITURES OF THE SOLID WASTE FUND (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. Finance Director Qualls stated this is for the purchase of a sanitation truck and leaf vacuum. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Ordinance No. 1162 on first reading. The vote was unanimous. Motion approved.

**ORDINANCE NO. 1163 (A/B) – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE AMENDING THE CHARTER IN RELATION TO THE CITY COURT CLERK POSITION (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. The Attorney stated that Section 6-B2 of the Charter provides that the Court Clerk be a resident of East Ridge and a registered voter. He is presenting two versions of an ordinance tonight as follows:

- Ordinance No. 1163A would replace the residency requirement that the Court Clerk live in East Ridge and expand it to Hamilton County. The Clerk would still be an elected position.
- Ordinance No. 1163B would make the Court Clerk position an appointed position by the City Manager. The residency requirement and the term would be removed.

Mr. Litchford stated there is a caption for 1163A and a caption for 1163B. Councilmember Helton made a motion, seconded by Councilmember Witt, to approve 1163 Caption B, appointing a Court Clerk. At this time, the City Attorney read the caption for Ordinance No. 1163B. Under 1163B, the City Manager will have oversight of the Court Clerk and the court employees, but not the Judge. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3245 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AWARDS BIDS FOR THE PURCHASE OF ONE (1) HEAVY DUTY 4x4 TRUCK WITH ACCESSORIES** - City Attorney Litchford read on caption. Street Department Supervisor Vaughn, stated he has been working with the City Manager to replace a 1998 F-450, which he believes is a safety hazard. Vice Mayor Chauncey made a motion, seconded by Councilmember Cagle, to approve Resolution No. 3245. Funds for this purchase will come from State Street Aid. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3246 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE ONE (1) 2022 FORD F-150 INTERCEPTOR FROM LONNIE COBB FORD THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING #209-72318, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-1201(b)** - City Attorney Litchford read on caption. Chief Allen stated this would replace a vehicle that was totaled. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3246. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3247 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH CHATTANEUTER SPAY NEUTER CLINIC FOR PROVIDING SPAY NEUTER SERVICES TO EAST RIDGE ANIMAL SERVICES** - City Attorney Litchford read on

caption. Finance Director Qualls stated we have been using Chattanooga for approximately four years, but they have recently increased their pricing. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve Resolution No. 3247. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3248 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT WITH STAR COMMUNITY BUILDERS, LLC AND STERLING HOLDINGS, LLC AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO** - City Attorney Litchford read on caption. Mr. Litchford stated this is the final step for the grant to help Gateway Development with public infrastructure improvements. Councilmember Helton made a motion, seconded by Councilmember Witt, to approve Resolution No. 3248. The Mayor stated this will be a great benefit for the development and for the City. The vote was unanimous. Motion approved.

**Discussion of N. Mack Smith Road enhancements** – City Manager Dorsey stated he met with Jeff Sikes, Asa Engineering and Steve Meyer, Traffic Consultant to discuss the options for this project. Mr. Dorsey is presenting three options:

- Option 1 is a 4-lane with a median/turn lane. Total cost is \$2,009,421. Councilmember Witt asked how close the right-of-way is to the front door of the Cracker Barrel. Jeff Sikes, Asa Engineering, stated it will get into the grassy area but not into the parking area. Mr. Cagle asked if the City would have to buy part of the senior apartment property as right-of-way. Mr. Sikes stated that has yet to be determined. Mayor Williams asked if this total includes right-of-way purchase. Mr. Sikes stated it does not include right-of-way purchase or cost to move the utilities.
- Option 2 is a 4-lane with 2 lanes in each direction and no turn lane. Mayor Williams stated that no turn lane would disrupt traffic flow and impact existing businesses and people going in and out of the new development.
- Option 3 is a 2-lane with one lane in each direction and a center turn lane. If traffic increases, we could add extra lanes later. Mr. Sikes stated if widened later, the storm drain, curb and gutter would have to be moved. Cost of option 3 is \$1,823,000.

Vice Mayor Chauncey believes that Option 1 would be best. Mayor Williams believes Option 1 would benefit existing businesses and the new development. Councilmember Cagle would like to have a workshop on this project. The Mayor stated this would be a Border Region expense.

Discussion of Tentative Agenda Items for the March 24, 2022 Council Meeting (see Attachment A)

#### **Old Business:**

**ORDINANCE NO. 1160 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 1023 SOUTH SEMINOLE DRIVE, CURRENTLY ZONED R-1 RESIDENTIAL DISTRICT, AND AN UNADDRESSED PROPERTY IN THE 3000 BLOCK OF RINGGOLD ROAD, CURRENTLY ZONED O-1 OFFICE DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP**

**#156N-F-015.02, TO R-3 APARTMENT DISTRICT (1<sup>st</sup> reading)** - This item was tabled and will be added to Old Business for first reading at the next meeting. Kenny Custer, Asa Engineering, stated they could possibly have a community meeting at the Community Center on the Monday before the next meeting.

**ORDINANCE NO. 1161 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1503 MCDONALD ROAD, TAX MAP #169L-M-019 AND 1509 MCDONALD ROAD, TAX MAP #169M-H-018, FROM C-1 TOURISM COMMERCIAL DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT TO M-2 WAREHOUSE AND WHOLESALE DISTRICT (2<sup>nd</sup> and final reading) – No discussion.**

**ORDINANCE NO. 1162 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2022 OPERATING BUDGET, ORDINANCE NO. 1147, BY CHANGING THE REVENUES AND EXPENDITURES OF THE SOLID WASTE FUND (2<sup>nd</sup> and final reading) – Ms. Qualls stated that since the purchase of the Police and Street vehicles were approved tonight, she will add them to this amendment for second reading.**

**ORDINANCE NO. 1163 (A/B) – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE AMENDING THE CHARTER IN RELATION TO THE CITY COURT CLERK POSITION (2<sup>nd</sup> and final reading) – The caption will be changed to reflect the new caption of Ordinance No. 1163B with the B removed.**

**New Business:**

**RESOLUTION NO. \_\_\_\_ – Donation to East Ridge High School** – Ms. Qualls stated we donate \$500 yearly to each of the four schools in East Ridge East Ridge High Schools has sent in a letter requesting their \$500 donation. The Mayor suggested sending out letters to each of the schools to see if they would like to go ahead and receive their donation.

Mayor Williams would like to add an item to New Business – Approval for the East Ridge Needy Child Fund to hold an outdoor fundraiser in May. Chief Building Official Howell came forward to discuss the open-air market ordinance. These are permitted in A-1 and C-2 zonings with a use on review.

Being no further business, the meeting was adjourned.



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

*Building and Codes Department*

## ORDINANCE NO. 1160

### AGENDA MEMORANDUM

TO: Mayor, Council; City Manager

FROM: Michael Howell, Chief Building Official

SUBJECT: Rezone of 1023 South Seminole Drive and tax parcel # 156N F 015.02 and 016

DATE: February 15, 2022

On February 7th, 2022, Asa Engineering petitioned the East Ridge Planning Commission to rezone the properties located at 1023 South Seminole Drive from R-1 (residential district) and an unaddressed property in the 3000 block of Ringgold Road, tax map #156N F 015.02 and 016 from O-1 (office district) & C-2 (general commercial district) to R-3 (apartment district).

The Planning Commission approved the request. Asa Engineering has requested the rezone case move forward to city council for review and approval.

**ORDINANCE NO. 1160**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 1023 SOUTH SEMINOLE DRIVE, CURRENTLY ZONED R-1 RESIDENTIAL DISTRICT, AND AN UNADDRESSED PROPERTY IN THE 3000 BLOCK OF RINGGOLD ROAD, CURRENTLY ZONED O-1 OFFICE DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP #156N-F-015.02 AND 016, TO R-3 APARTMENT DISTRICT**

**WHEREAS**, Asa Engineering, on behalf of the owner, Shreenathji Properties, LLC and Pragnesh Patel, has petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of properties located at 1023 South Seminole Drive, currently zoned R-1 Residential District, and an unaddressed property in the 3000 block of Ringgold Road, currently zoned O-1 Office District and C-2 General Commercial District, tax map #156N-F-015.02 and 016, to R-3 Apartment District. The properties are more particularly described as follows:

*Part of Lots 1 thru 5, Bennett's Subdivision, Plat Book 1, Page 18, ROHC, and being the properties described in Deed Book 10990, Page 490 and Deed Book 11049, Page 800, ROHC. Tax Map 156N-F-015.02 and 016*

**WHEREAS**, the East Ridge Planning Commission held a public hearing on this petition on February 7, 2022, 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 February 7, 2022; 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 March 10, 2022, 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 properties located at 1023 South Seminole Drive, currently zoned R-1 Residential District, and an unaddressed property in the 3000 block of Ringgold Road, currently zoned O-1 Office District and C-2 General Commercial District, tax map #156N-F-015.02 and 016, to R-3 Apartment 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.

