

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

**October 27, 2022  
6:00 pm**

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes October 13, 2022 Council Meeting
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business:
  - A. **ORDINANCE NO. 1174** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP (2<sup>nd</sup> and final reading)
  - B. **ORDINANCE NO. 1175** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> and final reading)
9. New Business:
  - A. **ORDINANCE NO. 1176** – 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 9 FRANKLIN PLACE, TAX MAP #156M-A-004, FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (1<sup>st</sup> reading)
  - B. **RESOLUTION NO. 3322** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE PURCHASE OF SOCCER UNIFORMS FOR THE 2022 - 2023 INDOOR SOCCER SEASON
  - C. **RESOLUTION NO. 3323** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH RETAIL STRATEGIES FOR MARKET ANALYSIS, STRATEGIC PLANNING AND RETAIL RECRUITMENT

- D. **PUBLIC HEARING FOR RESOLUTION NO. 3324** – Approve a variance to the Landscape ordinance at 495 Camp Jordan Parkway
- E. **RESOLUTION NO. 3324** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S LANDSCAPE ORDINANCE NO. 870 FOR PROPERTY LOCATED AT 495 CAMP JORDAN PARKWAY, TAX MAP #170I-A-037.09
- F. **RESOLUTION NO. 3325** – A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S SIGN ORDINANCE NO. 1028 FOR PROPERTY LOCATED AT 5611 RINGGOLD ROAD, TAX MAP #169K-A-014
- G. Discussion of Tentative Agenda Items for the **November 10, 2022** Council Meeting (see Attachment A)

10. Adjourn

**ATTACHMENT A  
TENTATIVE AGENDA  
November 10, 2022**

**8. Old Business:**

- A. **ORDINANCE NO. 1176** – 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 9 FRANKLIN PLACE, TAX MAP #156M-A-004, FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (2<sup>nd</sup> and final reading)

**9. New Business:**

- A. **RESOLUTION NO. \_\_\_\_** - Appointment to Beer Board – Councilmember Helton
- B. **RESOLUTION NO. \_\_\_\_** - Appointment of Beer Board Chairperson – Mayor Williams

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

**October 13, 2022  
6:00 pm**

The East Ridge City Council met pursuant to notice on October 13, 2022, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Rev. Charles Cochran, East Ridge Church of Christ, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

**Present:** Mayor Williams, Vice Mayor Chauncey, Councilmember Cagle, Councilmember Witt, City Manager Dorsey, City Attorney Litchford, and City Recorder Middleton

**Absent:** Councilmember Helton

**Attendance:** 9

**Employee Milestone Awards for September** – Mayor Williams announced the employee milestone awards for the following employees:

Crystal R. Gilbert	5 years
Mike P Flynn Jr.	5 years
Brendan R Beadle	5 years

The Mayor stated he appreciates all the employees of the City.

**Consent Agenda:**

- A. Approval of Minutes September 22, 2022 Council Meeting
- B. Approval of July 2022 Financial Report
- C. Declaration of Surplus Property

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

**Communication from Citizens:** None

**Communication from Councilmembers:**

Councilmember Witt, Councilmember Cagle, and Vice Mayor Chauncey had nothing at this time.

Mayor Williams discussed the following:

- The grand opening for East Ridge Wine and Spirits was held on September 23, 2022. The Mayor also shared information regarding the liquor stores and the border region. He stated this is state legislation funded by the state, not local, portion of the sales tax. It must be spent on economic development. The developers spent a total of \$7 million with no money from the City and no risk to the City. Because the developers increased their floor space, we did a 50/50 split. By entering into this agreement, we could receive \$3.5 million with no risk and no investment. City Manager Dorsey stated the \$3.5 million goes toward future border region expenditures.
- October is Breast Cancer Awareness Month, so employees had a group picture taken outside at City Hall in front of one of the City's fire trucks to mark the occasion.
- October 15, 2022 – There will be a car show and cruise in at Camp Jordan to raise funds for the Needy Child Fund.
- October 25, 2022 – National Night Out at 5:30 pm behind City Hall.
- October 27, 2022, 3:30 – 5:30 pm – The Library will have a drive through Trick or Treat event.
- Councilmember Witt stated she has received questions regarding the t-shirts the Fire Department is selling for Breast Cancer Awareness. She stated there are still some shirts at the Fire Department that can be purchased.

**Communication from City Manager:**

- North Mack Smith – We are in the process of right-of-way and utility coordination. We have contacted property owners regarding rights-of-way and ASA is coordinating with utilities regarding any conflicts. They are also working with EPB regarding placement of new poles. Mr. Dorsey will have a detailed estimate within the next few weeks, but there has been no increase in cost.
- Multi Modal – Mr. Dorsey stated there have been some issues with sewer laterals, but the project is pretty much on track.
- TDOT paved the aprons at three intersections and the stop bars are down. They will be striped within the next week.
- Leaf season – The leaf truck we ordered last spring should be here soon. The Mayor asked if we have a schedule yet, but Mr. Dorsey stated it depends on when the leaves fall. We will start on the west end of town this year.

**Old Business:** None

**New Business:**

**PUBLIC HEARING FOR ORDINANCE NO. 1174 - HC Realty and Parkridge Medical Center, Inc. - Abandon a portion of Peck Drive (Tax Map ID #169C-C-001.01 and 169C-C-004) –** City Attorney Litchford read the ordinance on caption. Mayor Williams opened the public hearing. The applicant was not present, and no one came forward in favor of or in opposition to the ordinance. Mayor Williams closed the public hearing.

**ORDINANCE NO. 1174 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP (1<sup>st</sup> reading) –** City

Attorney Litchford read on caption. Mr. Dorsey stated the hospital owns the property on all three sides of the drive. Chief Building Official Howell stated abandonment will not hinder or landlock any other properties. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Ordinance No. 1174 on first reading. The vote was unanimous. Motion approved.

**ORDINANCE NO. 1175 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Finance Director Qualls stated we are increasing revenues in the General Fund for the Gateway project (Sterling Holdings) in the amount of \$5 million in pass through funds. We have also purchased a Police vehicle, an Administration vehicle, had truck repairs in Sanitation, and received a CSX grant for computers for the Fire Department. Vice Mayor Chauncey made a motion, seconded by Councilmember Cagle, to approve Ordinance No. 1175 on first reading. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3319 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO DELEGATE REVIEW AUTHORITY FOR ELIGIBLE SUBDIVISION PLATS TO THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY STAFF AS DETAILED IN PUBLIC CHAPTER 994** – City Attorney Litchford read on caption. Chief Building Official Howell stated the Tennessee General Assembly updated the code to allow an increase in the number of plats the RPA can review. This will not affect the City, but we still have to adopt this resolution. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve Resolution No. 3319. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3320 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY OF EAST RIDGE TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS JAMES L. RICHARDSON DRIVER SAFETY GRANT PROGRAM** – City Attorney Litchford read on caption. Finance Director Qualls stated we would use the grant to install GPS systems in City vehicles as a safety measure. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3320. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3321 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO DONATE SIXTY-EIGHT (68) X26P TASER CARTRIDGES TO THE TOWN OF LOOKOUT MOUNTAIN FOR USE BY THEIR POLICE DEPARTMENT** – City Attorney Litchford read on caption. Chief Uselton stated the City can no longer use these cartridges since they have transitioned to a different Taser; however, the Police Department at Lookout Mountain still uses them. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve Resolution No. 3321. The vote was unanimous. Motion approved.

## Discussion of Tentative Agenda Items for the October 27, 2022 Council Meeting

### 8. Old Business:

- A. **ORDINANCE NO. 1174 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP (2<sup>nd</sup> and final reading)** No discussion.
- B. **ORDINANCE NO. 1175 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> and final reading)** – No discussion.

### 9. New Business:

- A. **RESOLUTION NO. \_\_\_\_** - Bids for indoor soccer uniforms – City Manager Dorsey stated we bid these out every year. Indoor soccer starts in December at Camp Jordan Arena.

Mr. Dorsey stated we may have a zoning item for the agenda when we finalize all the information.

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. 1174

### AGENDA MEMORANDUM

TO: Mayor, Council; City Manager  
FROM: Michael Howell  
SUBJECT: Peck Drive right of way abandonment  
DATE: September 14, 2022

On September 7<sup>th</sup>, 2022, HCA Realty Inc, and Parkridge Medical Center Inc, petitioned the East Ridge planning commission to abandon a portion of Peck Drive located adjacent to parcels 941 Spring Creek Rd (Tax Map # 169C C 004) and 1001 Spring Creek Road (Tax Map # 169C C 001.01).

Abandonment of Peck Drive would be approximately 50 feet x 362 feet in size.

The East Ridge Planning Commission approved the request, HCA Realty Inc, and Parkridge Medical Center Inc have requested the abandonment move forward to city council for review and approval.

**ORDINANCE NO. 1174**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP**

**WHEREAS**, Section 2.15 of the Corporate Powers of the East Ridge City Charter empowers the City of East Ridge to establish, open, relocate, and vacate real property, including public streets, public sidewalks, and public alleys; and

**WHEREAS**, the Applicant, HCA Realty and Parkridge Medical Center, Inc. have submitted an application for abandonment to the Hamilton County Regional Planning Agency in accordance with T.C.A. §13-4-104 for mandatory referral related to the following properties:

**169C-C-001.01 AND 004**

**WHEREAS**, the portion of the right-of-way to be abandoned is attached hereto as Exhibit A; and

**WHEREAS**, the East Ridge Planning Commission held a public hearing on this matter on September 7, 2022, where it reviewed the Applicant's application and heard and considered all statements concerning the petition; and

**WHEREAS**, after conducting and closing the public hearing, the Commission voted to recommend approval of the application to the City Council; and

**WHEREAS**, it has been properly advertised in a paper of general circulation in the City of East Ridge that an application has been submitted to the City Council of the City of East Ridge to abandon a right-of-way located in the 9000 block of Peck Drive as depicted in Exhibits A and B; 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 in accordance with applicable law; and

**WHEREAS**, the East Ridge City Council held a public hearing on October 13, 2022 at which time all interested parties were given an opportunity to be heard; and

**WHEREAS**, the City Council, after consideration of recommendations of the RPA staff are of the opinion that it is proper, necessary and in the best interests of the health, safety, morals and general welfare of the City to abandon the right-of-way in the 9000 block of Peck Drive as reviewed and approved by the Planning Commission and to transfer the unrestricted title and use of the abandoned portion to HCA Realty and Parkridge Medical Center, Inc.

