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TUESDAY, DECEMBER 9, 2025
CITY COUNCIL REVISED AGENDA
3:30 PM

- I. Call to Order by Chairwoman Hill.
- II. Pledge of Allegiance/Invocation (Councilman Elliott).
- III. Special Presentations.

PUBLIC HEARING FOR DEANNEXATION
APPLICANT, VERSAILLES LAND AND DEVELOPMENT, AND
TENANT, CHICK-FIL-A RESTAURANT

- 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:

- ❖ None

RECESS

Order of Business for City Council

- VII. **Ordinances – Final Reading:**

PARKS, PUBLIC WORKS, AND WASTEWATER

Wastewater

- a. [MR-2025-0153 Joey Forest c/o Volkswagen Chattanooga \(Abandonment\). An ordinance closing and abandoning a sanitary sewer and easement in the 8000 block of Volkswagen Drive, beginning 0 feet from MH #S130O031 thence 1,400 feet to MH #S130J016, for a total of 1,400 linear feet, Tax Map No. 130-001.18, as detailed on the attached map, subject to certain conditions. \(District 6\) \(Recommended for approval by Planning Commission and Wastewater\)](#)

VIII. **Ordinances - First Reading:**

INTERNAL AUDIT

- a. An ordinance to amend Chattanooga City Code, Part II, Chapter 2, to delete and update Article XIV regarding communications and audit process of the Audit Committee following prior revisions to the Chattanooga City Charter Sections 3.111 through 3.118 and the deletion of Charter Section 8.15 of the Charter.
- b. An ordinance to amend Chattanooga City Code, Part II, Chapter 2, Article XV, Whistle Blower Protection by revising Sections 2-782, 2-783(e), and 2-784(e) relative to the Audit Committee.

PLANNING

- c. 2025-0173 MBSC Black Creek LLC (C-C Commercial Corridor Zone, C-MU1 Commercial Mixed-Use Zone, and TRN-3 Traditional Neighborhood Residential Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 4571, 4603, 4637, 4659, 4685, and 4711 Ravinia Lane, from C-C Commercial Corridor Zone, C-MU1 Commercial Mixed-Use Zone, and TRN-3 Traditional Neighborhood Residential Zone to RN-1-3 Residential Neighborhood Zone. **(District 1) (Recommended for approval by Planning Commission and Staff)**
- d. 2025-0147 Marilyn Rampersand (RN-2 Residential Neighborhood Zone to C-N Neighborhood Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 915 Barton Avenue, from RN-2 Residential Neighborhood Zone to C-N Neighborhood Commercial Zone, subject to certain conditions. **(District 2) (Recommended for approval by Planning Commission and Staff)**

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- e. 2025-0168 Sheldon Grizzle c/o Thousand Hills Management (RN-1-6 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1300 and 1335 Mercer Street, from RN-1-6 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone. (District 2) (Recommended for approval by Planning Commission and Staff)

- f. 2025-0164 Ian Blackmore c/o Pratt and Associates (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 6112 and 6118 Hixson Pike, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. (District 3) (Recommended for approval by Planning Commission and Staff)

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- g. 2025-0165 Stone Creek Consulting LLC (RN-1-6 Residential Neighborhood Zone and C-C Commercial Zone to I-L Industrial Light Zone, for a reduced area to I-L Industrial Light Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 4115 Shallowford Road and part of unaddressed property in the 4100 block of Shallowford Road, from RN-1-6 Residential Neighborhood Zone and C-C Commercial Zone to I-L Industrial Light Zone, for a reduced area to I-L Industrial Light Zone, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and Staff) (Planning Version #2)

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- h. 2025-0169 Groundscapes Concepts, LLC (RN-1-6 Residential Neighborhood Zone and C-C Commercial Corridor Zone to I-H Industrial Heavy Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4272 Bonny Oaks Drive, from RN-1-6 Residential Neighborhood Zone and C-C Commercial Corridor Zone to I-H Industrial Heavy Zone, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and denial by Staff)

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- i. 2025-0170 Miller Industries Towing Equipment, Inc. (Lift and Amend Condition). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 and amend Condition No. 3 of Ordinance No. 13043 of previous Case No. 2016-035 for part of a property located at 8595 Hilltop Drive, subject to certain conditions. (District 6) (Recommended for approval by Planning Commission and Staff)
- j. 2025-0167 Stone Creek Consulting LLC (RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1309 Chamberlain Avenue, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and denial by Staff)

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- k. [An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, to add a Special Exceptions Permit for a reception facility, add a standalone drive-through facility use, and amend the parking regulations for multi-unit living in the Downtown Form Based Code.](#)

[An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, to add a Special Exceptions Permit for a reception facility and add a standalone drive-through facility use. \(Alternate Version\)](#)