Passed on First Reading \_\_\_\_\_, 2022

Passed on Second Reading \_\_\_\_\_, 2022

\_\_\_\_\_  
Brian W. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



<b>CASE NUMBER: 2022-0030</b>		<b>Date Submitted: 12/22/2021</b>					
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed</i>							
<b>1 Applicant Request</b>							
Rezoned From: O-1, C-2, R-1		Rezoned To: R-3	Total acres in request area: 4.8				
<b>2 Property Information</b>							
Property Address: 1023 S Seminole Dr and an unaddressed property in the 3000 blk of Ringgold Rd		Property Tax Map Number 156N-F-015.02 & 016					
<b>3 Proposed Development</b>							
Reason for request/Project description:		Apartment Development					
<b>4 Site Characteristics</b>							
Current Use:		Vacant and Single Family House					
Adjacent Uses:		Commercial and Single Family Residential					
<b>5 Applicant Information</b>							
Name: ASA Engineering (C/O Allen Jones)							
Address (street, city, state, zip): 714 Cherry St, Chattanooga, TN 37402							
Phone: 423-805-3700		Email: ajones@asaengineeringinc.com					
Primary Contact (if different than applicant information):							
Address (street, city, state, zip):							
Phone:		Email:					
<input type="checkbox"/> ← If the Applicants Information is the same as the Property Owners, please check the box to the left.							
<b>6 Property Owner Information</b> <i>Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a letter of authorization from the property owner confirming that the applicant has permission to file this application on their behalf. Owner Authorization Letters are available through the RPA.</i>							
Name: Shreenathji Properties, LLC & Pragnesh Patel							
Address (street, city, state, zip): 1015 S Seminole Dr, Chattanooga, TN 37412							
Phone: 423-710-2328		Email: pj@patriatinsinc.com					
<b>7 Applicant Signature and Consent</b>							
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:					
<b>Office Use Only:</b>							
<b>Checklist</b>							
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Ownership Authorization		
<input checked="" type="checkbox"/>	Property Cards	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats		
<input checked="" type="checkbox"/>	Application Fee: \$295	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Credit	<input type="checkbox"/>	Check
<input checked="" type="checkbox"/>	Notice signs	Number of notice signs: 2					
Municipality: East Ridge		Planning District: 6		Neighborhood: Missionary Ridge			
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**

**CASE NUMBER:** 2022-0030      **APPLICANT:** ASA Engineering c/o Allen Jones      **PROPERTY OWNER:** Shreenathji Properties, LLC & Pragnesh Patel

**PROPERTY ADDRESS:** 1023 S Seminole Drive and 3000 Blk of Ringgold Road      **TAX MAP PARCEL ID:** 156N-F-015.02 & 016      **SIZE OF REQUEST AREA:** 4.8 acres

**JURISDICTION:** East Ridge      **REQUEST:** Rezone from O-1, C-2, R-1 to R-3 for multi-family apartment development.

**REASON FOR REQUEST/PROJECT DESCRIPTION:** A request to rezone from O-1 Office District, C-2 General Commercial, and R-1 Residential to R-3 Residential Apartment District to develop multi-family apartments.

**PROPERTY DESCRIPTION**

<b>EXISTING LAND USE</b> Vacant ( Tax Map 156N-F-015.02) Single-Family (Tax Map 156N-F-016)	<b>SURROUNDING LAND USES</b> <u>North:</u> Commercial <u>East:</u> Commercial/Single-Family <u>South:</u> Single-Family <u>West:</u> Vacant	<b>ACCESS</b> S. Seminole Dr. and Ringgold Rd.
<b>PROPOSED RESIDENTIAL DENSITY</b> 15 du/ac	<b>ADJACENT RESIDENTIAL DENSITY</b> 1 du/ac	<b>NATURAL RESOURCES</b> There are slopes present on the property with an approximate 50% grade.

**ZONING**

- ZONING HISTORY**
- Case 2006-0023 was a request to rezone one of the parcels (3118 Ringgold Rd.) included in this request to R-3 Residential Apartment District for an apartment complex. The Planning Commission approved the staff recommendation which was to “approve, subject to a maximum of 10 units as shown on site plan.” The East Ridge City Council denied the case due to having an issue with zoning a property from commercial to residential.
  - Case 2018-0097, a request to rezone these parcels from O-1, C-2, and R-1 to R-3 Residential Apartment District for an apartment complex with 80 units. The request was denied by East Ridge City Council through ordinance #1080.

<b>ZONE DISTRICT COMPATIBILITY</b>	<b>USE</b>	<b>CURRENT O-1 ZONE</b>	<b>CURRENT C-2 ZONE</b>	<b>CURRENT R-1 ZONE</b>	<b>PROPOSED R-3 ZONE</b>
	Single-Family Residential	<input checked="" type="checkbox"/> when located in same building as principle permitted use	<input checked="" type="checkbox"/> when located in same building as principle permitted use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential	<input checked="" type="checkbox"/> when located in same building as principle permitted use	<input checked="" type="checkbox"/> When located in same building as principle permitted use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lodging	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>DEVELOPMENT STANDARDS</b>	<b>CURRENT O-1 ZONE</b>	<b>CURRENT C-2 ZONE</b>	<b>PROPOSED R-1 ZONE</b>	<b>PROPOSED R-3 ZONE</b>
	Lot Size	N/A	N/A	10,000 sf with public sewer	One lot of 10,000 sf plus 2,000 sf for each additional

	60'	N/A	75'	unit (on sewer) 60'
Lot Frontage	60'	N/A	75'	60'
Setbacks	Front: 25' Side: 10' when abutting residential district Rear: 25' when abutting residential district	Front: 25' Side: 10' Rear: 25' against R- 1, R-2, R-3, R-55, RZ-1, or RT-1	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	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	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
Density	N/A	N/A	N/A	18 du/ac

**DISCUSSION OF STAFF RECOMMENDATION**

Yes  No  See Comments

**COMPATIBILITY WITH COMPREHENSIVE PLAN**

The Hamilton County Comprehensive Plan’s Development Policy Identifies these parcels as falling within Development Intensity Level 5. Level 5 areas are considered areas that have a high road network density and are in close proximity to a major road intersection, and have the most potential for infill and redevelopment that is urban, walkable, and the most potential for future public services and facilities. These areas are usually highly populated and developed, and development patterns include a wide range of residential and non-residential uses and densities.

Yes  No  See Comments

**COMPATIBILITY WITH ADJACENT LAND USES**

The parcels are surrounded by single-family residences to the east, west, and south. The parcels to the north are developed commercial uses including self-storage, small corner store, and wholesale/warehousing. The commercial development extends up to the intersection of S Seminole and Ringgold Road.

Yes  No  See Comments

**COMPATIBILITY WITH DEVELOPMENT FORM**

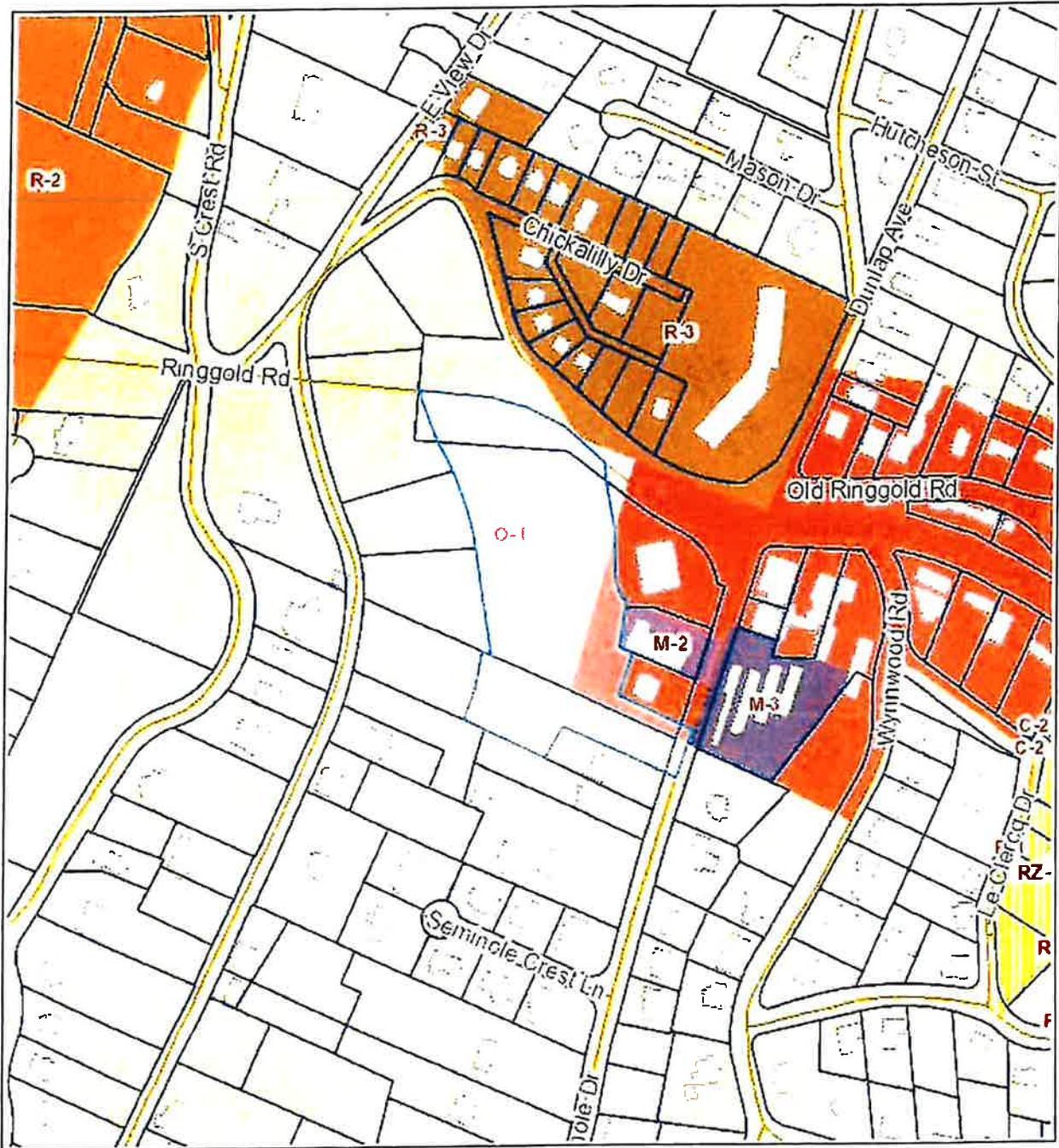
The surrounding development form is larger lots with one and two-story single-family residences to the east, west, and south. There is a commercial node that extends down S Seminole Road and along Ringgold Road.