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

Section 1. That the right-of-way located in the 9000 block of Peck Drive as depicted in Exhibit A hereto is abandoned and the City does henceforth abandon, relinquish, and quitclaim any and all title it may have, either legal or equitable, in the underlying right-of-way to HCA Realty and Parkridge Medical Center, Inc.

Section 2. The Mayor is hereby authorized to execute any and all deeds, documents, or agreements to transfer the said underlying right-of-way in accordance herewith, subject to the review and approval of the City Attorney.

**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

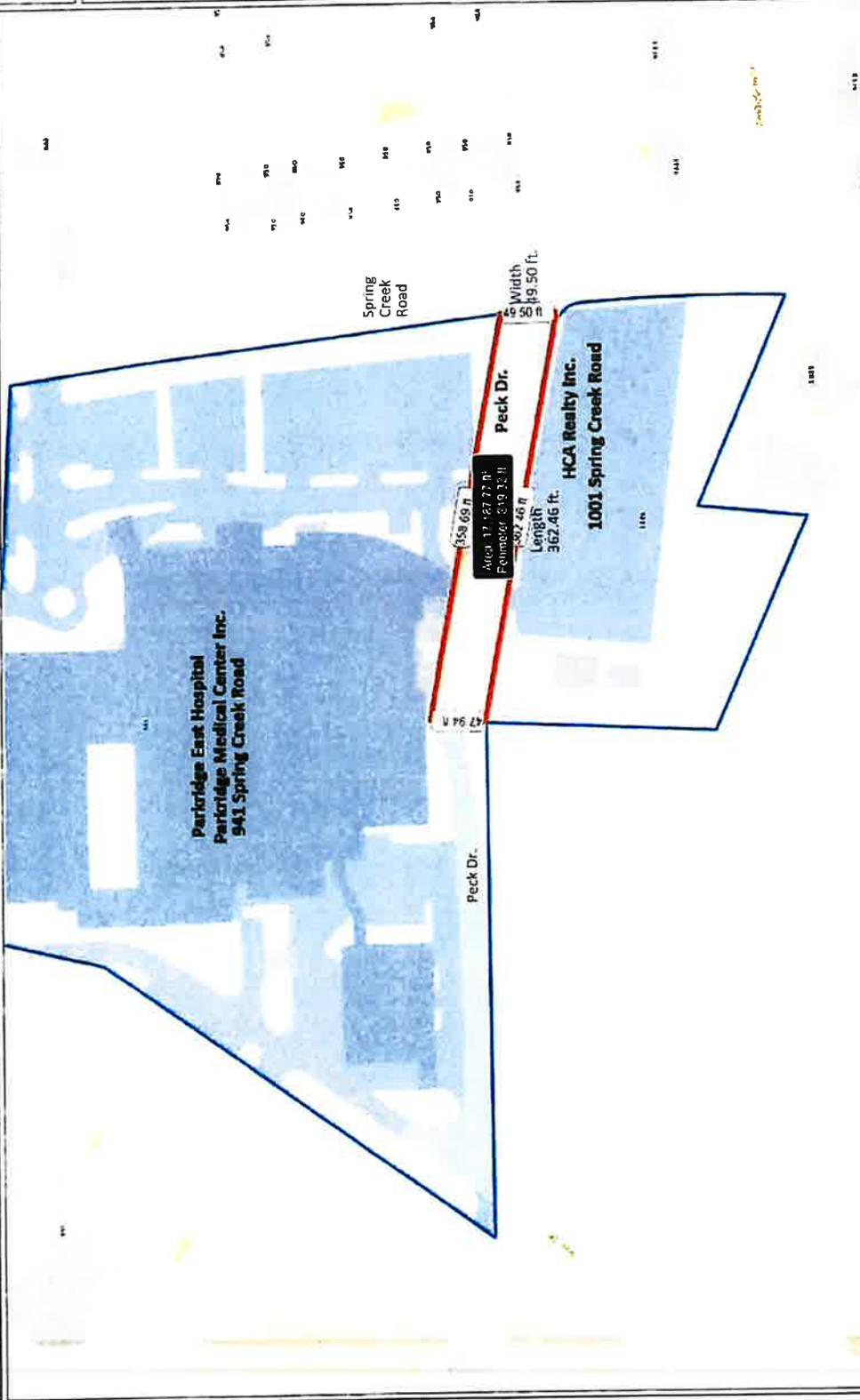
APPROVED AS TO FORM:

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



- Legend**
- Parcels
  - Addressing <1200
  - County Boundary
  - Recycling Centers
  - Healthcare Facilities
  - Emergency Services Localities
  - FIRE
  - MEDIC
  - POLICE
  - Cemeteries
  - Religious Facilities
  - Schools
  - Building Footprints
  - Miscellaneous Structures
  - Driveways
  - Parking
  - Water Bodies
  - Other Water Bodies
  - Recreational Areas
  - Subdivision
  - Hamlets

- Applicant Properties
- Closure/Abandonment Area



0 14.42 144.3 feet

NAD\_2011\_StatePlane\_Tennessee\_FIPS\_2100\_Ext  
© 2011 Esri, All rights reserved. ArcGIS Desktop 10.0.0.1000

Disclaimer: This map is for informational purposes only and does not constitute a warranty. The information shown on this map is derived from public records and is not guaranteed to be accurate.

# GISMO 5

# Exhibit B



**Legend**  
Parcels

**Applicant Properties**  
 Applicant Properties

**Closure/Abandonment Area**  
 Closure/Abandonment Area



0 84.2 168.4 Feet

NAD 1983, StatePlane, Tennessee, gINS\_A100\_Feet

Latitude: Cnographic, Group Ltd

Do not use this map for any other purpose without the express written consent of the copyright holder. This map is provided as a service to the user and is not intended to be used for any other purpose. The user assumes all liability for any use of this map.

# Chattanooga-Hamilton County Regional Planning Agency

## STAFF REPORT

**CASE NUMBER:** MR 2022-0194

**PROPERTY OWNER:** HC Realty and Parkridge Medical Center, INC.

**APPLICANT:** HCA Realty and Parkridge Medical Center, INC.

**JURISDICTION:** East Ridge

**PROPERTY ADDRESS:** 9000 Block of Peck Drive

**TAX MAP PARCEL ID:** 169C-C-001.01 & -004

**SUMMARY OF REQUEST:** Requesting the abandonment of a street right-of-way in order to retain private use of the drive to the Parkridge Hospital. The ROW is currently being used for ambulance drop-off. The owners want ownership of the ROW to ensure that there is not future development hindering the access point to the hospital.

### PROPERTY DESCRIPTION

**ROAD STATUS**  
Opened

**IMPROVEMENT STATUS**  
Improved

**R.O.W DIMENSIONS**  
362'x50'

**LOCATION**  
Beginning at west line of 900 Block of Spring Creek Road, ending in the northwest corner of 169C-C-004

**NATURAL RESOURCES**  
The site is located in the 100-year floodplain.

**PRESENCE OF UTILITIES**  
Unknown

### ZONING, REGULATIONS & POLICIES

- ZONING HISTORY**
- The site is zoned O-2 Hospital & Institution District.
  - There is no recent zoning history for the site.
  - The surrounding sites are zoned O-2 Hospital & Institution District, R-1 Residential District and R-3 Residential Apartment District.

**REGULATIONS** Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure within municipalities.

### DISCUSSION OF STAFF RECOMMENDATION

- Yes    No    See Comments   **THE R-O-W PROVIDES EXISTING OR POTENTIAL SERVICE OR ACCESS TO ADJACENT PROPERTIES**  
The R-O-W does not provide existing or potential service to adjacent properties outside of the applicant's parcels. The closure will not affect service or access.
- Yes    No    See Comments   **THE CLOSURE WILL NOT LAND-LOCK ANY PROPERTY**  
The closure will not land-lock any property.
- Yes    No    See Comments   **TOPOGRAPHY, GRADE OR OTHER NATURAL RESOURCES ON SITE**  
The site is located in the 100-year floodplain.



## Closure/Abandonment Application Form

<b>CASE NUMBER: MR 2022-0194</b>		<b>Date Submitted: 07/14/2022</b>	
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist, if needed</i>			
<b>1 Applicant Request (Mandatory Referral per TCA 13-4-104)</b>			
Closure/Abandonment	<input type="checkbox"/> Alley	<input checked="" type="checkbox"/> Street	<input type="checkbox"/> Other
	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened	<input type="checkbox"/> Improved <span style="float: right;"><input type="checkbox"/> Unimproved</span>
<b>2 Property Information</b>			
Closure area 18,100 sq ft		Length/Width: 362 x 50	
		Beginning: W line 900 blk Spring Creek Rd	Ending: NW Corner 169C-C-004
Block ranges of closure: 9000 blk Peck Dr		Tax map parcels: 169C-C-001.01 and 004	
<b>3 Proposed Development</b>			
Reason for Request and/or Proposed Use:	Applicants jointly seek to abandon a portion of Peck Drive at the northeast most portion		
<b>4 Site Characteristics</b>			
Current Zoning:	O-2		
Current Use:	Public Right-of-way		
<b>5 Applicant Information</b>			
Name: HCA Realty and Parkridge Medical Center, INC			
Address (street, city state, zip): P. O. Box 1504, Nashville, TN 37202			
Phone: 423-493-1772		Email: Thomas.ozburn@hcahealthcare.com	
Primary Contact (if different than applicant information): William Windham			
Address (street, city state, zip): 941 Spring Creek Rd, Chattanooga, TN 37412			
Phone: 423-855-3500		Email: William.windham@hcahealthcare.com	
<input checked="" 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 <b>not</b> the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.</i>			
Name:			
Address (street, city state, zip):			
Phone:		Email:	
<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: \$350	<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: None	
County Commission District: 8	City Council District: 0		
PC meeting date: September 12, 2022	Application processed by: Jennifer Ware		
Staff Recommendation :	PC Action/Date:	Legislative Action/Date/Ordinance:	

# MR 2022-0194 Abandonment



MR 2022-0194 Abandonment





# 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. 1175

## MEMO

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

**FROM: Diane Qualls, CMFO**

**DATE: 09/19/2022**

**RE: Budget Amendment**

---

Staff will be submitting a budget amendment for your approval at the October 13<sup>th</sup> meeting that will include the following items:

- Funds received from the State of Tennessee for Sterling Holdings and transferred to the City of East Ridge Industrial Development Board. The City is only a pass through for these funds. **No city funds were used in this transfer.**
- Purchase of another vehicle for the Police department for replacement of one that was totaled when the car was hit by an impaired driver. The City has received \$42,500 from Public Entity Partners for the car.
- Increase in the Sanitation Fund for the repairs of Truck #26 that was approved at the last meeting not to exceed \$20,000.

