



Chattanooga City Council
Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building

COUNCIL MEETING MINUTES

August 9, 2022
6:00 PM

CALL TO ORDER

Council Chairman Darrin Ledford called the meeting to order. A quorum was present that also included Vice Chair Raquetta Dotley and Councilpersons Carol Berz, Demetrus Coonrod, Chip Henderson, Isiah Hester, Jenny Hill, Marvene Noel, and Ken Smith. Others present were Phil Noblett, Deputy City Attorney, and Nicole Gwyn, Council Clerk. Video of the meeting is available on YouTube by clicking [here](#).

PLEDGE OF ALLEGIANCE

Chairman Ledford led the Assembly in the Pledge of Allegiance.

SPECIAL RECOGNITION

Chairman Ledford welcomed Mayor Tim Kelly and his wife, Ginny, to tonight's meeting.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Vice Chair Dotley, the minutes of the last meeting (August 2, 2022) were approved as published.

ORDINANCES – FINAL READING:

On motion of Vice Chair Dotley and seconded by Councilwoman Berz,

ORDINANCE #13874

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 2, BY ADDING ARTICLE XVI, CHATTANOOGA DEPARTMENT OF COMMUNITY DEVELOPMENT, INCLUDING THE OFFICE OF FAMILY EMPOWERMENT ADVISORY BOARD.

The motion carried.

ACTION: APPROVED

2022-0097
ASA Engineering c/o Allen Jones
Planning Version #2
District No. 4

On motion of Councilman Smith and seconded by Councilwoman Berz,

ORDINANCE #13875

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE AN UNADDRESSED PROPERTY IN THE 7500 BLOCK OF STANDIFER GAP ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Smith asked Karen Rennich, Deputy Director of Regional Planning, to confirm that the amendment had been added. She confirmed The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

2022-0149
Bean Bowl, LLC
Planning Commission Version
District No. 8

Agenda Item VI(a):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1200 JUDD ROAD, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Hill moved to defer to August 16, 2022. Vice Chair Dotley seconded. The motion carried.

ACTION: DEFERRED TO AUGUST 16, 2022

2022-0150
ASA Engineering c/o Allen Jones
Planning Commission Version
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Smith,

ORDINANCE #13876

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6860 AND 6874 STANDIFER GAP ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Berz asked Ms. Rennich to confirm the conditions. Ms. Rennich read the five conditions, noting that two were deed restricted:

- 1) *Provide a stone or brick entry signage;*
- 2) *Provide street lights within the development;*
- 3) *Provide a landscape buffer along Standifer Gap Road to screen the stormwater facilities from the right-of-way;*
- 4) *Deed restriction to allow a maximum of twenty (20%) percent rental property; and*
- 5) *Deed restriction to restrict any Short-Term Vacation Rentals or Commercial Business (except as allowed by City Ordinance).*

Chairman Ledford opened the floor to Allen Jones, who confirmed the two deed-restricted conditions. There was no Opposition present. Upon no questions, the motion carried.

ACTION: PASSED ON FIRST READING

2022-0159
V2 Design Group, LLC
Planning Commission Version
District No. 2

On motion of Councilwoman Hill and seconded by Councilman Smith,

ORDINANCE #13877

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 823 DALLAS ROAD, FROM C-2 CONVENIENCE COMMERCIAL ZONE AND M-2 LIGHT INDUSTRIAL ZONE TO E-CX-3 URBAN EDGE COMMERCIAL MIXED USE ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0162
Pratt and Associates
Planning Commission Version
District No. 3

Agenda Item VI(d):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6422 HIXSON PIKE, FROM R-1 RESIDENTIAL ZONE TO RT-1 RESIDENTIAL TOWNHOUSE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Smith moved to defer to September 6, 2022. Councilman Henderson The motion carried.

ACTION: DEFERRED TO SEPTEMBER 6, 2022

2022-0165
Tigner Estate LLC c/o MAP Engineers, LLC
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Coonrod,

ORDINANCE #13878

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2730 CANNON AVENUE AND FOUR (4) UNADDRESSED PROPERTIES IN THE 2700 BLOCK OF CANNON AVENUE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0169
Reggie Vachon
Planning Commission Version
District No. 5

Agenda Item VI(f):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1277, 1283, AND 1291 NORTH MOORE ROAD, FROM R-1 RESIDENTIAL ZONE TO RT-1 RESIDENTIAL TOWNHOUSE ZONE.