Yes  No  See Comments

**CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT**

The introduction of multi-family development in this area may cause negative impacts on adjacent residences, specifically related to increased parking, traffic, and on-site lighting. If the application is approved, conditions related to landscaping, parking, and lighting may need to be considered. The following conditions of restricting access to Ringgold Road, number of units, increased landscaping against residences, and dumpster location may need to be considered.

# 2022-0030 Rezoning from O-1, C-2 & R-1 to R-3





**SITE DATA**

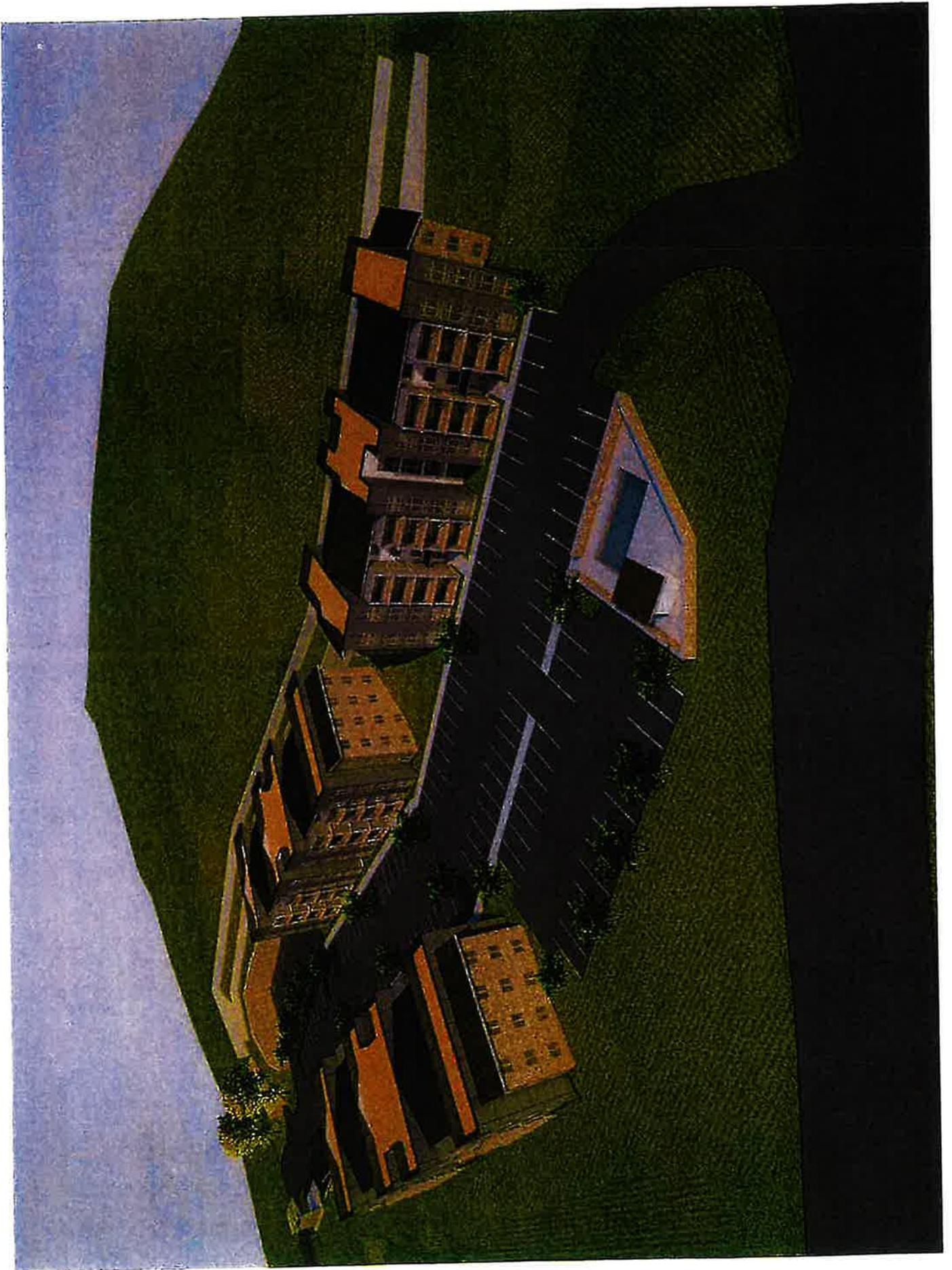
Owner  
 Street Address  
 Tax Map  
 Current Zone  
 Proposed Zone  
 Zoning Ordinance  
 Projected Use  
 Projected Units  
 Projected Density  
 Parking Spaces  
 Parking Ratio

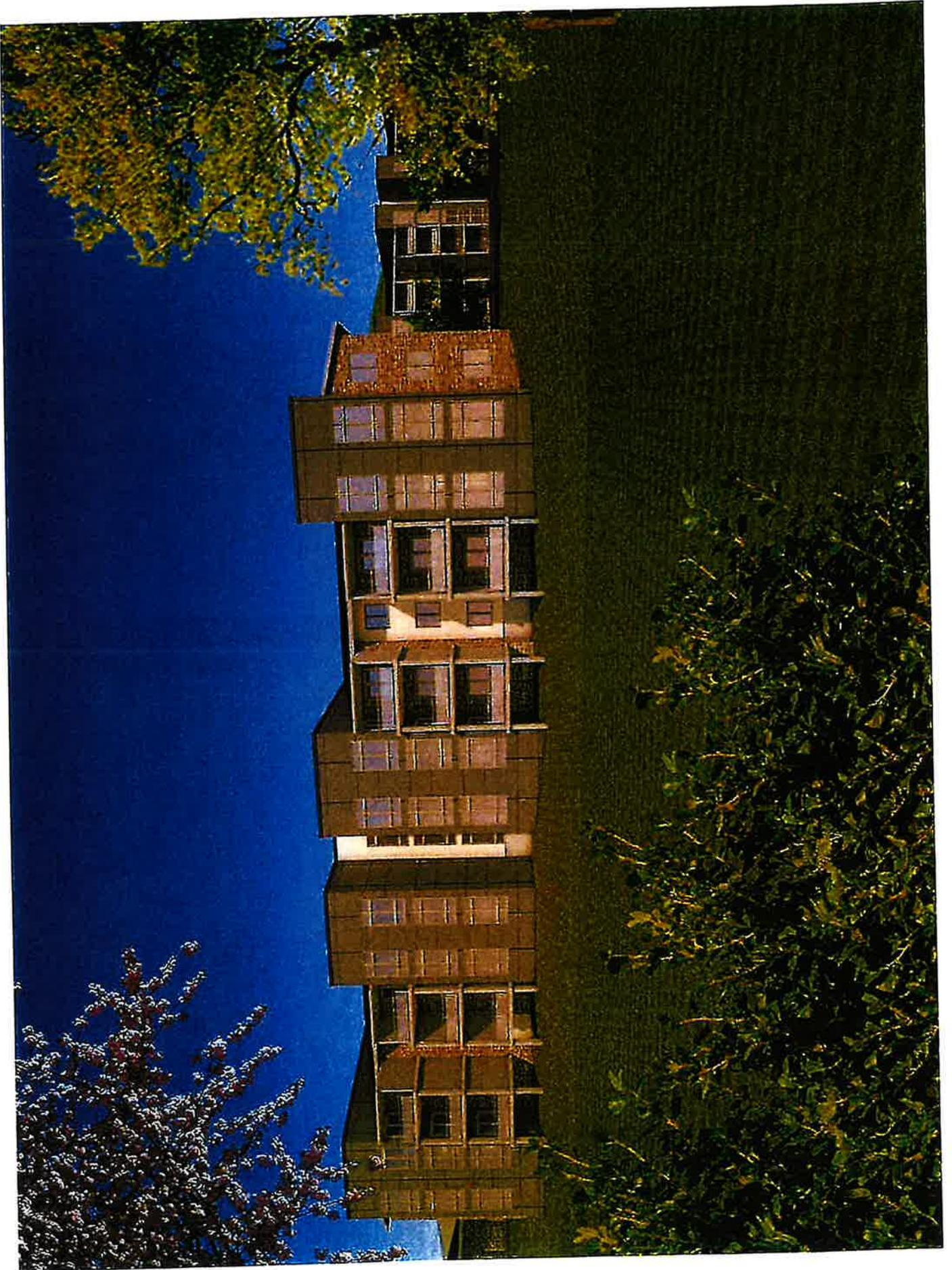
SHREEYATHS ENGINEERING LLC &  
 PRAGHESH PATEL  
 1500 S SEMINOLE DR  
 4781 015 01 & 1500 F 015  
 D-1.8 C-2 & B-1  
 R-3  
 Apartments  
 72 Units  
 15 Units / Acre  
 138 Spaces  
 1.88 Spaces/Unit