Respectfully Submitted.

**ORDINANCE NO. 1175**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS**

**WHEREAS**, Ordinance No. 1155 provided for the revenue for the City of East Ridge, Tennessee, for the fiscal year July 1, 2022 to June 30, 2023 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. 1155 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. 1155 is and the same hereby shall be amended as follows:

<b>General Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Incentive Sales Tax	4,900,000	82,000	4,982,000
State – Gateway	0	5,000,000	5,000,000
Insurance Recoveries	20,000	55,000	75,000
Sale of Land	0	250,000	250,000
<b>Total Budget (Amended)</b>	<b>23,400,089</b>	<b>5,387,000</b>	<b>28,787,089</b>
Expenditures			
Police – Admin	2,278,227	55,000	2,333,227
Economic Development	3,518,915	5,332,000	8,850,915
<b>Total Budget (Amended)</b>	<b>23,400,089</b>	<b>5,387,000</b>	<b>28,787,089</b>

<b>Grant Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
CSX Transportation – 2012	0	25,000	25,000
<b>Total Budget (Amended)</b>	<b>43,500</b>	<b>25,000</b>	<b>68,500</b>
Expenditures			
CSX – Fire	0	25,000	25,000
<b>Total Budget (Amended)</b>	<b>43,500</b>	<b>25,000</b>	<b>68,500</b>

<b>Economic Development Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Inc. State Sales Tax	3,292,915	1,097,084	4,389,999
<b>Total Budget (Amended)</b>	<b>3,292,915</b>	<b>1,097,084</b>	<b>4,389,999</b>
Expenditures			
Economic Incentives	2,697,742	1,097,084	3,794,826
<b>Total Budget (Amended)</b>	<b>3,292,915</b>	<b>1,097,084</b>	<b>4,389,999</b>

<b>Solid Waste Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Use of Fund Balance	0	448,533	448,533
<b>Total Budget (Amended)</b>	<b>1,544,718</b>	<b>448,533</b>	<b>1,993,251</b>
Expenditures			
Vehicle Repairs	89,662	20,000	109,662
Capital Purchase	0	428,533	428,533
<b>Total Budget (Amended)</b>	<b>1,544,718</b>	<b>448,533</b>	<b>1,993,251</b>

<b>Capital Projects Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
TN Am Water Grant	0	250,000	250,000
Bond Proceeds	0	10,000,000	10,000,000
Use of Fund Balance	388,341	0	388,341
<b>Total Budget (Amended)</b>	<b>2,763,341</b>	<b>10,250,000</b>	<b>13,013,341</b>
Expenditures			
Admin	0	60,000	60,000
Multi – Modal Project	2,000,000	3,000,000	5,000,000
N Mack Smith – Gateway	0	6,500,000	6,500,000
Animal Shelter Bldg	300,000	440,000	740,000
Camp Jordan Pond Project	0	250,000	250,000
<b>Total Budget (Amended)</b>	<b>2,763,341</b>	<b>10,250,000</b>	<b>13,013,341</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



# 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. 1176**

AGENDA MEMORANDUM

TO: Mayor, Council; City Manager  
FROM: Michael Howell  
SUBJECT: Rezone  
DATE: October 17, 2022

On October 3<sup>rd</sup>, 2022, ASA Engineering (C/O Allen Jones) petitioned the East Ridge Planning Commission to rezone the property located at 9 Franklin Place (Tax Map ID #156M-A-004) from R-1 Residential District to R-2 Duplex District.

The East Ridge Planning Commission denied request to rezone, ASA Engineering have requested rezone case move forward to city council for review.

**ORDINANCE NO. 1176**

**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 9 FRANKLIN PLACE, TAX MAP #156M-A-004, FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT**

**WHEREAS**, ASA Engineering, on behalf of Chattanooga Property Solutions, LLC, has 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 9 Franklin Place, Tax Map #156M-A-004, from R-1 Residential District to R-2 Residential Duplex District. The property is more particularly described as follows:

*Lot G, Final Plat of the Resubdivision of Lots F and G, Wilson, Hewitt et al Subdivision of Block 13, Chanticleer Farms, Plat Book 45, Page 86, ROHC, Deed Book 12473, Page 296, ROHC. Tax Map 156M-A-004*

**WHEREAS**, the East Ridge Planning Commission held a public hearing on this petition on October 3, 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 denial of the rezoning petition on October 3, 2022; and

**WHEREAS**, after denial by the East Ridge Planning Commission, the applicant requested to have the application heard and considered by the East Ridge City Council; and

**WHEREAS**, the applicant has been properly advertised in a paper of general circulation in the City of East Ridge that he 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 November 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 property located at 9 Franklin Place, Ringgold Road, Tax Map #156M-A-004, 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 \_\_\_\_\_, 2022

Approved on Second Reading \_\_\_\_\_, 2022

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

ATTEST:

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

APPROVED AS TO FORM:

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

## Mike Howell

---

**From:** Mike Howell  
**Sent:** Wednesday, October 12, 2022 12:44 PM  
**To:** 'Allen Jones'; tholder@eastridge.gov  
**Cc:** Micah Duffey; wally@chattanoogapropertiesolutions.com;  
kcuster@asaengineeringinc.com  
**Subject:** RE: 9 Franklin Place Rezone Request

Allen,

I'll use email as confirmation to move forward with rezone.

Thank you,

**Michael Howell**  
**City of East Ridge**  
**Building Department**

**From:** Allen Jones <allen@stonecreekconsultingllc.com>  
**Sent:** Wednesday, October 12, 2022 10:25 AM  
**To:** Mike Howell <mhowell@eastridgetn.gov>; tholder@eastridge.gov  
**Cc:** Micah Duffey <mduffey@asaengineeringinc.com>; wally@chattanoogapropertiesolutions.com;  
kcuster@asaengineeringinc.com  
**Subject:** 9 Franklin Place Rezone Request

Michael,

I've been talking with Tori regarding the 9 Franklin Place rezoning. I was with Asa Engineering when the application was submitted, but I have since left and started my own company. Unfortunately, the date for the Planning Commission hearing got lost the shuffle and neither me nor Asa was able to attend the PC Meeting. Since no one was present at the meeting, PC voted down the request. The owner, Wally Reece (also copied on this email) would like to have this case placed on the City Council Agenda. Please advise if you need anything else from us and when the date and time for the City Council Meeting.

Thanks,

**Allen W Jones, RLA**  
Owner | Principal Landscape Architect

## Stone Creek Consulting LLC

PO Box 2067 | Dunlap, TN 37327  
919.793.4077

**CAUTION:** This email originated from outside the organization and may contain unverified links. Do not click on links or open attachments unless you recognize the sender and know the content is safe.



<b>CASE NUMBER: 2022-0214</b>		<b>Date Submitted: 08/15/2022</b>					
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed</i>							
<b>1 Applicant Request</b>							
Rezone From: R-1		Rezone To: R-2	Total acres in request area: 0.26				
<b>2 Property Information</b>							
Property Address: 9 Franklin Place		Property Tax Map Number: 156M-A-004					
<b>3 Proposed Development</b>							
Reason for request/Project description:		New Duplex					
<b>4 Site Characteristics</b>							
Current Use:		Vacant					
Adjacent Uses:		R-1/Single Family					
<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@asaengineering.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 signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.</i>							
Name: Chattanooga Property Solutions, LLC							
Address (street, city, state, zip): P. O. Box 2142, Chattanooga, TN 37343							
Phone: 423-400-8768		Email: wally@chattanoogapropertiesolutions.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: \$150	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Credit	<input type="checkbox"/>	Check
<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  
PLANNING COMMISSION STAFF REPORT**

**CASE NUMBER:** 2022-0214

**APPLICANT:** ASA Engineering c/o Allen Jones

**PROPERTY OWNER:** Chattanooga Property Solutions, LLC

**PROPERTY ADDRESS:** 9 Franklin Place

**TAX MAP PARCEL ID:** 156M-A-004

**JURISDICTION:** East Ridge

**SIZE OF PROPERTY:** 0.26 acres

**REQUEST:** Rezone from R-1 to R-2.

**REASON FOR REQUEST/PROPOSED USE:** A request to rezone from R-1 Residential District to R-2 Residential Duplex District to develop a duplex on the site.

**PROPERTY DESCRIPTION**

**EXISTING LAND USE**

Vacant

**SURROUNDING LAND USES**

North: Single-Family Residential  
East: Single-Family Residential  
South: Single-Family Residential  
West: Single-Family Residential

**ACCESS**

Franklin Place

**TRANSPORTATION**

Franklin Place is a local road.

**PROPOSED**

**RESIDENTIAL**

**DENSITY**

7.69 du/ac (two units)

**ADJACENT**

**RESIDENTIAL**

**DENSITY**

3.3 du/ac

**NATURAL RESOURCES**

There are no slopes exceeding 25% on the site, but there are some on the adjacent parcels.