Councilman Hester informed the Council that the Applicant has requested to withdraw this rezoning request. Therefore, **Councilman Hester moved** to withdraw. Vice Chair Dotley seconded. The motion carried.

ACTION: WITHDRAWN

2022-0170
Josh Barr
Planning Commission Version
District No. 8

Agenda Item VI(g):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1023 EAST 13TH STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: DEFERRED TO AUGUST 16, 2022

2022-0171
Josh Barr
Planning Commission Version
District No. 8

Agenda Item VI(h):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1100 EAST 13TH STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: DEFERRED TO AUGUST 16, 2022

Agenda Item VI(i):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, ZONING REGULATIONS, DIVISION 1, R-1 RESIDENTIAL ZONE, SECTION 38-44, HEIGHT AND AREA REGULATIONS, (7) MINIMUM SUBURBAN INFILL LOT FRONTAGE AND SETBACK, AND TO AMEND DIVISION 30, URBAN INFILL LOT COMPATIBILITY OPTION.

Councilman Henderson expressed concerns about the urban infill. Therefore, **Councilman Henderson moved** to defer to August 23, 2022. Councilwoman Hill seconded. The motion carried.

ACTION: DEFERRED TO AUGUST 23, 2022

PROCEDURAL NOTE: With no objection from the Council, Chairman Ledford instructed the Clerk to group and read the following three ordinances for one Council vote:

ORDINANCE #13879

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, ZONE REGULATIONS, DIVISION 15, C-3 CENTRAL BUSINESS DISTRICT BY DELETING IN ENTIRETY DIVISION 15A, APPLICABLE C-3 STANDARDS FOR PROPERTIES REZONED TO C-3 AFTER JULY 13, 2021.

ORDINANCE #13880

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, ZONE REGULATIONS, DIVISION 14, UGC URBAN GENERAL COMMERCIAL ZONE, SECTION 38-208, BUILDING HEIGHT AND MASS; SECTION 38-212, AUTO ORIENTED USES; SECTION 38-213, APPEALS FROM THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION; AND DIVISION 16, C-4 PLANNED COMMERCE CENTER ZONE, SECTION 38-253, MAXIMUM BUILDING HEIGHT DEVIATION.

ORDINANCE #13881

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE IV, GENERAL REGULATIONS, TO DELETE IN ITS ENTIRETY SECTION 38-32, LOT SIZE, LOT FRONTAGE, SETBACK NOT TO BE REDUCED EXCEPTION AND RENUMBERING THE SECTIONS APPROPRIATELY.

The motion carried.

ACTION: ORDINANCES 13879 - 13881 PASSED ON FIRST READING

On motion of Councilman Henderson and seconded by Councilman Smith,

ORDINANCE #13882

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 16, ARTICLE IV, SECTION 16-60; SECTIONS 16-61(D) AND 16-61(E); SECTION 16-63; SECTIONS 16-64(C) THROUGH 16-64(G); AND SECTION 16-66 RELATING TO THE POLICE ADVISORY AND REVIEW COMMITTEE.

The motion carried.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilwoman Berz and seconded by Councilwoman Hill,

RESOLUTION #31232

A RESOLUTION CONFIRMING THE APPOINTMENT OF MELINDA HICKEY TO THE POLICE ADVISORY AND REVIEW COMMITTEE FOR DISTRICT 6, WITH A TERM BEGINNING AUGUST 9, 2022, AND EXPIRING AUGUST 9, 2026.

The motion carried.

ACTION: ADOPTED

On motion of Vice Chair Dotley and seconded by Councilwoman Berz,

RESOLUTION #31233

A RESOLUTION CONFIRMING THE SURPLUS OF PROPERTIES LOCATED AT 5006 AND 5010 ROSSVILLE BOULEVARD, FURTHER IDENTIFIED AS TAX MAP NO. 168O-C-012 AND TAX MAP NO. 168O-C-010.

The motion carried.