**Project Contact**  
 ASA Engineering & Consulting, Inc.  
 11111 Highway 51  
 Chicago, IL 60640  
 471.865.3100











# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

*Building and Codes Department*

## ORDINANCE NO. 1161

### AGENDA MEMORANDUM

TO: Mayor, Council; City Manager  
FROM: Michael Howell, Chief Building Official  
SUBJECT: Rezone of 1503 & 1509 McDonald Rd.  
DATE: February 15, 2022

On February 7th, 2022, Asa Engineering petitioned the East Ridge planning commission to rezone the properties located at 1503 McDonald Rd, tax map #169L- M -019 & 1509 McDonald Rd, tax map # 169M- H- 018 from C-1 (tourism commercial district) & C-2 (general commercial district) to M-3 (warehouse and wholesale district)

The Planning Commission approved the request, Asa Engineering has requested the rezone case move forward to city council for review and approval.

**ORDINANCE NO. 1161**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1503 MCDONALD ROAD, TAX MAP #169L-M-019 AND 1509 MCDONALD ROAD, TAX MAP #169M-H-018, FROM C-1 TOURISM COMMERCIAL DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT TO M-2 WAREHOUSE AND WHOLESALE DISTRICT**

**WHEREAS**, Asa Engineering, on behalf of the owner, SRRP LP and Shiv 2 LLC, petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of properties located at 1503 McDonald Road, Tax Map #169L-M-019 and 1509 McDonald Road, Tax Map #169M-H-018, from C-1 Tourism Commercial District and C-2 General Commercial District to M-2 Warehouse and Wholesale District. The properties are more particularly described as follows:

*Parts of Lots 38 thru 48, Block B, McDonald Estates, Plat Book 14, Page 5, ROHC, Deed Book 6387, Page 393, ROHC, and Lot 21, Garner Heights Subdivision of Block A of the McDonald Estate, Plat Book 15, Page 103, ROHC, Deed Book 12095, Page 977, ROHC. Tax Map 169M-H-018 and 169L-M-019*

**WHEREAS**, the East Ridge Planning Commission held a public hearing on this petition on February 7, 2022, 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 February 7, 2022; 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 March 10, 2022, 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 properties located at 1503 McDonald Road, Tax Map #169L-M-019 and 1509 McDonald Road, Tax Map #169M-H-018, from C-1 Tourism Commercial District and C-2 General Commercial District to M-2 Warehouse and Wholesale 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.

Passed on First Reading \_\_\_\_\_, 2022

Passed on Second Reading \_\_\_\_\_, 2022

\_\_\_\_\_  
Brian W. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



<b>CASE NUMBER: 2022-0023</b>		<b>Date Submitted: 12/21/2022</b>			
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed</i>					
<b>1 Applicant Request</b>					
Rezoned From: C-1 & C-2		Rezoned To: M-3	Total acres in request area: 0.93		
<b>2 Property Information</b>					
Property Address: 1503 & 1509 McDonald Rd		Property Tax Map Number 169M-H-018 & 169L-M-019			
<b>3 Proposed Development</b>					
Reason for request/Project description:		Self-storage			
<b>4 Site Characteristics</b>					
Current Use:		Motel and single family house			
Adjacent Uses:		Residential, Gas Station, Motel			
<b>5 Applicant Information</b>					
Name: ASA Engineering (c/o Allen Jones)					
Address (street, city, state, zip): 714 Cherry St, Chattanooga, TN 37402					
Phone: 423-805-3700		Email: ajones@asaengineeringinc.com			
Primary Contact (if different than applicant information):					
Address (street, city, state, zip):					
Phone:		Email:			
<input type="checkbox"/> ← If the Applicants Information is the same as the Property Owners, please check the box to the left.					
<b>6 Property Owner Information</b> <i>Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a letter of authorization from the property owner confirming that the applicant has permission to file this application on their behalf. Owner Authorization Letters are available through the RPA.</i>					
Name: SRRP LP & Shiv 2 LLC					
Address (street, city, state, zip): 1503 McDonald Rd, East Ridge, TN 37412					
Phone: 423-505-6360		Email: v727investments@gmail.com			
<b>7 Applicant Signature and Consent</b>					
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:			
<b>Office Use Only:</b>					
<b>Checklist</b>					
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Ownership Authorization
<input checked="" type="checkbox"/>	Property Cards	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats
<input checked="" type="checkbox"/>	Application Fee: \$635	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Credit
<input checked="" type="checkbox"/>	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**

**CASE NUMBER:** 2022-0023      **APPLICANT:** ASA Engineering c/o Allen Jones      **PROPERTY OWNER:** SRRP LP & Shiv 2 LLC

**PROPERTY ADDRESS:** 1503 & 1509 McDonald Road      **TAX MAP PARCEL ID:** 169M-H-018 & 169L-M-019      **SIZE OF REQUEST AREA:** 1.41 acres

**JURISDICTION:** East Ridge      **REQUEST:** Rezone from C-1 & C-2 to M-3

**REASON FOR REQUEST/PROJECT DESCRIPTION:** Rezone from C-1 Tourism Commercial & C-2 General Commercial District to M-3 Warehouse and Wholesale District for proposed self-storage warehouses.

**PROPERTY DESCRIPTION**

<p><b>EXISTING LAND USE</b> Motel (Tax Map 169L-M-019) Single Family Residence (Tax Map 169M-H-018)</p>	<p><b>SURROUNDING LAND USES</b> <u>North:</u> Commercial <u>East:</u> Single-Family/Multi-Family <u>South:</u> Single-Family <u>West:</u> Commercial/Single-Family</p>	<p><b>TRANSPORTATION</b> McDonald Road is a Local Street.</p>
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**ZONING**

- ZONING HISTORY**
- Case 2019-0119, a request to rezone 1509 McDonald Road from R-1 Residential to C-2 General Commercial District. The request was approved by East Ridge City Council subject to conditions through ordinance #123. The conditions state the following: the developer will construct a six-foot privacy fence or a privacy fence and berm equal to six feet and the height of the building will be restricted to two stories.
  - Case 2010-0085, a request to rezone the 6600 Block of Ringgold Road and the 1500 Block of Fincher Avenue from R-1, C-1, and C-2 to R-3 Residential Apartment District. The request was approved by East Ridge City Council subject to conditions through ordinance #880. The conditions state the following: new lighting installed as part of the redevelopment of this site shall be directed down and away from adjacent single-family residential uses, type "C" landscape buffer/screening installed around the perimeter of the site where the property abuts R-1 residential zone in accordance with the East Ridge Landscape Regulations, natural vegetation can be retained and used as buffer if it meets the intent of the East Ridge Landscape Provisions, a subdivision plat submitted and recorded abandoning property lines so as to combine the site into one overall development entity, and redevelopment of the site shall address and comply with the floodplain regulations of the City of East Ridge.