**ZONING**

**ZONING HISTORY**

- There is no recent zoning history for the site.

**ZONE DISTRICT  
COMPATIBILITY**

**USE**

Single-Family Residential  
Two-Family Residential  
Commercial  
Office  
Institutional

**CURRENT R-1 ZONE**

**PROPOSED R-2 ZONE**

**DEVELOPMENT STANDARDS**

Lot Size  
Lot Frontage  
Setbacks

**CURRENT R-1 ZONE**

10,000 sf with public sewer  
75'  
Front: 25'  
Side: 10'  
Rear: 25'

**PROPOSED R-2 ZONE**

10,000 sf with public sewer  
75'  
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 COMPREHENSIVE PLAN**

The Development Policy from the Comprehensive Plan 2030 update identifies this site as being in intensity level 5. Level 5 describes the development potential appropriate for infill and redevelopment that is urban and walkable with the most potential for future public services. The plan states that older areas may need

infrastructure improvements to encourage redevelopment. The proposed rezoning is supported by the recommendations of the Comprehensive Plan for the area which recommends that infill and redevelopment should occur in Level 5.

Yes     No     See Comments

**COMPATIBILITY WITH ADJACENT LAND USES**

The site is surrounded by single-family residences on all sides. The proposed rezoning would introduce two-family residential uses to the area.

Yes     No     See  
Comments

**COMPATABILITY WITH DEVELOPMENT FORM**

The site is surrounded by single-family residences with one to 1.5 stories with front loaded parking. The lots range from 0.25 to multiple acres.

Yes     No     See Comments

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

The proposed rezoning to R-2 Residential Duplex District would not introduce concerns related to location, lighting or height.



# Hamilton County Trustee

## Property Tax Inquiry

**Bill Hullander - Hamilton County Trustee**

11401 Old Hickory Rd. - 335 West Tower  
Chattanooga, TN 37417  
Phone: (423) 269-7270 Fax: (423) 269-7271  
Office Hours: 8:00am - 5:00pm **except these holidays**

### Hamilton County Tennessee

*semp pariter in omnia et in omni*

- ➔ [Trustee Home](#)
- ➔ [Satellite Location Directions](#)
- ➔ [General Property Tax FAQs](#)
- ➔ [Current Property Tax Rates](#)
- [Email the Trustee](#)
- ➔ [Tax Roll File](#)
- ➔ [Delinquent File Download](#)

#### Other Links

- [County Officials & Departments](#)
- [Hamilton County Assessor](#)
- [Hamilton County Register Of Deeds](#)

### Trustee - Tax Bill

[Return to Property Details](#)

[GIS](#) [Printing Tips](#)

State Grid	156M A 004	Flags	None
District	<b>East Ridge (2E)</b>		
Property Address	9 FRANKLIN PL		

Bill Type	Real Property	Bill Year	2022
Status	Active	Bill #	147476
Mailing Address	CHATTANOOGA PROPERTY SOLUTIONS LLC P O BOX 2142 HIXSON TN, 37343	Assessment	\$10,000.00
Legal Desc	1. PT LT G WILSON HEWITT ETAL PB Q25 PG 655 REV 45-86 0313 06 003A 2. 3. 4.		

#### Billing Information

9/19/2022	Tax Billing	County Tax	\$223.73
9/19/2022	Tax Billing	Municipal Tax	\$125.00

**Total Due \$348.73**

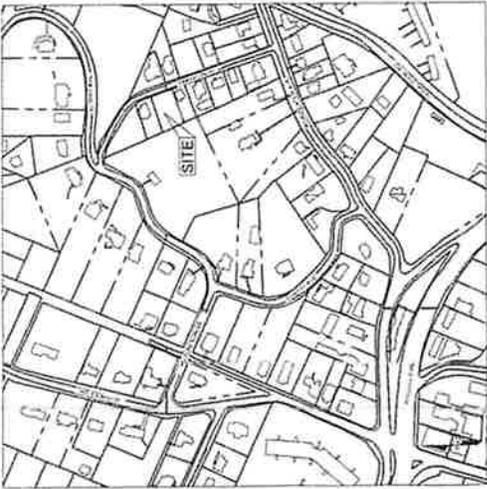
IF PAID BY 2/28/2023 U S POSTMARK ACCEPTED

**Make Payment**

MAKE CHECKS PAYABLE AND MAIL TO:

**HAMILTON COUNTY TRUSTEE**  
625 Georgia Ave., Room 210  
Chattanooga, TN 37402-1494

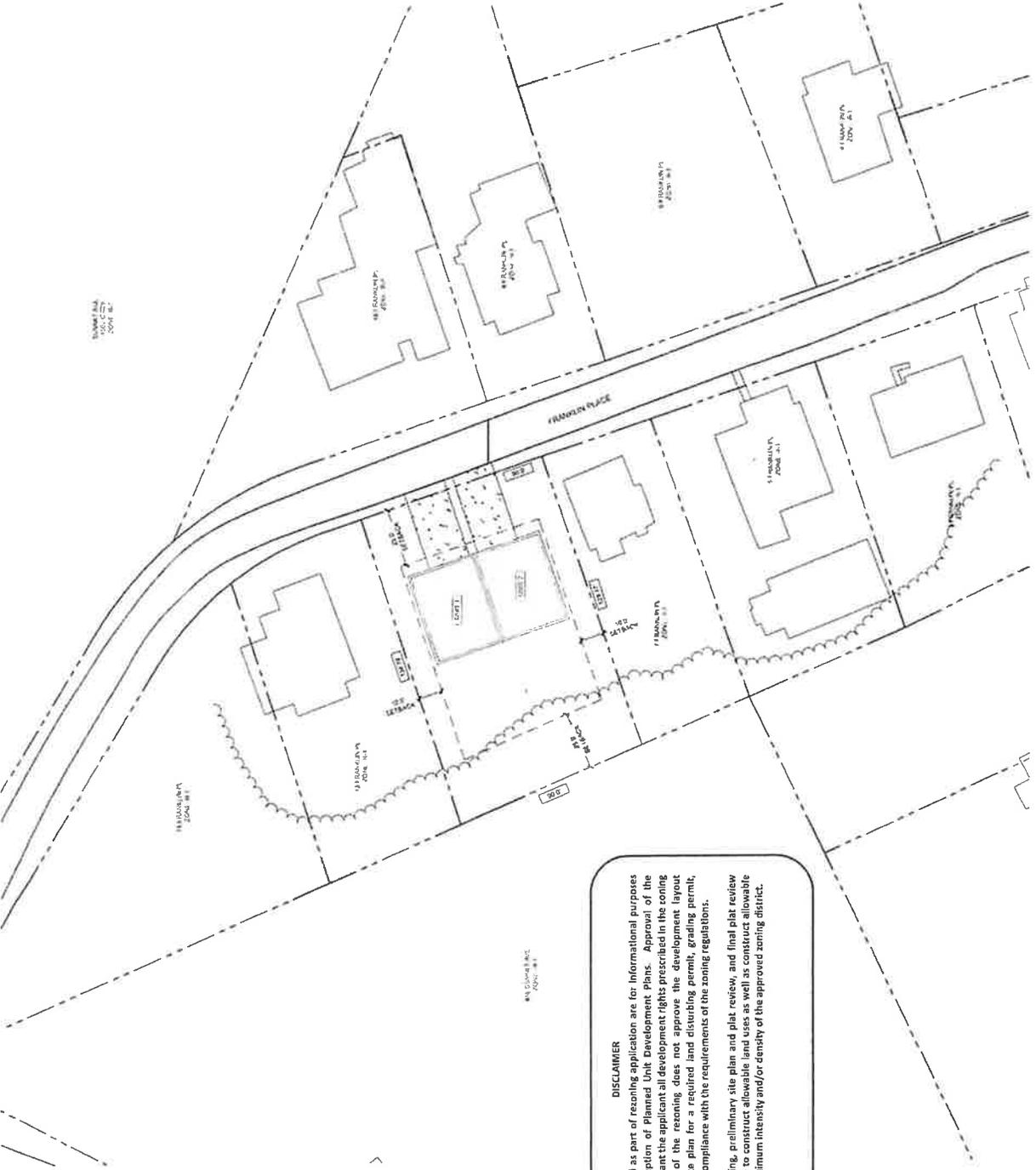
Send any suggestions about this site to [County Webmaster](#)  
© 2022, General Government of Hamilton County



VICINITY MAP  
1:1,200'

**SITE DATA**

Owner: CHATTANOOGA PROPERTY SOLUTIONS LLC  
 Site Address: 1780 FRANKLIN PLACE  
 Parcel ID: 15694 A 004  
 Lot Size: 0.284 AC  
 District: CITY OF EAST RIDGE  
 Current Zone: R-1  
 Proposed Zone: R-2 RESIDENTIAL DUPLEX ZONE  
 Proposed Use: DUPLEX  
 Proposed Density: 7.71 UNITS/AC  
 Parking: 2 SURFACE SPACES PER UNIT