ACTION: ADOPTED

On motion of Vice Chair Dotley and seconded by Councilwoman Berz,

RESOLUTION #31234

A RESOLUTION AUTHORIZING THE INTERIM ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO AWARD UP TO \$151,000.00 TO THE ELECTRIC POWER BOARD (EPB) AS THE CITY OF CHATTANOOGA'S CONTRIBUTION FOR THE INSTALLATION AND CONTINUING PROVISION OVER FIVE (5) YEARS OF EPB FIBER OPTICS WORLD-CLASS HIGH-SPEED INTERNET AND WIFI SERVICE IN THE CHATTANOOGA/HAMILTON COUNTY CONVENTION AND TRADE CENTER.

Prior to the vote, Councilman Ledford made a [statement](#) about owning property outside the area of the Economic Impact Plan, but near South Broad Street. He read about exercising his right to vote on this item because he does not have any direct financial benefit from it. Upon no questions or further comments, the motion carried.

ACTION: ADOPTED

On motion of Vice Chair Dotley and seconded by Councilwoman Berz,

RESOLUTION #31235

A RESOLUTION OF THE CITY COUNCIL OF CHATTANOOGA, TENNESSEE, APPROVING AN ECONOMIC IMPACT PLAN FOR THE SOUTH BROAD DISTRICT PLAN AREA AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT SAID PLAN.

The motion carried.

ACTION: ADOPTED

On motion of Vice Chair Dotley and seconded by Councilman Smith,

RESOLUTION #31236

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, AUTHORIZING THE CREATION AND APPOINTING THE DIRECTORS OF THE SPORTS AUTHORITY OF THE COUNTY OF HAMILTON AND THE CITY OF CHATTANOOGA, TENNESSEE.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Henderson and seconded by Councilman Smith,

RESOLUTION #31237

A RESOLUTION AUTHORIZING THE INTERIM ADMINISTRATOR FOR THE DEPARTMENT FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH CHATTANOOGA PROFESSIONAL BASEBALL, LLC D/B/A THE CHATTANOOGA LOOKOUTS TO PROVIDE A COMMITMENT OF PROFESSIONAL BASEBALL IN A NEW BALL PARK AS DESCRIBED IN THE SOUTH BROAD DISTRICT ECONOMIC IMPACT PLAN.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Henderson and seconded by Councilman Smith,

RESOLUTION #31238

A RESOLUTION AUTHORIZING THE INTERIM ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH PERIMETER PROPERTIES, LLC, PIPE PROPERTIES, LLC, AND GATEWAY VIEW, LLC TO PROVIDE A COMMITMENT OF WORK WITH THE CITY, COUNTY, AND SPORTS AUTHORITY TO FACILITATE THE DEVELOPMENT OF THE SOUTH BROAD DISTRICT AND TO DONATE PROPERTY FOR A NEW MULTI-USE SPORTS VENUE THAT IS GOVERNED BY A NEWLY-CREATED SPORTS AUTHORITY.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Smith and seconded by Councilman Henderson,

RESOLUTION #31239

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL COOPERATIVE AGREEMENT (MULTI-USE STADIUM PROJECT) WITH HAMILTON COUNTY, TENNESSEE, AND THE SPORTS AUTHORITY OF THE COUNTY OF HAMILTON AND THE CITY OF CHATTANOOGA, TENNESSEE.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Henderson and seconded by Councilman Smith,

RESOLUTION #31240

A RESOLUTION REQUIRING THE SPORTS AUTHORITY TO REPORT CERTAIN INFORMATION ANNUALLY TO THE CITY COUNCIL.

The motion carried.

ACTION: ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Ledford instructed the Clerk to read the next two resolutions

RESOLUTION #31241

A RESOLUTION AUTHORIZING THE APPOINTMENT OF PETER YAKIMOVICH, AS SPECIAL POLICE OFFICER (UNARMED) FOR THE CHATTANOOGA AREA REGIONAL TRANSPORTATION AUTHORITY (CARTA), TO DO SPECIAL DUTY AS PRESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

RESOLUTION #31242

A RESOLUTION AUTHORIZING THE APPOINTMENT OF THOMAS BEGUE, AS SPECIAL POLICE OFFICER (UNARMED) FOR THE CHATTANOOGA AREA REGIONAL TRANSPORTATION AUTHORITY (CARTA), TO DO SPECIAL DUTY AS PRESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Hill moved to approve. Councilman Hester seconded. The motion carried.