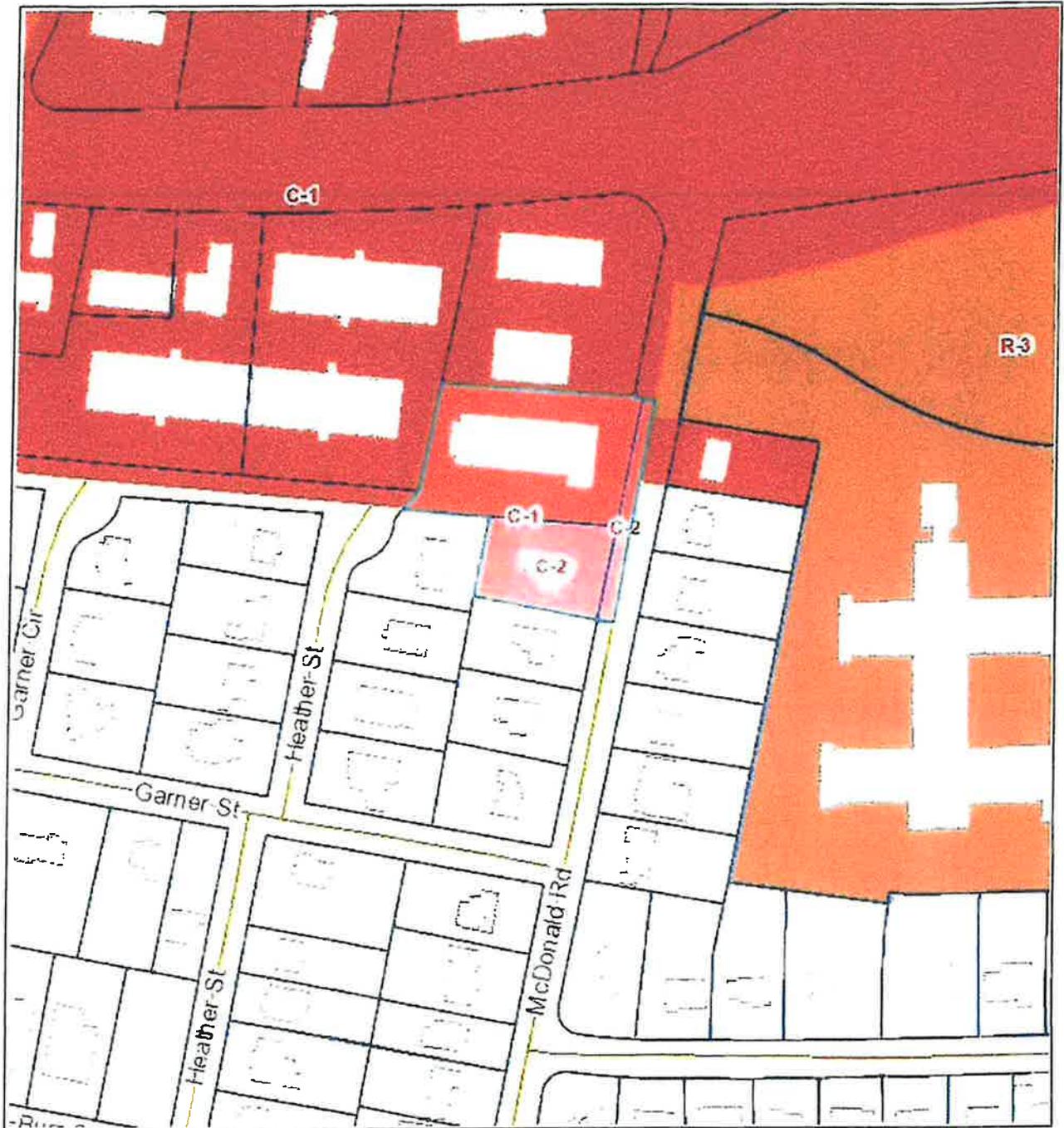
ZONE DISTRICT COMPATIBILITY	USE	CURRENT C-1 ZONE	CURRENT C-2 ZONE	PROPOSED M-3 ZONE
	Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/> When located in same building as principle permitted use	<input type="checkbox"/>
	Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/> When located in same building as principle permitted use	<input type="checkbox"/>
	Commercial	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Warehouse/Wholesale	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DEVELOPMENT STANDARDS	CURRENT C-1 ZONE	CURRENT C-2 ZONE	PROPOSED M-3 ZONE
Lot Size	N/A	N/A	N/A
Lot Frontage	N/A	N/A	N/A
Setbacks	Front: 25' Side: 10' Rear: 25' against R-1, R-2, R-3, R-55, RZ-1, or RT-1	Front: 25' Side: 10' Rear: 25' against R-1, R-2, R-3, R-55, RZ-1, or RT-1	Front: 25' Side: 25' when against a residential district Rear: 25' when against a residential district
Building Height	No building shall exceed in height the shortest distance from building to nearest boundary of a Residential district	No building shall exceed in height the shortest distance from building to nearest boundary of a Residential district	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**

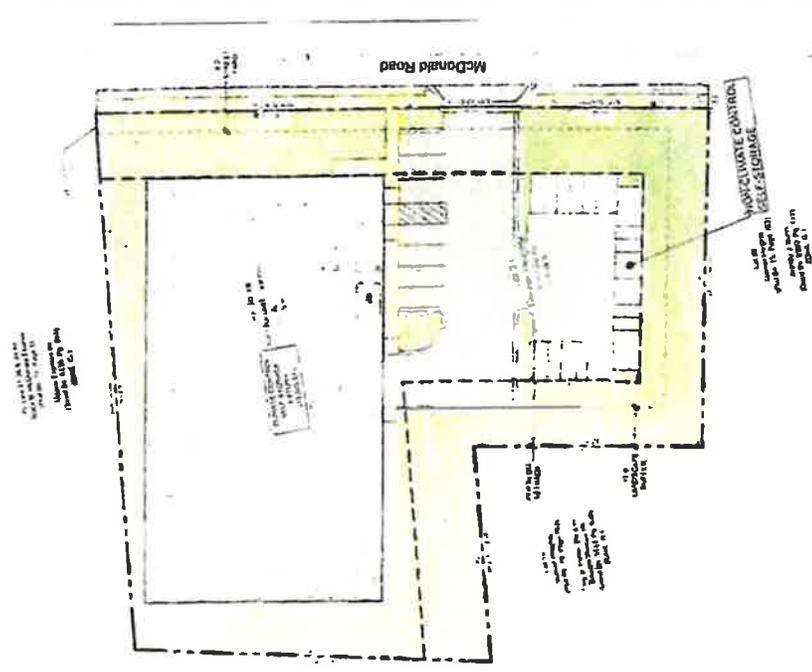
- Yes     No     See Comments    **COMPATIBILITY WITH COMPREHENSIVE PLAN**  
 The Hamilton County Comprehensive Plan’s Development Policy Identifies these parcels as falling within Development Intensity Level 5. Level 5 areas are considered areas that have a high road network density and are in close proximity to a major road intersection, and have the most potential for infill and redevelopment that is urban, walkable, and the most potential for future public services and facilities. These areas are usually highly populated and developed, and development patterns include a wide range of residential and non-residential uses and densities.
- Yes     No     See Comments    **COMPATIBILITY WITH ADJACENT LAND USES**  
 The parcels are both currently zoned for commercial uses but are surrounded by single-family residential uses to the east, west, and south. Parcels to the north contain existing commercial uses and abut a major roadway. The proposed M-3 Warehouse and Wholesale district will limit uses to warehouse and office uses only, which will not introduce more intense uses into the area.
- Yes     No     See Comments    **COMPATIBILITY WITH DEVELOPMENT FORM**  
 The surrounding development form is single-family, one-story cottages to the south, east, and west with commercial development leading up to the intersection of McDonald and Ringgold Road. The commercial strip extends along Ringgold Road.
- Yes     No     See Comments    **CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT**  
 The proposed zoning change to M-3 Warehouse and Wholesale district will limit allowable uses compared to the current zoning. This will limit the possibility of nuisance issues. The proposed development should follow site design and development standards required by East Ridge, which will likely require landscape buffering, etc.

# 2022-0023 Rezoning from C-1 & C-2 to M-3



# 2022-0023 Rezoning from C-1 & C-2 to M-3





AS A CONDITION OF THE PERMIT, THE APPLICANT SHALL MAINTAIN THE EXISTING CURB AND GUTTER ON THE WEST SIDE OF THE LOT.

THE APPLICANT SHALL MAINTAIN THE EXISTING CURB AND GUTTER ON THE WEST SIDE OF THE LOT.

**SITE DATA**  
 Owner: SPUR LP & SUBS, LLC  
 1501 S. 150th AVE, MC DONALD RD  
 1625, MC DONALD RD, CHANDLER, AZ 85224  
 0911, C-1, C-2, M-3  
 Zoning: SELF-STORAGE  
 Proposed Use: Property Use

**ASA**  
 Aerial Services  
 ASA Engineering & Consulting, Inc.  
 714 Cherry St., 111, 31027  
 Chandler, AZ 85224  
 480.433.3300



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867~7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

Finance Department  
*Diane Qualls, Director*

**ORDINANCE NO. 1162**

## MEMO

**TO: Mayor, Council and City Manager**

**FROM: Diane Qualls, CMFO**

**DATE: 03/18/2022**

**RE: Budget Amendment**

---

At the last meeting, Council approved the purchase of a police vehicle to be paid for using funds from the General Fund along with insurance proceeds.

Council also approve purchasing a truck for the Street Department using funds from the State Street Aid Fund. During the budget process both the State Street Aid Fund and the Solid Waste Fund were approved with more revenues being collected than expenses. Due to the budget not being balanced, I did not show any increase to the revenues. State Street Aid as of 06/30/2021 has a fund balance of \$1,376,655.