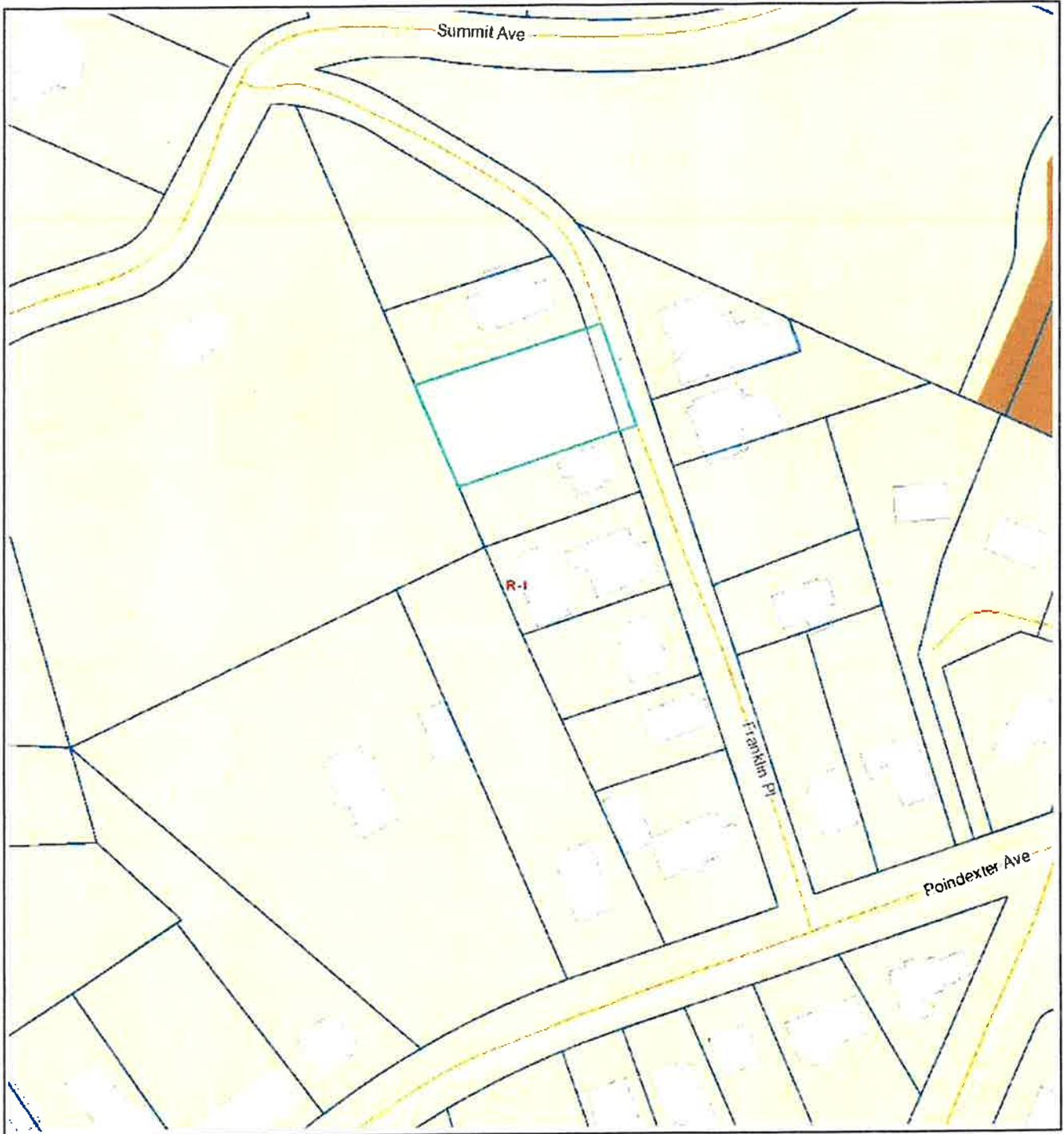
**DISCLAIMER**

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.

Project Contact:  
 Alice W. Jones, RLA  
 ASA Engineering & Consulting, Inc  
 714 Elmwood St  
 Chattanooga, TN 37402  
 ajones@asaengineeringinc.com  
 423.805.3703



# 2022-0214 Rezoning from R-1 to R-2



# 2022-0214 Rezoning from R-1 to R-2



# 2022-0214 Rezoning from R-1 to R-2





# City of East Ridge

323 Camp Jordan Parkway  
East Ridge, Tennessee 37412  
(423)490-0078 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

PARKS and RECREATION

## RESOLUTION NO. 3322



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

### MEMORANDUM

**TO:** Mayor and Council  
City Manager

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

**SUBJECT:** Bids for Soccer Uniforms for 2022 – 2023 Indoor Soccer Season

**DATE:** October 20th, 2022

Bids for Soccer Uniforms for the 2022 – 2023 Indoor Soccer Season were opened on October 18th, 2022, at 2:00 pm. Two (2) bids were received. Staff recommends awarding Oak and Twine Screen Printing the soccer uniform bid based on the current pricing. See attached bid tabulation.

**RESOLUTION NO. 3322**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE PURCHASE OF SOCCER UNIFORMS FOR THE 2022 - 2023 INDOOR SOCCER SEASON**

**WHEREAS**, on October 9, 2021, the City of East Ridge advertised for bids for the purchase of soccer uniforms for the 2022-2023 indoor soccer season; and

**WHEREAS**, sealed bids for soccer uniforms were opened and publicly read on October 18, 2022 beginning at 2:00 p.m. at East Ridge City Hall; and,

**WHEREAS**, City staff has maintained a file of the bids which were submitted; and

**WHEREAS**, after conducting a public bid opening and after reviewing the bid documents, City staff recommends the bid for soccer uniforms for the 2022 – 2023 indoor soccer season be awarded to Oak and Twine Screen Printing for the following amounts:

\$ 6.70 per shirt for quantity of 1 - 999

\$ 6.60 per shirt for quantity of 1,000 – 1,499

\$ 6.50 per shirt for quantity of 1,500 – 1,999

\$ 6.50 per shirt for quantity of 2,000 +

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that the bid for the purchase of soccer uniforms be awarded to Oak and Twine Screen Printing for the amounts listed above.

**BE IT FURTHER RESOLVED**, that the Mayor, or his designee, is hereby authorized to execute any contract or agreement necessary between the City of East Ridge and Oak and Twine Screen Printing, subject to approval of the City Attorney, in the amount stated herein.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Attest:

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

Approved as to Form:

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

**BID TABULATION  
INDOOR SOCCER UNIFORM SHIRTS  
OCTOBER 19, 2022 - 2:00 PM**

<b>Quantity</b>	<b>Oak and Twine Screenprinting</b>	<b>Yogi's Primo Promo</b>
Per Shirt		
Quantity of 1 - 999	\$6.70	\$8.50
Quantity of 1,000 - 1,499	\$6.60	\$7.50
Quantity of 1,500 - 1,999	\$6.50	\$6.75
Quantity of 2,000 +	\$6.50	\$6.75



# City of East Ridge

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

---

## RESOLUTION NO. 3323

### AGENDA MEMO

**TO:** Mayor and Council

**FROM:** Chris Dorsey, City Manager

**SUBJECT:** Retail Strategies contract

**DATE:** October 25, 2022

Mayor and Council,

The current 3-year contract with Retail Strategies has expired and it is time to renew. I have requested a 1-year contract instead of their usual 3-year extension. This is primarily due to the fact that the City now has an Economic Development Coordinator on staff and I want to see how the relationship with Retail Strategies works with the new dynamic. They should be a good asset to help Cameron McAllister with retail leads and contacts to help with promoting the East Ridge business climate. The total price for the 1-year contract is \$26,000, which is in the current budget.

Respectfully,  
Chris Dorsey

**RESOLUTION NO. 3323**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH RETAIL STRATEGIES FOR MARKET ANALYSIS, STRATEGIC PLANNING AND RETAIL RECRUITMENT**

**WHEREAS**, the City of East Ridge entered into a professional consulting service agreement with Retail Strategies on April 2, 2015 to provide market analysis, strategic planning, and retail recruitment services to the City; and

**WHEREAS**, Retail Strategies has provided these services to developers, contractors, and business property owners in order to fill space in new and existing retail businesses along Ringgold Road; and

**WHEREAS**, the City Manager recommends renewing the agreement in the amount of \$26,000 per year.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of East Ridge, Tennessee that the City Manager is hereby authorized to renew an agreement with Retail Strategies to do market analysis, strategic planning and retail recruitment for the City of East Ridge in the amount of \$26,000 per year.

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

Adopted this the \_\_\_\_ day of \_\_\_\_\_ 2022.

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

Attest:

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

Approved as to Form:

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

## PROFESSIONAL SERVICES AGREEMENT TO PROVIDE CONSULTING SERVICES

This Professional Services Agreement to Provide Consulting Services (this "Agreement") sets forth the mutual understanding of (the "Client") East Ridge, Tennessee and Retail Strategies, LLC, an Alabama limited liability company (the "Consultant") on this \_\_\_\_\_ day of \_\_\_\_\_ 2022 (the "Execution Date"), for the provision of professional consulting services as more fully set forth below.

### R E C I T A L S:

The Consultant possesses a high degree of professional skill and experience and is a unique provider of professional consulting services in retail recruitment.

The Client desires to hire the Consultant to provide professional consulting services because of its professional skill and experience.

**NOW, THEREFORE**, in consideration of the foregoing and the mutual covenants and agreements set forth in this Agreement, the Client and the Consultant, intending to be legally bound, do hereby agree as follows:

1. **CONSULTING SERVICES.** The Consultant agrees to provide the following professional consulting services to the Client (the "Services"):
  - A. **Research.** The Consultant will identify the Client's retail trade area using a blend of demographics, political boundaries, drive times and/or custom boundaries. The Consultant will perform market and retail analysis based on current industry standards at the time such reports are run. The Consultant will map retail locations and analyze opportunities given local and macro retail trends.
  - B. **In-Market Real Estate Analysis.** The Consultant will analyze existing shopping centers and retail corridors and actively reach out to local brokers and real estate owners. The Consultant will identify, evaluate and catalogue priority commercial properties for development or redevelopment based on their highest-and-best-use. The Consultant will identify priority business categories to expand locally and to recruit to the area.
  - C. **Retail Recruitment.** The Consultant will proactively recruit businesses for targeted zones through the contact of a minimum of 30 retailers, restaurants, brokers or developers. The Consultant will regularly update the Client Representative on retail recruitment efforts via email, telephone and the Consultant's client web portal known as "Basecamp." One market visit per calendar year is included in this agreement, additional travel outside of this agreement and requested by the Client shall be approved and paid for by the Client. The Consultant will represent the Client at International Council of Shopping Center conferences and provide updates according to the yearly conference schedule.
  - D. **Updates.** The Consultant will provide the Client Representative with updates within three business days of receipt of a request from the Client Representative (as defined in Section 4 below).