ACTION: RESOLUTIONS 31241 & 31242 ADOPTED

On motion of Councilwoman Hill and seconded by Councilwoman Berz,

RESOLUTION #31243

A RESOLUTION TO CONFIRM THE MAYOR'S APPOINTMENT OF TODD MORGAN TO A FIVE-YEAR TERM ON THE HISTORIC ZONING COMMISSION.

The motion carried.

ACTION: ADOPTED

PLANNING STAFF

On motion of Councilwoman Hill and seconded by Councilwoman Coonrod,

RESOLUTION #31244

A RESOLUTION TO DELEGATE REVIEW AUTHORITY FOR ELIGIBLE SUBDIVISION PLATS TO THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY STAFF AS DETAILED IN TENNESSEE CODE ANNOTATED SECTION 13-3-402 AND UPDATED BY THE ADOPTION OF PUBLIC CHAPTER 994.

The motion carried.

ACTION: ADOPTED

On motion of Vice Chair Dotley and seconded by Councilwoman Hill,

RESOLUTION #31245

A RESOLUTION TO ACCEPT AS CITY PROPERTY A MULTI-USE PATH, LANDSCAPING, CONDUIT, PEDESTRIAN LIGHT POLE FOUNDATIONS, AND \$41,500.00 FOR LIGHT FIXTURES IN 900 W. 33RD STREET FROM JA FIELDEN CO., INC., DEVELOPER OF FOUNDRY 33, FOR THE ALTON PARK CONNECTOR.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

Brent Goldberg, Chief Financial Officer, briefed the Council on the following proposed purchases:

200081,1 Landfills, Public Works \$165,000.00

Grounds Maintenance at the Landfills

Lowest/Best Bidder: Lovin Contracting Company, Inc.
PO Box 758
Robbinsville, NC 28771

200295 Treasury Department, Finance \$55,000.00

Printing, Folding, Stuffing, Mailing & Postage
for Tax Bills, OSAP Bills, Summons and Past Due Notices

Lowest/Best Bidder: Diversified Companies LLC
3721 Power Court
P.O. Box 21961
Chattanooga, TN 37416

Councilwoman Berz moved to approve. Vice Chair Dotley seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz (No report)

Economic Development Committee
Councilwoman Coonrod (No report)

Education and Innovation Committee
Councilwoman Noel (No report)

Equity and Community Development Committee
Vice Chair Dotley reported:

- The committee met today in open meetings for updates on Neighborhood Services, Code Enforcement, and the Westside Evolves project.

Legislative Committee
Councilman Smith (No report)

Planning and Zoning Committee
Councilwoman Hill (No report)

Parks and Public Works
Councilman Hester reported:

- The committee met today in open meeting and will meet again in another two weeks.

Public Safety Committee
Councilman Henderson (No report)

STVR AD HOC COMMITTEE

Councilman Henderson announced the STVR Ad Hoc Committee meeting on August 30, 2022, at 12:30 p.m. in the Council's conference room.

SPECIAL COMMENTS: MAYOR KELLY

Mayor Kelly addressed the Council on the passage of the resolutions regarding the South Broad District and stadium. His comments are available on YouTube by clicking [here](#).

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL (Listen and view on YouTube here)

Attorney Noblett read the rules of procedure for persons wishing to address the Council. After which, Chairman Ledford recognized the following persons:

Speaker Name	District	Primary Topics:
• Rev. Anthony Chatman	(N/A)	Special election run-off/district caretaker
• Marie Mott	8	Grassroots ideas being adopted/New Chattanooga
• John	8	Impact of TIFs on black/brown communities <ul style="list-style-type: none"> ○ Vice Chair Dotley announced two Community Benefits Agreement meetings regarding on August 22 and August 29 at the Council Building.
• Curtis Lancaster	7	South Broad development and impact on homeless community <ul style="list-style-type: none"> ○ Chairman Ledford referred him to Joda Thongnopnua, Chief of Staff.

ADJOURNMENT

On motion of Vice Chair Dotley, Chairman Ledford adjourned the meeting of the Chattanooga City Council until Tuesday, August 16, 2022, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL