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TUESDAY, AUGUST 12, 2025
CITY COUNCIL AGENDA
3:30 PM

- I. Call to Order by Chairwoman Hill.
- II. Pledge of Allegiance/Invocation (Chairwoman Hill).
- III. Special Presentations.
- IV. Minute Approval.
- V. Discussion of Agenda.
 - ❖ Next Week's Proposed Agenda Items
 - ❖ Purchasing Questions
 - ❖ Future Considerations (3 Week Look Ahead)
- VI. Committee or Department Reports:
 - ❖ [Community Development Committee Meeting](#)

RECESS

Order of Business for City Council

VII. **Ordinances – Final Reading:**

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- a. [MR-2025-0066 Sam Koebley c/o Koesten Development Company LLC \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 200 block of Tremont Street, as detailed on the attached maps, subject to certain conditions. \(District 2\) \(Alternate Version\)](#)
- b. [MR-2025-0079 Wendy Elliot \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the unit block of Chambliss Street, as shown on the attached maps, subject to certain conditions. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Deferred from 07-22-2025\) \(Planning Version #2\)](#)

VIII. **Ordinances - First Reading:**

PLANNING

- a. 2025-0099 Llew Boyd (C-C Commercial Corridor Zone to I-L Light Industrial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4525 Hixson Pike, from C-C Commercial Corridor Zone to I-L Light Industrial Zone. (District 2) (Recommended for denial by Planning Commission and Staff)
- b. 2025-0109 Riverton LLC (RN-3 Residential Neighborhood Zone to C-C Commercial Corridor Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located in the 1000 block of Lupton Drive, from RN-3 Residential Neighborhood Zone to C-C Commercial Corridor Zone, subject to certain conditions. (District 2) (Recommended for approval by Planning Commission and Staff)

2025-0109 Riverton LLC (RN-3 Residential Neighborhood Zone to C-C Commercial Corridor Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located in the 1000 block of Lupton Drive, from RN-3 Residential Neighborhood Zone to C-C Commercial Corridor Zone. (Applicant Version)
- c. 2025-0054 Joseph Postell (RN-1-6 Residential Neighborhood Zone to RN-2 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 7458 and 7460 Pinewood Drive, from RN-1-6 Residential Neighborhood Zone to RN-2 Residential Neighborhood Zone. (District 4) (Recommended for denial by Planning Commission and Staff)
- d. 2025-0112 John Felkner and Louise Wilkins c/o Wilkins Partners, LP (C-NT Neighborhood Transition Commercial Zone and RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1721, 1723, 1725, and 1735 Joiner Road, from C-NT Neighborhood Transition Commercial Zone and RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. (District 4) (Recommended for approval by Planning Commission and Staff)

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- e. 2025-0089 Eric Hudson c/o Semnoz Properties, LLC (RN-1-6 Residential Neighborhood Zone to C-NT Neighborhood Transition Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 7117 Bonny Oaks Drive, from RN-1-6 Residential Neighborhood Zone to C-NT Neighborhood Transition Commercial Zone, subject to certain conditions. **(District 6) (Recommended for approval by Planning Commission and denial by Staff)**
- 2025-0089 Eric Hudson c/o Semnoz Properties, LLC (RN-1-6 Residential Neighborhood Zone to C-NT Neighborhood Transition Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 7117 Bonny Oaks Drive, from RN-1-6 Residential Neighborhood Zone to C-NT Neighborhood Transition Commercial Zone. **(Applicant Version)**
- f. 2025-0102 Seth Francis c/o Crunk Engineering (C-C Commercial Corridor Zone to INST Institutional Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property located at 6401 Mountain View Road, from C-C Commercial Corridor Zone to INST Institutional Zone, subject to certain conditions. **(District 6) (Recommended for approval by Planning Commission and Staff)**
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- g. 2025-0111 Ben Berry c/o Berry Engineers (Lift Condition). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 from Ordinance No. 13935 of previous Case No. 2022-0233 on properties located at 4905 and 4907 Patten town Road, and to add a new condition. **(District 6) (Recommended for approval by Planning Commission and Staff)**

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- h. 2025-0105 N & R Properties (C-MU1 Commercial Mixed-Use Zone to C-R Regional Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 3524 Broad Street, from C-MU1 Commercial Mixed-Use Zone to C-R Regional Commercial Zone, subject to certain conditions. (District 7) (Recommended for approval by Planning Commission and denial by Staff)

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- i. An ordinance to approve corrections to the Official Zoning Map as referenced below.

IX. **Resolutions:**

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the transfer of \$588,809.98 in remaining funds from the terminated Chattanooga Opportunity Fund with Chattanooga Neighborhood Enterprise (CNE) to the Industrial Development Board (IDB) Account No. NR14Z00306 to be used for economic development purposes.
- b. A resolution rescinding Resolution No. 32212 and authorizing the Administrator for the Department of Economic Development to execute a Second Amendment to the Agreement with the Chattanooga Area Regional Council of Governments (Southeast Tennessee Development District) for the management of the City's EPA Brownfield Cleanup Grant adding the option to renew for one (1) additional one (1) year term and authorizing the Administrator for the Department of Economic Development to execute an Agreement to Exercise Option to Renew for an additional one (1) year term beginning September 1, 2025, and ending on August 31, 2026.