2. **TERM.** The Consultant’s engagement and provision of Services will commence upon the Execution Date as set forth above. The Consultant’s engagement and this Agreement will terminate automatically on the anniversary of the Execution Date (the “Term”) unless earlier terminated as provided in Section 6 below. At the end of the Term, the Client, acting by and through the Client Representative, may extend the Term at its option for successive one year periods on such terms and conditions as the Client Representative, acting for and on behalf of the Client, and the Consultant may agree upon in writing.

3. **CONSULTING FEE.**

A. **Consulting Fee.** In consideration for providing the Services, the Client agrees to pay the Consultant a consulting fee (the “Consulting Fee”) in an amount equal to \$26,000. The Consulting Fee will be paid in installments of immediately available funds as follows:

Contract Period	Payment Date	Payment Amount
Year One	Upon execution of this agreement	\$26,000

B. **Payment Default.** If the Client fails to pay any portion of the Consulting Fee on the requisite payment date, the Consultant will immediately cease all Services, including but not limited to: (1) negotiation of incentive agreements; (2) all recruiting and marketing efforts; (3) representation of the Client at trade shows; (4) booking meetings for the Client with prospective retailers; and (5) including the Client in marketing materials.

4. **CLIENT INFORMATION AND ACCESS.**

A. To the extent permitted by law, the Client will provide the Consultant with access to relevant personnel, facilities, records, reports and other information (including any information specified in the Consultant’s proposal to the Client) accessible by the Client that the Consultant may reasonably request from time-to-time during the Term. The Client acknowledges and agrees that the Consultant’s scheduled delivery of the Services is dependent upon the timely access to such personnel, facilities, records, reports and other requested information.

B. To facilitate such access and Consultant’s delivery of the Services, the Client designates the Economic Development & Community Relations Coordinator (the “Client Representative”), currently Cameron McAllister. The Client Representative will serve as the primary liaison between the Consultant and the Client. The Client Representative will have responsibility for regular communications between the Client and the Consultant, including providing updates in a timely manner through Basecamp. The Client Representative’s communications to the Consultant will include information regarding retail growth and development, such as actual and prospective business openings and closings, changes in economic drivers (e.g., significant increases or decreases in workforce of major employers, school enrollments, housing or healthcare services) and changes in the ownership of targeted real estate (e.g., transfers of real estate or changes in the finances of ownership). The Client Representative will also be responsible for disseminating updates relative to consultants’ activities related to scope of work to members of local stakeholder

groups of the Client (e.g. City Council, Economic Development Boards, and Chamber of Commerce etc.).

- C. The Client hereby authorizes the Client Representative (i) to act on behalf of the Client in the day-to-day administration and operation of this Agreement and the arrangements it contemplates and (ii) to execute and deliver, on behalf of the Client, such notices, approvals, consents, instruments, amendments or other documents as may be necessary or desirable to facilitate or assist the Consultant with the provision of the Services.

5. **INTELLECTUAL PROPERTY.** As part of the Services, the Consultant will prepare periodic and final reports including demographic and other research reports that will become the property of the Client upon delivery from the Consultant. Any other reports, memoranda, electronic mail, facsimile transmissions or other written documents prepared or used by the Consultants in connection with the Services will remain the property of the Consultant. With the Consultant's prior permission, the Client may use other information provided by the Consultant, such as specifics related to retailers, developers, site information or other "confidential information" for internal purposes while taking reasonable steps to so limit the use of such materials and maintain its confidentiality.

6. **TERMINATION.**

- A. **By the Client At-Will.** The Client may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Consultant. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.
- B. **By the Client Upon the Consultant's Default.** The Client may notify the Consultant within 90 days of the day that the Client knows or should have known that the Consultant breached this Agreement. The Consultant will have 30 days following receipt of such notice to cure any alleged breach. If the Consultant fails to cure any alleged breach within that 30-day period, then the Client may terminate this Agreement. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the contract period during which such termination occurs based upon the number of days remaining in such contract period.
- C. **By the Consultant At-Will.** The Consultant may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Client. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the period during which such termination occurs based upon the number of days remaining in such period.
- D. **By the Consultant Upon the Client's Default.** The Consultant may notify the Client within 90 days of the day that the Consultant knows or should have known that the Client breached this Agreement. The Client will have 30 days following receipt of such notice to cure any alleged breach. If the Client fails to cure any alleged breach within that 30-day period, then the Consultant may terminate this Agreement. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.

7. **NOTICES.** Any notice or communication in connection with this Agreement will be in writing and either delivered personally, sent by certified or registered mail, postage prepaid, delivered by a recognized overnight courier service, or transmitted via facsimile or other electronic transmission, addressed as follows:

Client: City of East Ridge, TN  
1517 Tombras Ave.  
East Ridge, TN 37412  
Email: cmcallister@eastridgetn.gov  
Attention: Cameron McAllister

Consultant: Retail Strategies, LLC  
2200 Magnolia Ave. South, Suite 100  
Birmingham, AL 35205  
Email: sleara@retailstrategies.com  
Fax: (205) 313-3677  
Attention: Stephen P. Leara, Esq – EVP | General Counsel

or to such other address as may be furnished in writing by either party in the preceding manner. Notice shall be deemed to have been properly given for all purposes: (i) if sent by a nationally recognized overnight carrier for next business day delivery, on the first business day following deposit of such notice with such carrier, (ii) if personally delivered, on the actual date of delivery, (iii) if sent by certified U.S. Mail, return receipt requested postage prepaid, on the third business day following the date of mailing, or (iv) if sent by facsimile or email of a PDF document (with confirmation of transmission), then on the actual date of delivery if sent prior to 5 p.m. Central Time, and on the next business day if sent after such time.

8. **INDEPENDENT CONTRACTOR.** The Consultant, in its capacity as a professional consultant to the Client, is and will be at all times an independent contractor. The Consultant does not have the express, implied or apparent authority either (A) to act as the Client's agent or legal representative or (B) to legally bind the Client, its officers, agents or employees.

9. **STANDARD TERMS.**

- A. **Affiliated Services:** The Client acknowledges that certain affiliates of the Consultant provide real estate brokerage and management services for which they are paid brokerage, development, leasing, management and similar fees. In connection with the Services and with the prior written permission of the Client, such affiliates may be engaged to provide such services in consideration for the payment of such fees.
- B. **Applicable Laws:** The Consultant will abide by all laws, rules and regulations applicable to the provision of the Services.
- C. **Insurance:** The Consultant will carry all employee insurance necessary to comply with applicable state and federal laws.
- D. **Third Party Beneficiaries:** This Agreement is for the sole benefit of the parties to this Agreement and their permitted successors and assigns. Nothing in this Agreement,

whether express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

- E. **Publicity**: The Client agrees that the Consultant may, from time-to-time, use the Client's name, logo and other identifying information on the Consultant's website and in marketing and sales materials.
- F. **Entire Agreement**: This Agreement, together with any exhibits or amendments hereto, constitutes the entire agreement of the parties, as a complete and final integration thereof with respect to its subject matter. Any prior written or oral understandings and agreements between the parties are merged into this Agreement, which alone fully and completely expresses their understanding. No representation, warranty, or covenant made by any party which is not contained in this Agreement or expressly referred to herein has been relied on by any party in entering into this Agreement.
- G. **Further Assurances**: Each party hereby agrees to perform any further acts and to execute and deliver any documents which may be reasonably necessary to carry out the provisions of this Agreement.
- H. **Force Majeure**: Neither party to this Agreement will hold the other party responsible for damages or delay in performance caused by acts of God, strikes, lockouts or other circumstances beyond the reasonable control of the other or the other party's employees, agents or contractors.
- I. **Limitation on Liability; Sole Remedy**: Each party's liability to the other party arising out of or related to this Agreement or the Services will not exceed the amount of the Consulting Fee. The Client's sole remedy in the event of any alleged breach of this Agreement by the Consultant will be the notice, cure and refund provisions of Section 6(B) of this Agreement.
- J. **Amendment in Writing**: This Agreement may not be amended, modified, altered, changed, terminated, or waived in any respect whatsoever, except by a further agreement in writing, properly executed by a duly authorized officer of the Consultant and the Client Representative, acting for and on behalf of the Client.
- K. **Binding Effect**: This Agreement will bind the parties and their respective successors and assigns. If any provision in this Agreement will be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired thereby.
- L. **Captions**: The captions of this Agreement are for convenience and reference only, are not a part of this Agreement and in no way define, describe, extend, or limit the scope or intent of this Agreement.
- M. **Construction**: This Agreement will be construed in its entirety according to its plain meaning and will not be construed against the party who provided or drafted it.
- N. **Prohibition on Assignment**: No party to this Agreement may assign its interests or obligations hereunder without the written consent of the other party obtained in advance of

any such assignment. No such assignment will in any manner whatsoever relieve any party from its obligations and duties hereunder and such assigning party will in all respects remain liable hereunder irrespective of such assignment.

- O. **Waiver:** Non-enforcement of any provision of this Agreement by either party will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remaining terms and conditions of this Agreement.
- P. **Survival:** Section 5 and Section 9(H) will survive termination of this Agreement.
- Q. **Counterparts; Electronic Transmission:** This Agreement may be executed in counterparts, each of which will be deemed to be an original, and such counterparts will, together, constitute and be one and the same instrument. A signed copy of this Agreement delivered by telecopy, electronic transmission or other similar means will be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Client and the Consultant have caused this Agreement to be executed by their duly authorized officers to be effective as of the Effective Date.