Solid Waste Fund did not change during this process. Two trucks are on order, and we hope to have them in a few months.

**ORDINANCE NO. 1162**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2022 OPERATING BUDGET, ORDINANCE NO. 1147, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS**

**WHEREAS**, Ordinance No. 1147 provided for the revenue for the City of East Ridge, Tennessee, for the fiscal year July 1, 2021 to June 30, 2022 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. 1147 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. 1147 is and the same hereby shall be amended as follows:

<b>General Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Insurance Recovery	20,000	41,000	61,000
Hamilton County	0	15,000	15,000
<b>Total Budget (Amended)</b>	<b>22,675,414</b>	<b>56,000</b>	<b>22,731,414</b>
Expenditures			
Police – Admin	2,061,732	41,000	2,102,732
Fire	3,292,995	15,000	3,307,995
<b>Total Budget (Amended)</b>	<b>22,675,414</b>	<b>56,000</b>	<b>22,731,414</b>

<b>State Street Aid Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Expenditures			
Capital Purchase	0	90,518	90,518
<b>Total Budget (Amended)</b>	<b>1,660,856</b>	<b>90,518</b>	<b>1,751,374</b>

<b>Solid Waste Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Use of Fund Balance	0	64,864	64,864
<b>Total Budget (Amended)</b>	<b>1,851,177</b>	<b>64,864</b>	<b>1,916,041</b>
Expenditures			
Capital Purchase	322,467	193,533	516,000
<b>Total Budget (Amended)</b>	<b>1,722,508</b>	<b>193,533</b>	<b>1,916,041</b>

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

Approved on second reading \_\_\_\_\_

\_\_\_\_\_  
Brian W. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark W. Litchford, City Attorney

**ORDINANCE NO. 1163**

**BRIAN WILLIAMS**  
*Mayor*

**JACKY CAGLE**  
*Councilmember*

**ANDREA WITT**  
*Councilmember*



**MIKE CHAUNCEY**  
*Vice Mayor*

**ESTHER HELTON**  
*Councilmember*

**CHRIS DORSEY**  
*City Manager*

## **City of East Ridge**

*1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423) 867-7711*

### **Memorandum**

To: City Council  
From: Mark Litchford  
RE: Charter Amendment  
DATE: March 21, 2022

At the last council meeting on March 10, 2022, the City Council approved for first reading Ordinance No. 1163 to submit in referendum to the people of East Ridge the question of amending Section 6-B(2) of the City Charter to provide that the City Court Clerk is appointed by the City Manager. Currently, the City Court Clerk position is an elected position under the existing Charter.

To amend the Charter, the City would need to pass the attached ordinance for second reading on Thursday, March 24, 2022 and submit this question in referendum to the voters of East Ridge, Tennessee. The next state general election is August 4, 2022. The Election Commission must receive the Ordinance to amend not later than April 14, 2022.

The City will also need to amend the City Code at Section 3-505 if the referendum to amend the Charter passes at the August 4, 2022 election.

**ORDINANCE NO. 1163**

**AN ORDINANCE TO SUBMIT IN REFERENDUM TO THE PEOPLE OF EAST RIDGE, TENNESSEE THE QUESTION OF AMENDING THE CHARTER OF THE CITY OF EAST RIDGE, TENNESSEE, BY AMENDING SECTION 6-B(2) OF THE CHARTER TO PROVIDE THAT THE CITY COURT CLERK IS APPOINTED BY THE CITY MANAGER, TO REMOVE THE CITY RESIDENCY AND REGISTERED VOTER REQUIREMENT, AND TO REMOVE THE TERM OF THE CITY COURT CLERK**

**BE IT ORDAINED** by the City Council of the City of East Ridge, Tennessee, as follows:

**SECTION 1:**

That at the general state election to be held on August 4, 2022 (the “Election”), there shall be submitted in referendum to the people of East Ridge, Tennessee, the question of amending Section 6-B(2) of the East Ridge City Charter as follows:

- (1) Removing the position of the East Ridge City Court Clerk as an elected position and replacing the same to provide that the position of the East Ridge City Court Clerk is appointed by the City Manager for East Ridge;
- (2) Deleting the city residency and voter registration requirement with Hamilton County, Tennessee; and
- (3) Removing the term period for the City Court Clerk position.

**SECTION 2:**

That to accomplish said referendum, the Election Commission of Hamilton County, Tennessee, is hereby directed to place upon the ballots to be used within the precincts of the City of East Ridge, Tennessee, during said Election the following words and figures:

**PROPOSAL:** Section 6-B(2) of the Charter for the City of East Ridge, Tennessee, is proposed to be amended by (1) removing the position of the East Ridge City Court Clerk as an elected position and in its place making the position appointed by the City Manager; (2) substituting the city residency and voter registration requirement with Hamilton County, Tennessee; and (3) removing the term period for the City Court Clerk position, and amending Section 6-B(2) to state as follows:



**SECTION 5.**

BE IT FURTHER ORDAINED, that this Ordinance shall be published in full by the Clerk of the City Council in the daily newspaper of general circulation in the City of East Ridge, Tennessee, after the passage thereof on second and final reading.

**SECTION 6.**

BE IT FURTHER ORDAINED, that the Clerk of the City Council shall certify the passage of this Ordinance to the Hamilton County Election Commission and request that the proposed amendment to the City Charter of the City of East Ridge, Tennessee, be placed on the ballot to be used in the general state election to be held on or about August 4, 2022.

**SECTION 7.**

BE IT FURTHER ORDAINED, that the cost of the referendum election shall be paid from the general funds of the City of East Ridge, Tennessee.

**SECTION 8.**

BE IT FURTHER ORDAINED, that a copy of this ordinance be furnished by the Finance Director to the Election Commission of Hamilton County as its authority to hold such referendum and to make such provision for the advertising and implementation of such referendum as is necessary.

**SECTION 9.**

BE IT FURTHER ORDAINED, that the Hamilton County Election Commission shall certify to the Clerk of the City Council of the City of East Ridge, Tennessee, the result of said election, and the said Clerk shall cause said certification to be made a part of the minutes of the City Council.

**SECTION 10.**

BE IT FURTHER ORDAINED, that a copy of this ordinance be published by the City in accordance with law.

**SECTION 11.**

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

Passed first reading \_\_\_\_\_, 2022.

Passed second reading \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brian Williams, Mayor

Attest:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

Approved to form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

Finance Department  
*Diane Qualls, Director*

## RESOLUTION NO. 3249

### MEMO

**TO: Mayor, Council and City Manager**

**FROM: Diane Qualls, CMFO**

**DATE: 03/07/2022**

**RE: Resolution**

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As you know each year \$2,000.00 is budgeted to support each of our four local schools with \$500.00 to be used for some need. Mr. Moreno, the principal at East Ridge High School, has reached out to us with his request. Principal Moreno would like to use the funds to encourage his staff and teachers for all that they do for their students during Teacher Appreciation Week. As you know the last two years have been extremely hard on all education staff as they continued to work with our children during the pandemic.

**RESOLUTION NO. 3249**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF EAST RIDGE, TENNESSEE,  
AUTHORIZING THE CITY TO DONATE \$500 TO  
EAST RIDGE HIGH SCHOOL FOR TEACHER  
APPRECIATION**

**WHEREAS**, the City of East Ridge has made it a practice in the past to help all the schools in the City whenever possible; and

**WHEREAS**, East Ridge High School has expressed a need for financial assistance for either staff incentives or their Teacher Appreciation Luncheon.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of East Ridge that the City Manager is authorized to expend funds of \$500 to East Ridge High School, which will be earmarked for either staff incentives or their Teacher Appreciation Luncheon.

**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 \_\_\_\_\_ 2022.

\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

Approved as to Form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



# EAST RIDGE HIGH SCHOOL

4320 Bennett Road East Ridge, TN 37412

office: 423.867.6200 fax: 423.867.6220 website: erhs.hcde.org

**JUAN MORENO**  
PRINCIPAL

**JOSEPH GALLETTA** ASSISTANT PRINCIPAL  
**BELINDA MARTIN** ASSISTANT PRINCIPAL  
**GLENN PERRY** ASSISTANT PRINCIPAL

March 7, 2021

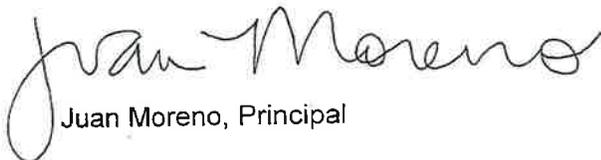
To Whom It May Concern:

As my first year as principal of East Ridge High School, one of my goals has been to uplift and build a climate and culture of support and engagement at the high school level. I have proudly served East Ridge schools for the last thirteen years. It has indeed been an excellent opportunity to empower the fantastic educators by sharing the history and pioneering spirit I have experienced in this community my entire career. I am lucky enough to now support teachers at a level where they are preparing students for their future pathways and creating opportunities for a group of students hungry for a chance to be successful and eager to leave their mark.

