

PLANNING AND ZONING COMMITTEE MINUTES Chattanooga City Council July 11, 2023

Call to Order

Councilman Darrin Ledford, Committee Chair, called the meeting to order at 3:47 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present that also included Council Chair Raquetta Dotley, Council Vice Chair Jenny Hill, and Councilpersons Chip Henderson, Ken Smith, Isiah Hester, Carol Berz, Marvene Noel, and Demetrus Coonrod. Other participants present were Phil Noblett, City Attorney, and Melissa Bardoner, Council Support Specialist.

Others in Attendance

Regional Planning: Karen Rennich, Deputy Director; and Transportation: Ben Taylor, Deputy Administrator.

Approval of Minutes

On motion of Councilman Smith and seconded by Councilwoman Noel, the minutes of the last meeting (June 6, 2023) were approved as published.

Ordinances (First Reading) – Agenda Item 6A Case No. 2023-0096

Vice Chair Hill informed the Council she had spoken with the applicant about adding conditions and that she would be making a motion to amend at the 6:00 p.m. meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Items 6B – 6D

B. Case No. 2023-0080

C. Case No. 2023-0081

D. Case No. 2023-0088

Upon no questions or comments, the issues were closed.

Ordinances (First Reading) – Agenda Items 6E & 6F

E. Case No. 2022-0262

F. Case No. 2022-0263

Ms. Rennich informed the Council that the applicant sent an email dated July 5, 2023, requesting these cases be withdrawn. Ms. Rennich, Committee Chair Ledford, Councilwoman Berz, and Mr. Noblett affirmed the procedure for withdrawal of cases already on the Council's agenda. Councilwoman Berz then advised Council she would be moving to withdraw these items at the 6:00 p.m. Council meeting. Upon no further questions or comments, the issues were closed.

Ordinances (First Reading) – Agenda Item 6G
Case No. 2023-0082

Ms. Rennich informed Council the applicant was out of town and requested a one-week deferral to July 18, 2023. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6H
Case No. 2023-0084

Ms. Rennich briefed the Council on this item. The presentation and discussion can be viewed [here](#). Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6I
Case No. 2023-0085

Ms. Rennich briefed the Council on this item. The presentation and discussion can be viewed [here](#). At the conclusion, Chair Dotley informed Council she would be moving to defer this item three weeks at the 6:00pm meeting, in order to allow for a community meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6J
Case No. 2023-0093

Ms. Rennich briefed the Council on this item. The presentation and discussion can be viewed [here](#). At the conclusion, Chair Dotley informed Council there had been three community meetings about this item and the residents of Alton Park were very excited about it, but wanted amendments added. Councilman Ledford advised he would be moving to amend this item at the 6:00pm Council meeting, on behalf of Chair Dotley. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6K
Case No. 2023-0073

Upon no questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6L
Case No. 2023-0075

Councilwoman Noel informed Council there was opposition to this item and that she would be making a motion to defer at the 6:00pm Council meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6M & 6N

M. [Case No. 2023-0094](#)

N. [Case No. 2023-0095](#)

Upon no questions or comments, the issues were closed.

Ordinances (First Reading) – Agenda Item 6O
Case No. 2023-0078

Ms. Rennich informed Council the applicant was out of town and requested a one-week deferral to July 18, 2023.

Ms. Rennich then briefed the Council on this item. The presentation and discussion can be viewed [here](#). Councilwoman Coonrod affirmed there had been a community meeting about this item, and that the residents would like the original conditions included. She further advised that she would make a motion to amend when this case came before Council. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6P
Case No. 2023-0083

Ms. Rennich briefed the Council on this item. The presentation and discussion can be viewed [here](#). At the conclusion, Councilwoman Coonrod advised that she and the applicant had agreed to defer this item until August 8, 2023, to allow for a community meeting.

Councilman Ledford requested additional information about the possible widening of Obey Street. Ms. Rennich responded. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6Q
Case No. 2023-0086

Councilwoman Coonrod advised Council she would be requesting to defer this item three weeks (to August 1, 2023) at the 6:00pm meeting, to allow for a community meeting. Upon no further questions or comments, the issue was closed.

Resolutions – Agenda Item 7E

Ms. Rennich advised Council that a Special Exceptions Permit for this address had previously come before them, and that the need for this Special Exceptions Permit was due to a change in applicant / change in ownership. Upon no further questions or comments, the issue was closed.

OTHER BUSINESS

Ms. Rennich informed Council of the following housekeeping items:

- Case No. 2023-0092
Ms. Rennich confirmed that this case had been withdrawn by the applicant prior to being placed on the Council's agenda, in accordance with procedures.
- Case No. 2021-0213
Ms. Rennich reminded the Council this case had previously been tabled by motion on March 8, 2022. **Upon motion by Councilman Smith** and seconded by Council Chair Dotley, this item was removed from the table. Upon no objection from Council, this item was moved to the Planning & Zoning Committee agenda for Tuesday, August 1, 2023.

Councilman Ledford requested clarification about the ‘residential use only’ condition within UGC zoning. A discussion ensued [view [here](#)] in which the following was addressed:

- The exclusion of alcohol (Ledford)
- STVRs considered commercial, not residential (Rennich)
- STVR applications within this zone triggering the 18-month waiting period (Rennich & Ledford)
- 500-foot restriction outside the urban overlay (Henderson)
 - Ms. Rennich and Mr. Noblett responded

Councilwoman Coonrod inquired about the placement of City and/or Chattanooga Housing Authority (CHA) dumpsters in front of residences located at Greenwood Terrace. Mr. Taylor responded.

Upon no further questions or comments, the issues were closed.

Adjournment

There being no further business, Councilman Ledford adjourned the meeting at 4:34 p.m.