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- c. [A resolution authorizing the Administrator for the Department of Public Works to award Contract No. S-25-001-201, Mountain Creek Stream Restoration, to Global Infrastructure, Inc., of Chattanooga, TN, in the amount of \\$1,815,000.00, with a contingency in the amount of \\$181,500.00, for a total amount of \\$1,996,500.00. \(District 1\)](#)
- d. [A resolution authorizing the Administrator for the Department of Public Works to award Contract No. O-22-001 Chattanooga Skatepark to Robert Roberts, LLC, of Chattanooga, TN, in the amount of \\$999,834.98, with a contingency in the amount of \\$49,991.75, for an amount not to exceed \\$1,049,826.73. \(District 7\)](#)

Wastewater

- e. [A resolution authorizing the Administrator for the Wastewater Department to award Contract No. W-20-019-201, Big Ridge 2 Pump Station Improvements Project, to J. Brennon Construction, of Dalton, GA, for Pump Station Improvements at Big Ridge 2 Pump Station, in the amount of \\$1,826,000.00, with a contingency in the amount of \\$182,600.00, for a total amount not to exceed \\$2,008,600.00.](#)
- f. [A resolution authorizing the reassignment of existing contracts from WK Dickson to Ardurra Group, Inc., due to the acquisition of WK Dickson by Ardurra Group, Inc., and directing all future contract obligations, rights, and responsibilities to be transferred to Ardurra Group, Inc., effective upon adoption of this resolution.](#)

X. [Purchases.](#)

XI. Committee Reports.

XII. Recognition of Persons Wishing to Address the Council.

XIII. Adjournment.

Proposed Council Agenda for Tuesday, August 19, 2025

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TUESDAY, AUGUST 19, 2025 **CITY COUNCIL PROPOSED AGENDA** **3:30 PM**

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Councilman Davis).
3. Special Presentations.

PUBLIC HEARING - Administration's Proposal re: Intent to Exceed Certified Tax Rate

4. Minute Approval.
5. Discussion of Agenda.

- ❖ Next Week's Proposed Agenda Items
- ❖ Purchasing Questions
- ❖ Future Considerations (3 Week Look Ahead)

6. Committee or Department Reports:

- ❖ None

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Order of Business for City Council

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- i. An ordinance to approve corrections to the Official Zoning Map as referenced below.

8. **Ordinances - First Reading:**

PARKS, PUBLIC WORKS, AND WASTEWATER

Wastewater

- a. [MR-2025-0083 City of Chattanooga Wastewater c/o Mark Heinzer, P.E. \(Abandonment\). An ordinance closing and abandoning multiple sanitary sewer easements in the 1500 block of Mercer Street and the 1100 block of Luptonville Crossing, including: \(1\) a sewer easement beginning at MH #S118N001 thence southwestwardly 3,770 feet to MH #S118L001; \(2\) a sewer easement beginning at MH #S118E053 thence southwest 1,171 feet to MH #S118E306; and \(3\) portions of thirty \(30”\) inch force main and forty-eight \(48”\) inch gravity sewer easements as described in the attached documentation, Tax Map Nos. 118E-E-006, 118K-E-004, 007 thru 020, 118K-E-027, 028, 038, as shown on the attached maps, subject to certain conditions. \(District 2\) \(Recommended for approval by Planning Commission and Wastewater\)](#)
- b. [MR-2025-0038 Joseph Parks c/o March Adams & Associates, Inc. \(Abandonment\). An ordinance closing and abandoning a sanitary sewer and easement in the 400 block of Palmetto Street, beginning twenty \(20\) feet NW from MH #S146A019 thence 287 feet to MH #S146A020, for a total of 287 linear feet, Tax Map No. 146A-F-008, as shown on the attached map, subject to certain conditions. \(District 8\) \(Recommended for approval by Planning Commission and Wastewater\)](#)

9. **Resolutions:**

COUNCIL OFFICE

- a. [A resolution confirming the appointment of Ronika Bryant to the Sports Authority Board for District 5, for a term beginning on August 20, 2025, and ending on August 19, 2031. \(District 5\)](#)

ECONOMIC DEVELOPMENT

- b. [A resolution authorizing the Administrator for the Department of Economic Development to enter into an Indemnity, Hold Harmless, and Contribution Agreement with Dew James, LLC, in substantially the form attached, and to authorize the payment of \\$269,000.00 for reimbursement to Dew James, LLC for the placement of lightweight flowable fill into the City’s rights-of-ways at Broad and Eighth Streets as necessary to maintain the structural integrity of the City sidewalks and rights-of-ways. \(District 7\)](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Parks & Outdoors

- c. [A resolution for the Administrator for Parks & Outdoors to apply for, and if awarded, accept a Tennessee Tourism Enhancement Grant for the upgrade of the stage, new bank shelter, and electrics at Coolidge Park, in the amount of \\$_____.](#)

Public Works

- d. [A resolution authorizing the Administrator for the Department of Public Works to approve Change Order No. 2 with J. Brennon Construction, Inc., of Dalton, GA, relative to Contract No. E-23-017-201, City Hall Annex Improvements, for window trim remediation, rooftop doorway weatherproofing, and ADA bathroom additions, for an increase of \\$128,973.27, with a contingency in the amount of \\$50,000.00, for a revised amount not to exceed \\$2,140,130.75. \(District 8\)](#)
10. Purchases.
11. Committee Reports.
12. Recognition of Persons Wishing to Address the Council.
13. Adjournment.