**CLIENT:**  
CITY OF EAST RIDGE, TENNESSEE

By: \_\_\_\_\_  
Name:  
Title:  
Date:

**CONSULTANT:**  
RETAIL STRATEGIES, LLC

By: \_\_\_\_\_  
Name:  
Title:  
Date

## EXHIBIT A

### **I. CONSULTANT AGREEMENT**

*This section outlines what Retail Strategies (the "consultant") will provide to East Ridge, TN (the "client").*

#### **A. Research**

1. Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
2. Perform market and retail GAP analysis for trade area (i.e. leakage and surplus)
3. Conduct retail peer market analysis
4. Competition analysis of identified target zones trade area(s)
5. Tapestry lifestyles – psychographic profile of trade area / market segmentation analysis
6. Customized retail market guide including aerial map with existing national retailer brands and traffic counts
7. Retail competitor mapping/analysis
8. Analysis of future retail space requirements in relation to the retail market analysis, the market's growth potential and trends in the retail industry
9. Identification of at minimum 30 retail prospects to be targeted for recruitment over three-year engagement
10. Updates provided on retail industry trends
11. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

#### **B. Boots on the Ground Analysis**

1. Identify/Evaluate/Catalog priority commercial properties for development, re-development and higher and best use opportunities
2. Identification of priority business categories for recruitment and/or local expansion
3. Perform competitive analysis of existing shopping centers and retail corridors
4. Active outreach to local brokers and land owners

#### **C. Retail Recruitment**

1. Pro-active retail recruitment for targeted zones
2. Will contact a minimum of 30 retailers, restaurants, brokers and/or developers
3. Updates on new activity will be provided to Client's designated primary point of contact (Sec. II-A) via Basecamp, telephone, or email on a monthly and/or as needed basis
4. One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
5. ICSC conference representation- updates provided according to the yearly conference schedule

## **II. CLIENT AGREEMENT**

*This section outlines what the City of [East Ridge, TN] (the "Client") will provide for Retail Strategies (the "Consultant").*

### **A. Point of Contact**

1. One individual shall be specifically designated by Client and identified to Consultant as primary point of contact ("POC")
2. POC will be responsible for regular communications between Client and Consultant
3. POC will be responsible for communicating all of Consultants updates and activities to Client as necessary
4. POC will be the primary facilitator of communication as it relates to concerns from board members, city council and/or other decision making community leaders
5. POC will be competent to aid Consultant in navigation of local political landscape
6. POC will have access to Basecamp and will post messages and on -going local updates in a timely manner

### **B. Information and Material Requested by Consultant:**

1. Consultant will provide POC with no less than 3 business days' notice before materials and other information are needed
2. Client/ POC understands that Consultant's ability to stay on schedule will depend on receiving requested information by the requested deadline
3. Client/ POC will provide consultant with ongoing updates related to retail growth and development, including but not limited to: (i) businesses that open, close, or rumors associated, as such; (ii) changes in economic drivers (i.e. significant increase or decrease in employees for major employment, school enrollments, housing or medical); (iii) new ownership of real estate or changes in the owner's personal situation that may affect willingness to sell property
4. Client/ POC will inform Consultant of plans to attend ICSC conferences providing ample time to assist in planning

### **C. Information and Material Requested by Client:**

1. POC will provide Consultant with no less than 3 business days' notice before a full update is needed
2. Client/ POC understand the confidentiality of communication containing retailer specific information and will notify Consultant before sharing such information publicly



# 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. 3324

### AGENDA MEMORANDUM

TO: Mayor, Council; City Manager  
FROM: Michael Howell  
SUBJECT: Landscape Variance  
DATE: October 17, 2022

Vision Hospitality Group, Inc, representing Exit One III LLC, is requesting a reduction in the width of the landscape buffer along east side of the property located at 495 Camp Jordan Parkway, (Tax Map # 170I-A-037.09) from the required 20 feet to a range of 12 to 17 feet with a 14.5-foot-wide average.

C-1 Commercial District requires a 20-foot class B buffer adjacent to any R-1 Residential district. Hampton Inn requested variance similar in nature, which varied from 14 feet to 10 feet and was approved.

**Brian Williams**  
*Mayor*

**Mike Chauncey**  
*Vice-Mayor*

**Jacky Cagle**  
*Councilmember*

**Esther Helton**  
*Councilmember*

**Andrea Witt**  
*Councilmember*

**Chris Dorsey**  
*City Manager*

**RESOLUTION NO. 3324**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S LANDSCAPE ORDINANCE NO. 870 FOR PROPERTY LOCATED AT 495 CAMP JORDAN PARKWAY, TAX MAP #170I-A-037.09**

**WHEREAS**, Vision Hospitality Group, Inc, representing Exit One III, LLC, has petitioned the City of East Ridge pursuant to and in conformity with the City's landscape ordinance, to approve a variance to the landscape ordinance to allow a reduction in the width of the landscape buffer along the east side of the property located at 495 Camp Jordan Parkway, Tax Map #170I-A-037.09, from the required twenty (20) feet to a range of twelve (12) to seventeen (17) feet with a fourteen and one-half (14.5) foot wide average; and

**WHEREAS**, the City Council has determined that the variance is appropriate and desirable; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:**

Section 1. The City Council hereby approves a variance to the City's landscape ordinance to allow a reduction in the width of the landscape buffer along the east side of the property located at 495 Camp Jordan Parkway, Tax Map #170I-A-037.09, from the required twenty (20) feet to a range of twelve (12) to seventeen (17) feet with a fourteen and one-half (14.5) foot wide average.

**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

# Hamilton County, Tennessee

## Unofficial Property Card

---

<b>Location</b> 495 CAMP JORDAN PKWY	<b>Property Account Number</b> 389891	<b>Parcel ID</b> 170I A 037.09
<b>Property Type</b> 08	<b>Land Use</b> 914	<b>District</b> EAST RIDGE

---

### Current Property Mailing Address

---

<b>Owner</b> EXIT ONE III LLC ATTN: JOHN HEALY	<b>City</b> CHATTANOOGA
<b>Address</b> 115 CEDAR LN	<b>State</b> TN
	<b>Zip</b> 37421

---

### Current Property Sales Information

---

<b>Sale Date</b> 8/28/2020	<b>Legal Reference</b> 12134-0056
<b>Sale Price</b> \$0	<b>Grantor(Seller)</b> EXIT ONE II LLC

---

### Current Property Assessment

---

<b>Building Value</b>	\$0
<b>Xtra Features Value</b>	\$0
<b>Land Value</b>	\$1,100,000
<b>Total Value</b>	\$1,100,000
<b>Assessed Value</b>	\$440,000

---

### Narrative Description

---

This property is classified as **COMMERCIAL** with a(n) **N/A** style structure on this card, built about with **0** square feet. Total square footage for all structures on this property is **0**.

---

### Land Description

---

The total land area of this property is (5 AC.).

---

### Legal Description

---

LT 5 BEST VALUE INN SUB PB 119 PG 9

---

### Property Images

---







**LETTER OF AUTHORIZATION**

Name of Representative: Vision Hospitality Group, Inc.

Address: 411 Broad St. Ste: 401

City, State, Zip Code: Chattanooga, TN 37402

Phone: 423-892-1010

To: *City of East Ridge, State of Tennessee, or other regulatory authorities.*

This letter confirms my/our designation of the above captioned individual or firm as my/our Representative, to act on my/our behalf in the matters described below concerning development of tract of land at 495 Camp Jordan Parkway.

The Representative is hereby granted the right to act as my/our agent regarding our applications to the City of East Ridge for development and zoning approvals and permits for this project.

This written authorization is effective the date signed and will remain in effect for a FOUR YEAR period from the date signed below, unless we rescind this authorization in writing prior to the end of such period.

EXIT ONE III, LLC  
Owner (Please Print)

John R. Healy  
Name of Person signing this form  
(If different from owner)

115 Cedar Lane  
Chattanooga, TN 37421  
Owner Address

President  
Relationship to owner

Telephone Number where owner may be reached: 423-266-5588

  
Owner's Signature

6/8/22  
Date





# 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. 3325

### MEMORANDUM

TO: Mayor, Council, and City Manager

FROM: Michael Howell

SUBJECT: Sign Variance – 5611 Ringgold Road (Redwood Village) Tax Map #169K A 014

DATE: October 24, 2022

Ray McDowell has submitted a sign variance seeking council approval to add additional height to a proposed monument sign, additional sign face area, and reduce setback requirements.

Proposed sign height of 25 ft, requesting a 16-foot variance. Sign ordinance allows max height of 9 feet.

Proposed sign area of 700 square feet, requesting a variance of 650 square feet. Sign ordinance allows max sign face area of 50 square feet per side (2 faces).

Reduce sign setback of 15 feet to 10 feet. Signs larger than 40 square feet require 15 feet setback from right of way, requesting a 5-foot variance.

This proposal also includes taking down four non-conforming signs on the property.

1. The Box Sign containing "Tienda Huehuetco #2." This box is approximately 40 square feet (8'x5'). Displayed in attached picture titled "Exhibit D."
2. The Box Sign containing "S&R Apparel." This box is approximately (60 feet 12'x5'). Displayed in attached picture titled "Exhibit D."
3. The Pylon Sign containing "Advanced Rent to Own" (9'X3) "Lawhorn" (8'x4) and the white blank sign (4'x4') totals 75 square feet. Displayed in attached picture titled "Exhibit C."
4. The Ridgewood Village Pylon sign. The face of the signage is approximately 50 square feet (10'x5') ; however the actual footage of the frame occupies approximately 91 square feet (13'x7') The total width of this sign structure is 13' 2' wide and 16' 3 " tall. Displayed in "Exhibit B."

**RESOLUTION NO. 3325**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S SIGN ORDINANCE NO. 1028 FOR PROPERTY LOCATED AT 5611 RINGGOLD ROAD, TAX MAP #169K-A-014**

**WHEREAS**, Ray McDowell, representing is C&A Properties, LLC, has petitioned the City of East Ridge pursuant to and in conformity with the Zoning Ordinance and the City's sign ordinance, to approve a variance to the City's sign ordinance to allow the following on property located at 6511 Ringgold Road, Tax Map # 169K-A-014;

1. Proposed sign height of 25 feet, requesting a 16-foot variance. Sign ordinance allows maximum height of 9 feet.
2. Proposed sign area of 700 square feet, requesting a variance of 650 square feet. Sign ordinance allows maximum sign face area of 50 square feet per side (2 faces).
3. Reduce sign setback of 15 feet to 10 feet. Signs larger than 40 square feet require 15 feet setback from right of way, requesting a 5-foot variance.

and

**WHEREAS**, the City Council has determined that such use is appropriate and desirable; and

**WHEREAS**, the proposed variance is consistent with the plans and policies of the City, is in harmony with the general purpose and intent of the zoning ordinance and regulations and the City's on-premise sign ordinance and is compatible with the character of the adjacent properties.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:**

Section 1. The City Council hereby approves a variance to the sign ordinance to allow the following on property located at 6511 Ringgold Road, Tax Map #169K-A-014, as shown in the attached Exhibit A.