IX. **Resolutions:**

ECONOMIC DEVELOPMENT

- a. [A resolution authorizing the Administrator for the Department of Economic Development to enter into a Sublease Agreement with Cassette, LLC d/b/a Cassette Skate Shop, in substantially the form attached, to sublease a portion of the premises at 3937 St. Elmo Avenue, further identified as Tax Map No. 155O-E-011, for the development and operation of a temporary pop-up skate park for the benefit of public use at no cost, for an Initial Term ending April 30, 2026, and subject to approval of all parties, an option to renew for two \(2\) additional terms of six \(6\) months each, with rent of \\$1.00 per term. \(District 7\)](#)
- b. [A resolution authorizing the Administrator for the Department of Economic Development to enter into a First Agreement to Exercise Option to Renew with Missionary Ridge Neighborhood Association, Inc., in substantially the form attached, to lease approximately 2,600 square feet of space at 36 Sheridan Avenue, identified as Tax Map No. 156E-B-001.01, for an additional term of one \(1\) year, through December 16, 2026, for the rent of \\$1.00 per term. \(District 9\) \(Deferred from 12-02-2025\)](#)

INTERNAL AUDIT

- c. [A resolution adopting an Amended Policy for the prevention and detection of fraud, waste, and abuse for the City.](#)

MAYOR'S OFFICE

- d. [A resolution confirming Mayor Kelly's reappointment of Thomas Palmer to the Form-Based Code Committee, for a term beginning on September 1, 2025, and ending on August 31, 2028.](#)

- e. [A resolution confirming Mayor Kelly's appointment of Jack Wood to the Form-Based Code Committee, for a term beginning on December 10, 2025, and ending on December 9, 2028.](#)

OFFICE OF THE CITY ATTORNEY

- f. [A resolution confirming Mayor Kelly's appointment of Rachel Hodges as a Hearing Officer for the Beer Board, for a two \(2\) year term, beginning on December 10, 2025, and ending on December 9, 2027.](#)
- g. [A resolution confirming Mayor Kelly's appointment of Kisha Cheeks as a Hearing Officer for the Beer Board, for a two \(2\) year term, beginning on December 10, 2025, and ending on December 9, 2027.](#)
- h. [A resolution confirming Mayor Kelly's appointment of Johnika Everhart as a Hearing Officer for the Beer Board, for a two \(2\) year term, beginning on December 10, 2025, and ending on December 9, 2027.](#)
- i. [A resolution confirming Mayor Kelly's appointment of Bill W. Pemerton as a Hearing Officer for the Beer Board, for a two \(2\) year term, beginning on December 10, 2025, and ending on December 9, 2027.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- j. [A resolution authorizing the Administrator for the Department of Public Works to approve Change Order No. 1 to Contract No. O-22-001-101, Chattanooga Skatepark, with Ragan-Smith Associates, LLC, of Chattanooga, TN, for the valued engineering efforts, construction administration services, and additional services that may be required during the construction of the project, for an increased amount of \\$94,000.00, for a revised contract amount of \\$326,500.00. \(District 7\)](#)
 - k. [A resolution authorizing the Administrator for the Department of Public Works to apply for, and if awarded, accept a Tennessee Department of Environment and Conservation Solid Waste Grant for the purchase of an automated recycling truck, in the amount of \\$420,500.00, and authorizing the City's fifty \(50%\) percent matching funds, in the amount of \\$210,250.00.](#)
- X. [Purchases.](#)
 - XI. Committee Reports.
 - XII. Recognition of Persons Wishing to Address the Council.

Revised Agenda for Tuesday, December 9, 2025

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XIII. Adjournment.

Proposed Council Agenda for Tuesday, December 16, 2025

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TUESDAY, DECEMBER 16, 2025
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Councilman Henderson).
3. Special Presentations.
4. Minute Approval.
5. Discussion of Agenda.
 - ❖ Next Week's Proposed Agenda Items
 - ❖ Purchasing Questions
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6. Committee or Department Reports:
 - ❖ None

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Order of Business for City Council

7. **Ordinances - Final Reading:**

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- b. [An ordinance to amend Chattanooga City Code, Part II, Chapter 2, Article XV, Whistle Blower Protection by revising Sections 2-782, 2-783\(e\), and 2-784\(e\) relative to the Audit Committee.](#)

PLANNING

- c. 2025-0173 MBSC Black Creek LLC (C-C Commercial Corridor Zone, C-MU1 Commercial Mixed-Use Zone, and TRN-3 Traditional Neighborhood Residential Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 4571, 4603, 4637, 4659, 4685, and 4711 Ravinia Lane, from C-C Commercial Corridor Zone, C-MU1 Commercial Mixed-Use Zone, and TRN-3 Traditional Neighborhood Residential Zone to RN-1-3 Residential Neighborhood Zone. (District 1) (Recommended for approval by Planning Commission and Staff)