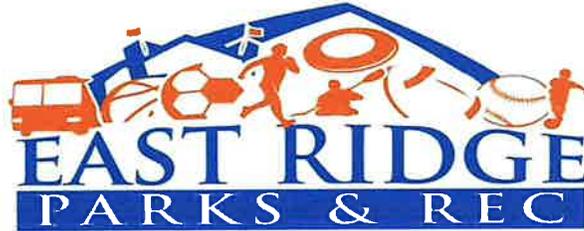
The hard work our staff, and teachers do every day is only possible by the amazing individuals who go above and beyond every day to ensure that students are engaged, safe, and supported. While I would love to shower my staff with all the tangible rewards and accolades they deserve, I am limited on the amount and kind of accounts I can use for staff incentives like buying them lunch or snacks as a thank you. I want to use the \$500 to put it towards our faculty and staff incentives or sponsor a meal during the upcoming Teacher Appreciation celebration. I believe that your kind donation would be a welcomed surprise that would put a smile on the face of some of the most hardworking and passionate individuals I have had the honor of working alongside.

I hope you see this as a valuable and worthy cause to pour into our staff and faculty. We thank you for the service and mindful decision-making you go through in your roles. Your leadership and courage continue to allow the East Ridge community to thrive and keep the Pioneer spirit going so that we can continue to do our job. Please feel free to contact me if you have any additional questions and THANK YOU for this opportunity!

Go, Pioneers!

  
Juan Moreno, Principal

**RESOLUTION NO. 3250**



**323 Camp Jordan Parkway  
East Ridge, TN 37412  
(423) 490-0078**

**MEMORANDUM**

**TO:** Mayor and Council  
City Manager

**FROM:** Shawna Skiles, Interim Parks and Recreation Director

**SUBJECT:** East Ridge Elementary School Graduation

**DATE:** March 15, 2022

East Ridge Elementary School has requested the use of Camp Jordan Arena for their 5<sup>th</sup> grade graduation on Tuesday, May 24, 2022 from 8:30am-10:30am. Staff recommends waiving the fees for the Arena in support of East Ridge Elementary School.

**RESOLUTION NO. 3250**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO WAIVE THE FEE FOR USE OF CAMP JORDAN ARENA BY EAST RIDGE ELEMENTARY SCHOOL FOR THEIR FIFTH GRADE GRADUATION**

**WHEREAS**, East Ridge Elementary School will be holding their fifth-grade graduation on Tuesday, May 24, 2022 from 8:30 am – 10:30 am; and

**WHEREAS**, East Ridge Elementary School is requesting that the City waive the fee for use of the Arena in order to hold their graduation at Camp Jordan Park.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that the fee for use of the Camp Jordan Arena on Tuesday, May 24, 2022 from 8:30 am – 10:30 am for the East Ridge Elementary fifth-grade graduation will be waived.

**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 \_\_\_\_\_ 2022.

\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

Approved as to Form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

*Building and Codes Department*

## RESOLUTION NO. 3251

### AGENDA MEMORANDUM

TO: Mayor, Council, and City Manager  
FROM: Michael Howell, Chief Building Official  
SUBJECT: Fundraising Event for East Ridge Needy Child Fund  
DATE: March 15, 2022

Alicia Stanfield has requested council approval to operate an outdoor sale fundraiser at 6501 Slater Road for the East Ridge Needy Child Fund. Operations will take place in the antique district parking lot on May 7, 2022, from 10 am to 6 pm. All proceeds collected from vendor space rental (approximately fifty spaces available) will go to the East Ridge Needy Child Fund.

**RESOLUTION NO. 3251**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY USE PERMIT FOR THE EAST RIDGE NEEDY CHILD FUND TO HOLD AN OUTDOOR SALE FUNDRAISER IN THE PARKING LOT OF THE EAST RIDGE ANTIQUE MALL**

**WHEREAS**, the purpose of the East Ridge Needy Child Fund (“ERNCF”) is to serve the children in our community, not only by providing presents at the holidays, but also providing much-needed clothing, food, school supplies, and other needs throughout the year; and

**WHEREAS**, the ERNCF is requesting a temporary use permit in order to hold an outdoor sale fundraiser in the parking lot of the East Ridge Antique District, located at 6501 Slater Road on May 7, 2022 from 10 am – 6 pm; and

**WHEREAS**, all proceeds collected from vendor space rental (approximately fifty spaces available) will go to the East Ridge Needy Child Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of East Ridge, Tennessee, that the City Manager is authorized to issue a Temporary Use Permit to the ERNCF in order for the organization to hold an outdoor sale fundraiser on May 7, 2022 in the parking lot of the East Ridge Antique District, 6501 Slater Road, East Ridge, TN from 10 am – 6 pm.

**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 \_\_\_\_\_ 2022.

\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

Approved as to Form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney

**RESOLUTION NO. 3252**

**BRIAN WILLIAMS**  
*Mayor*

**JACKY CAGLE**  
*Councilmember*

**ANDREA WITT**  
*Councilmember*



**MIKE CHAUNCEY**  
*Vice Mayor*

**ESTHER HELTON**  
*Councilmember*

**CHRIS DORSEY**  
*City Manager*

## **City of East Ridge**

*1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423) 867-7711*

### **MEMORANDUM**

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**TO:** City Council

**FROM:** Mark Litchford

**DATE:** March 21, 2022

**RE:** Camp Jordan Parkway Maintenance Agreement

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City of East Ridge and Wolftever Development, LLC desire to enter into a maintenance agreement related to Camp Jordan Parkway for the servicing and lawncare of the grass and landscape area adjacent to Camp Jordan Parkway, as well as the grass median that runs along Camp Jordan Parkway, from the intersection at Ringgold Road to the West Chickamauga Creek Bridge. There is no cost to the City for this service.

A copy of the proposed Maintenance Agreement is attached to the Resolution as Exhibit A.

**RESOLUTION NO. 3252**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR TO EXECUTE THE CAMP JORDAN PARKWAY MAINTENANCE CONTRACT WITH WOLFTEVER DEVELOPMENT, LLC**

**WHEREAS**, the City of East Ridge and Wolftever Development, LLC desire to enter into a maintenance agreement related to Camp Jordan Parkway; and

**WHEREAS**, the agreement relates to the servicing and lawncare of the grass and landscape area adjacent to Camp Jordan Parkway, as well as the grass median that runs along Camp Jordan Parkway, from the intersection at Ringgold Road to the West Chickamauga Creek Bridge; and

**WHEREAS**, a copy of the Agreement is attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of East Ridge, Tennessee, that the Mayor of the City of East Ridge is hereby approved and authorized to execute the Camp Jordan Parkway Maintenance Agreement in the form attached hereto as **Exhibit A**.

**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 \_\_\_\_\_ 2022.

\_\_\_\_\_  
Brian W. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark W. Litchford, City Attorney

## EXHIBIT A

### CAMP JORDAN PARKWAY MAINTENANCE CONTRACT

THIS CONTRACT is made and entered into on \_\_\_\_\_, 2022 (“Effective Date”), by and between Wolftever Development, LLC. (the “Service Company”), whose address is 800 Broad Street Suit 200, Chattanooga, TN 37402 and the City of East Ridge (the “City”), whose address is 1517 Tombras Avenue, East Ridge, TN 37412.

**WHEREAS**, Service Company has an interest in servicing and maintaining the grass and landscape area adjacent to Camp Jordan Parkway as well as the grass median that runs along Camp Jordan Parkway and is willing to provide such services to the City as per the terms herein.

**WHEREAS**, the City desires to have the Service Company furnish maintenance on the following:

**NOW, THEREFORE**, in consideration of the mutual covenants and promises hereinafter set forth, the parties hereto agree as follows,

#### 1. **Maintenance Services.**

Service Company is responsible for maintaining the grass and landscape area adjacent to Camp Jordan Parkway as well as the grass median that runs along Camp Jordan Parkway, from the intersection at Ringgold Road to the West Chickamauga Creek Bridge (collectively the “Service Area”) in good and workmanlike manner free of overgrowth, unsightly weeds, and litter. The City will not accept any responsibility for injuries/damage to lawncare equipment or to Service Company’s employees, agents, or contracted workers. Service Company is expected to complete the maintenance necessary for upkeep of the grass areas of Camp Jordan Parkway. Service Company will not be expected to facilitate road repairs, lighting repairs or irrigation repairs, but only the upkeep necessary for landscaping. In the event replacement of landscape becomes necessary (downed tree or shrub), Service Company will notify City and make arrangements for the replacement which costs will be reimbursed to Service Company by City.

#### 2. **Payment Terms.**

Service Company will not be compensated for maintaining the Service Area, but the City will allow Service Company to place/erect lighting such as Edison-like bulbs across Camp Jordan Parkway provided such lighting does not obstruct traffic, is high enough to accommodate large tractor trailers that may travel the road, and complies with any and all local, state, and/or federal traffic regulation requirements.