1. Proposed sign height of 25 feet, requesting a 16-foot variance. Sign ordinance allows maximum height of 9 feet.
2. Proposed sign area of 700 square feet, requesting a variance of 650 square feet. Sign ordinance allows maximum sign face area of 50 square feet per side (2 faces).

3. Reduce sign setback of 15 feet to 10 feet. Signs larger than 40 square feet require 15 feet setback from right of way, requesting a 5-foot variance.

Section 2. The passage of this Resolution is subject to the following requirements:

- A. Ray McDowell, representing C&A Properties, LLC, will comply with all applicable provisions of the zoning ordinance and sign ordinance, including any local, state, and federal requirements.

**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

**Sign Tech Outdoor**  
452 Broad Street SW  
Cleveland, Tn 37311  
423-339-3333  
423-559-7998 fax  
signtechoutdoor@gmail.com

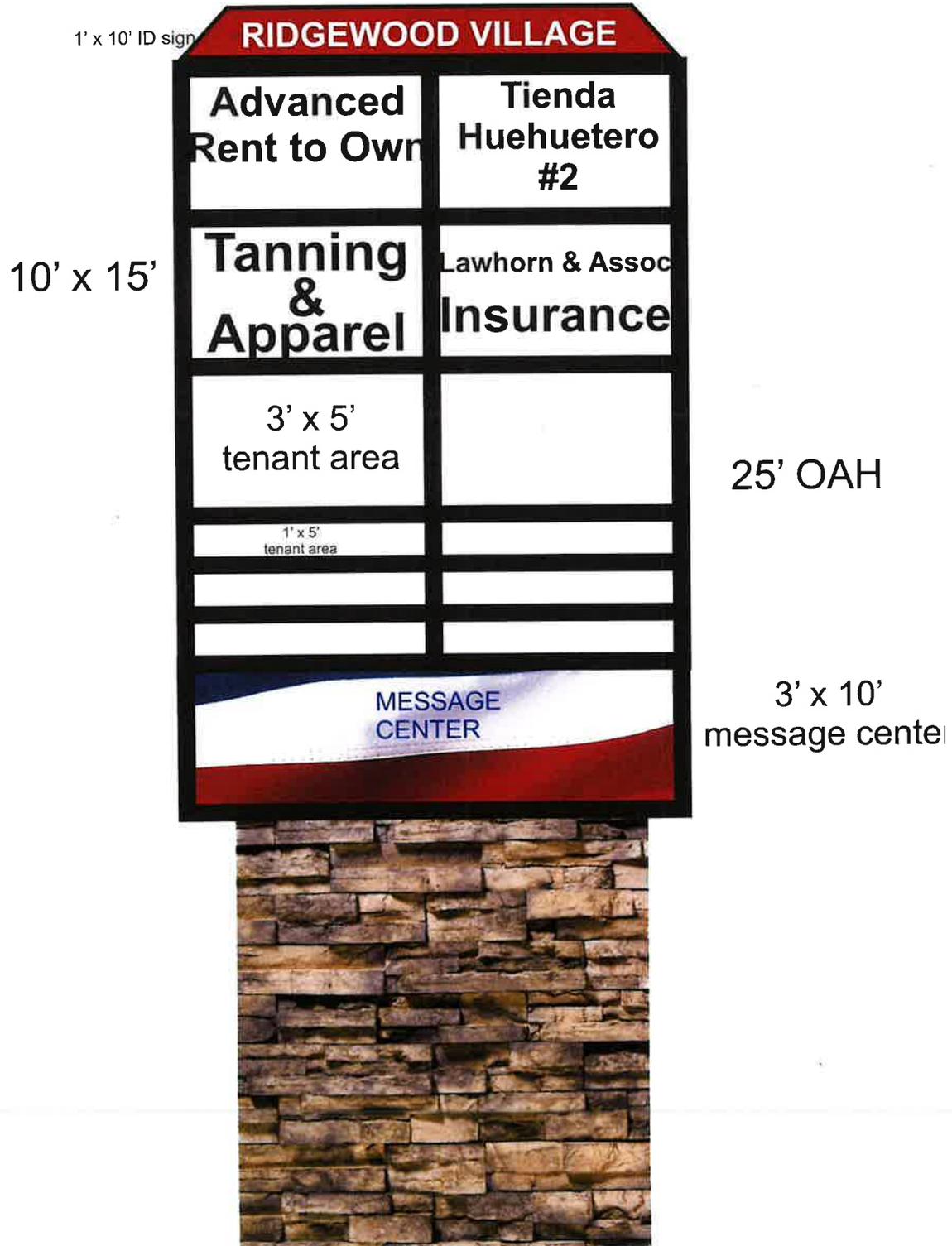


Exhibit B

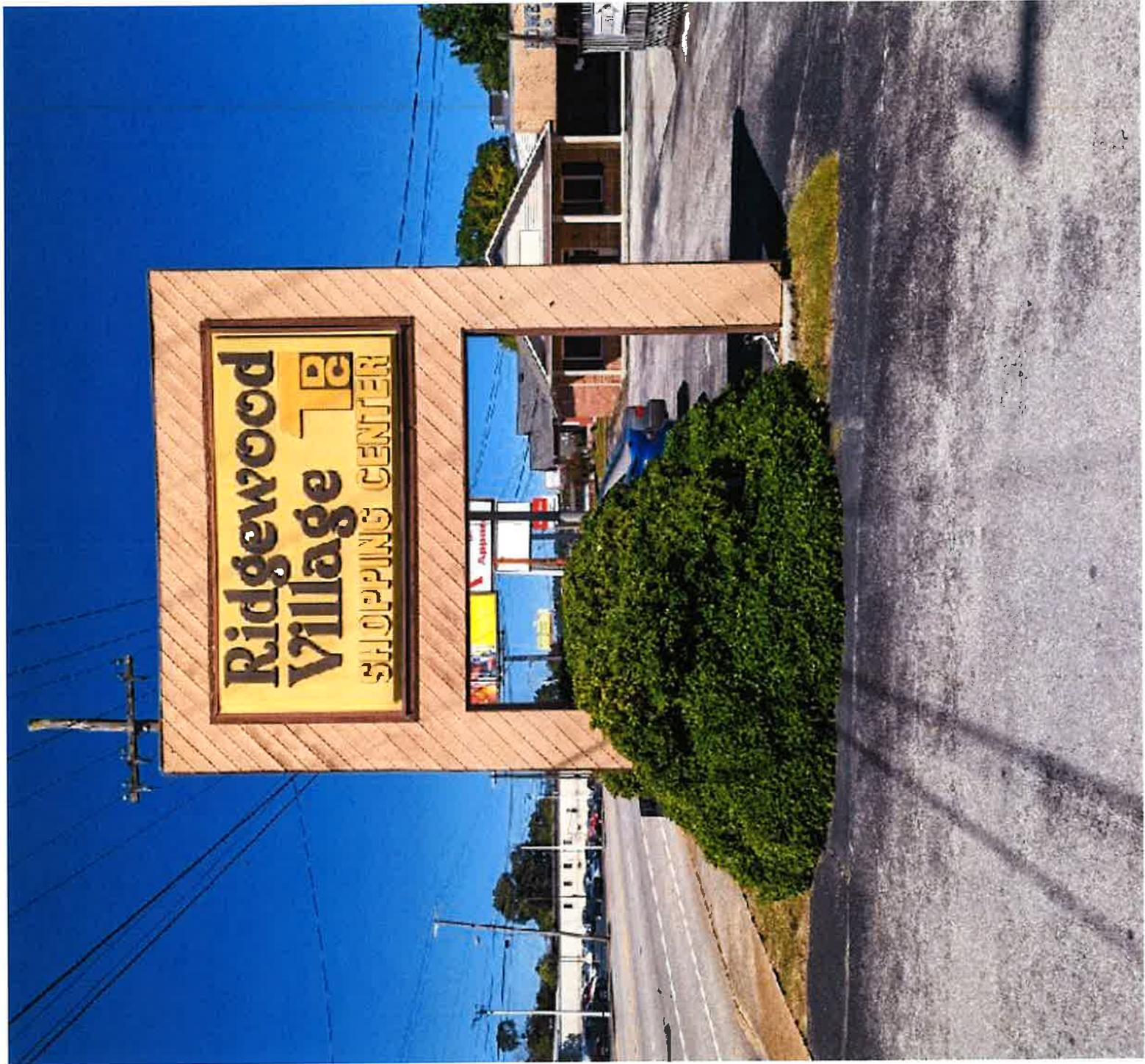




Exhibit D



*Site Reference*





# City of East Ridge

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

Office of the City Recorder

## AGENDA MEMO

TO: Mayor and City Council  
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: BEER BOARD APPOINTMENT

DATE: October 25, 2022

The following Beer Board term will expire on November 26, 2022:

MEMBER:	APPOINTED BY:	CURRENT TERM:
Carnell Storie	Councilmember Helton	11/27/19 – 11/26/22

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

Office of the City Recorder

## AGENDA MEMORANDUM

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

**FROM:** Janet Middleton, City Recorder

**SUBJECT:** APPOINTMENT OF BEER BOARD CHAIRPERSON

**DATE:** October 25, 2022

Pursuant to Title 8, Chapter 2, Section 201 of the City Code, the Mayor has the prerogative of naming the Chairperson of the Beer Board each November. The current Chairperson is Roy Keown.

**Brian Williams**  
*Mayor*

**Mike Chauncey**  
*Vice-Mayor*

**Jacky Cagle**  
*Councilmember*

**Esther Helton**  
*Councilmember*

**Andrea Witt**  
*Councilmember*

**Chris Dorsey**  
*City Manager*