- d. 2025-0147 Marilyn Rampersand (RN-2 Residential Neighborhood Zone to C-N Neighborhood Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 915 Barton Avenue, from RN-2 Residential Neighborhood Zone to C-N Neighborhood Commercial Zone, subject to certain conditions. (District 2) (Recommended for approval by Planning Commission and Staff)

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- i. 2025-0170 Miller Industries Towing Equipment, Inc. (Lift and Amend Condition). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 and amend Condition No. 3 of Ordinance No. 13043 of previous Case No. 2016-035 for part of a property located at 8595 Hilltop Drive, subject to certain conditions. **(District 6) (Recommended for approval by Planning Commission and Staff)**
- j. 2025-0167 Stone Creek Consulting LLC (RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1309 Chamberlain Avenue, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone, subject to certain conditions. **(District 9) (Recommended for approval by Planning Commission and denial by Staff)**

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- k. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, to add a Special Exceptions Permit for a reception facility, add a standalone drive-through facility use, and amend the parking regulations for multi-unit living in the Downtown Form Based Code.

An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, to add a Special Exceptions Permit for a reception facility and add a standalone drive-through facility use. (Alternate Version)

8. **Ordinances - First Reading:**

OFFICE OF THE CITY ATTORNEY

- a. [An ordinance deannexing certain property owned by Versailles Land and Development Company, LLC, for the tenant, Chick-Fil-A Restaurant, located at 8883 Old Lee Hwy., within the City of Chattanooga, in Hamilton County, Tennessee, which is currently referenced as Tax Map No. 131-082.18, more fully described in the attached map.](#)

PLANNING

- b. [2025-0119 Claudine Evans c/o One A Event Parlour \(C-C- Commercial Corridor Zone to C-R Regional Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5813 Lee Highway, from C-C- Commercial Corridor Zone to C-R Regional Commercial Zone. \(District 6\) \(Applicant Version\) \(Recommended for denial by Planning Commission and approval by Staff\) \(Deferred from 10-14-2025\)](#)
- c. [2025-0151 Matt Stone c/o Southern Spear Properties Lucey LLC \(Lift Condition\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 from Ordinance No. 13576 of previous Case No. 2019-0133 on property located at 1305 Anderson Avenue, Tax Map No. 146J-D-012 only, subject to the following condition shall remain. \(District 9\) \(Recommended for approval by Planning Commission and Staff\) \(Deferred from 11-18-2025\)](#)

9. **Resolutions:**

ECONOMIC DEVELOPMENT

- a. [A resolution authorizing the Administrator for the Department of Economic Development to enter into a Premises Use Agreement with Tennessee River Soccer d/b/a North River Soccer, in substantially the form attached, for use of the soccer facility on a portion of Tax Map No. 119H-A-003.01, for a term of one \(1\) year with annual rent of \\$1.00, with document execution and use of the premises subject to the tenant's compliance with all insurance requirements in the Premises Use Agreement. \(District 2\)](#)

HUMAN RESOURCES

- b. [A resolution authorizing revisions to the Employee Information Guide \(EIG\) policy \(9.0 Compensation, Section 9.11 Call Back Pay\) to Double Call Back Pay, to comply with Budget Amendment passed by City Council on September 9, 2025, for immediate implementation and to be applied retroactively to July 1, 2025.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Parks & Outdoors

- c. [A resolution request to accept funds from the State of Tennessee Department of Environment and Conservation Local Parks Acquisition Fund for the purchase of the Mountain Creek Quarry for use as a park, in the amount of \\$1,740,000.00.](#)
- d. [A resolution authorizing payment to the Downtown Chattanooga Alliance \(DCA\) from January 1, 2026, through December 31, 2026, for an amount not to exceed \\$150,000.00. \(Added with permission of Chairwoman Hill\)](#)

Public Works

- e. [A resolution authorizing the Administrator for the Department of Public Works to approve Change Order No. 1 \(Final\) to Contract No. R-22-014-201, Summit of Softball Concession Stands Ventilation, with J. Brennan Construction, Inc., of Rocky Face, GA, for structural modifications to the original design and the addition of GFCI breakers and relay receptacles, for an increased amount of \\$55,678.95, for a revised contract amount of \\$432,964.88. \(District 6\)](#)
 - f. [A resolution authorizing the Administrator for the Department of Public Works to approve Change Order No. 1 \(Final\) to Contract No. E-21-022-201, Watkins Building ACM Abatement and Mold Remediation, with E. Luke Greene Company, Inc., of New Market, TN, for the removal of two additional ACM areas and the additional storage of therapeutic recreation materials not previously identified within the contract, for an increased amount of \\$23,400.00, with a revised contract amount of \\$117,942.55. \(District 9\)](#)
- 10. Purchases.
 - 11. Committee Reports.
 - 12. Recognition of Persons Wishing to Address the Council.
 - 13. Adjournment.