#### 3. **Trained Employees.**

Trained personnel directly employed, supervised, or hired by Service Company shall perform all services required by the terms of this Contract. Service Company agrees that each of its employees or any third-party agency hired to perform such services will be properly qualified and use reasonable care in the performance of his or her duties.

## EXHIBIT A

### 4. Indemnification

Service Company agrees to indemnify the City and their officers, employees, and agents (individually, an "Indemnitee") with respect to, and hold each Indemnitee harmless from and against, any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever which may be imposed on, incurred by, or asserted against such Indemnitee, in any way relating to or arising out of Service Company's performance of its services under this Agreement.

### 5. Term

This Agreement shall be effective as of the Effective Date above upon approval by the City Council and Service Company and shall remain in effect for five (5) years unless terminated earlier by either party upon fifteen (15) days advanced written notice.

### 6. Assignment

This Agreement may not be assigned or transferred without the prior written consent of both parties. Any such assignment shall not be valid and the non-transferring party is not obligated to recognize or honor any such assignment.

### 7. Non-Exclusive

Except as provided in this Agreement, nothing in this Agreement shall or is intended to operate as granting Service Company an exclusive right in the Service Area.

**City of East Ridge, Tennessee**

By: \_\_\_\_\_  
Authorized Representative

**Wolftever Development, LLC**

By: \_\_\_\_\_  
Authorized Representative



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

Janet Middleton  
City Recorder

## AGENDA MEMORANDUM

TO: Mayor and City Council  
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: ZONING APPEALS BOARD APPOINTMENTS

DATE: March 17, 2022

The following terms for the Zoning Appeals Board expire on April 8, 2022.

Mac Pendley	Councilmember Cagle	4/9/19 - 4/8/22
Eric Zitzow	Vice Mayor Chauncey	8/26/21 – 4/8/22
		<i>Filled unexpired term</i>

**Brian Williams**  
Mayor

**Mike Chauncey**  
Vice-Mayor

**Jacky Cagle**  
Councilmember

**Esther Helton**  
Councilmember

**Andrea Witt**  
Councilmember

**Chris Dorsey**  
City Manager



# City of East Ridge

1517 Tombras Avenue  
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*Building and Codes Department*

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## MEMORANDUM

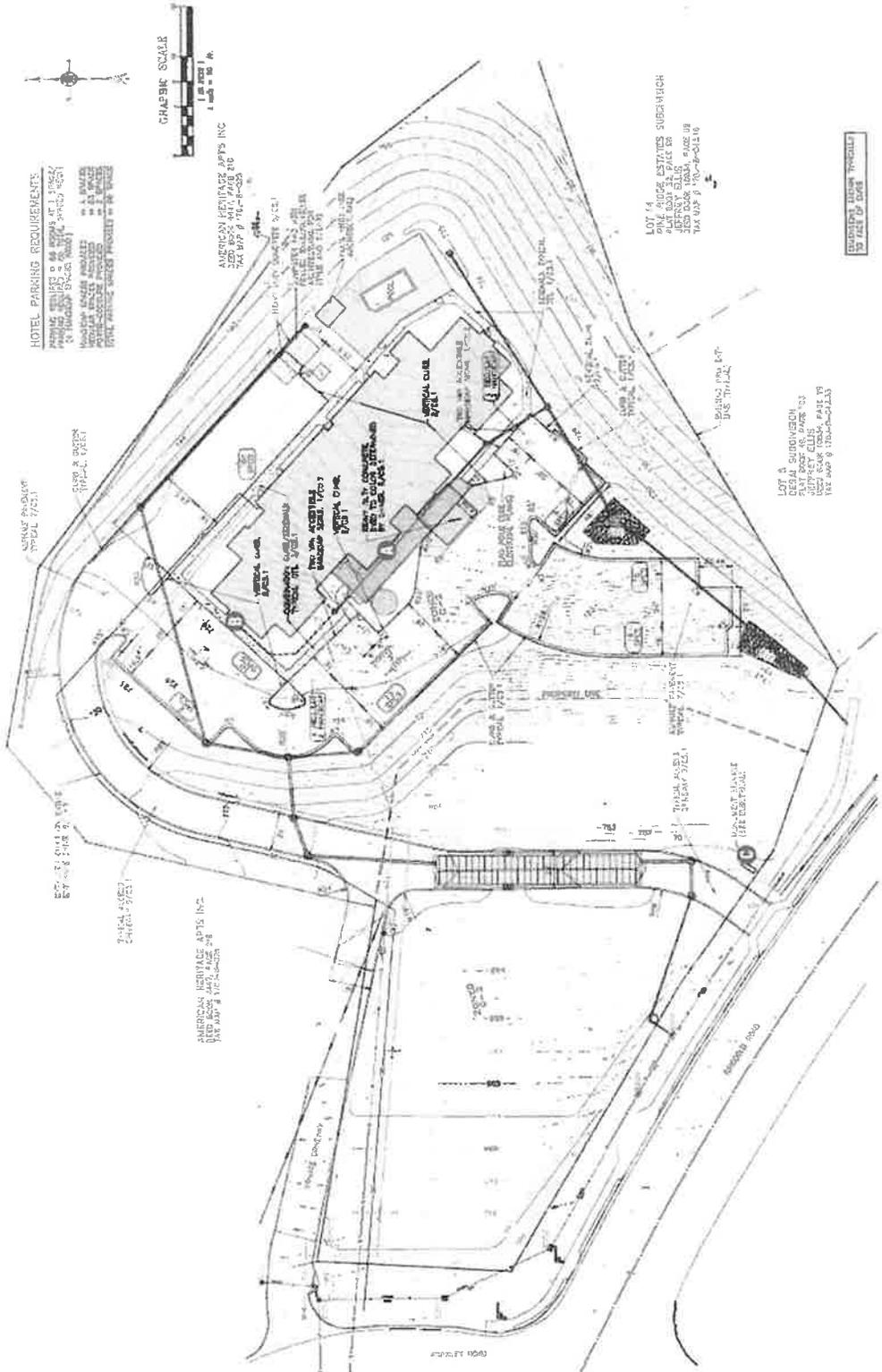
TO: Mayor, Council, and City Manager

FROM: Michael Howell – Building Official

SUBJECT: Sign Variance – 6801 Ringgold Road (Townplace Inn & Suites)

DATE: March 21, 2022

Steve Taylor with Southern Advertising Signs has submitted a sign variance request on behalf of Dynamic Group. Mr. Taylor is seeking council approval to reduce the front setback of the proposed 49 square foot monument sign from 15 feet to zero. Signs with an area greater than 40 square feet are required 15 ft setback from closest point of sidewalk edge or public right of way, whichever is farthest from street curb.



- A** 24" LED CHANNEL LETTERS
- B** 24" LED CHANNEL LETTERS
- C** MONUMENT

**DRAWING NO:**  
**106682.00**

ARTIST: AAAJ DATE: 06-07-21  
 SHEET: 1 OF 4

**TOWNSHIP SUITES**  
**68-10 RINGGOLD ROAD**  
**EAST RIDGE, TN**

DATE	BY	DATE	BY
Rev. #1		Rev. #4	
Rev. #2		Rev. #5	
Rev. #3		Rev. #6	

CUSTOMER APPROVAL:

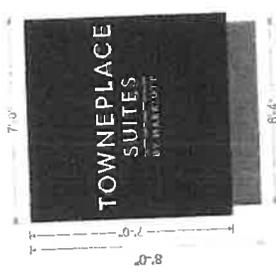
DATE:

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### MONUMENT SPECIFICATIONS

- Monument Specifications:**  
 Construction: Aluminum angle frame with 125' aluminum  
 end-box alloy finish  
 Face Construction: Routed aluminum with becker panel  
 Retainer: Bleed face  
 Illumination: White LED's  
 Exterior Finish: Polycarbonate MP-1V8520 Carbon Black,  
 satin finish (or Fambase® 1795 C red, satin finish  
 for red option)  
 Interior Finish: Flat reflective white
- Monument Face Specifications:**  
 Face Construction: Routed aluminum with becker panel  
 Face Decoration: Paint Mathews MP-1V8520 Carbon  
 Black, satin finish (or Fambase® 1795 C red, satin  
 finish for red option)  
 Becker Panel: .118" white solar grade polycarbonate
- Back Cover Specifications:**  
 • Preferred method to have monument base match building  
 hardware (stone, brick, etc. provided by general  
 contractor)
- Construction:** Aluminum angle frame with .030" aluminum skins  
 Exterior Finish: Paint Fambase® Cool Gray 11 C, satin finish  
 \*\* If brand color is used, all other finishing signs must be  
 the same color as well. This includes mid-rise signs, in-site  
 signs and directional signs.



**MONUMENT**



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CUSTOMER APPROVAL:

DATE:

REV.#1	DATE	BY	REV.#4	DATE	BY

TOWNEPLACE SUITES  
 6810 RINGGOLD ROAD  
 EAST RIDGE, TN

DRAWING NO:  
**106682.00**

ARTIST: AAJ DATE: 08-07-21  
 SHEET: 4 OF 4