



Chattanooga City Council
Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
November 8, 2022
4:00 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 Keren Campbell, Council Support Specialist. Video of the meeting is available on YouTube by clicking [here](#).

PLEDGE OF ALLEGIANCE/INVOCATION

Councilwoman Noel led the Assembly in the Pledge of Allegiance and Invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Hester, the minutes of the last meeting (November 1, 2022) were approved as published.

ORDINANCES – FINAL READING:

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

ORDINANCE #13909

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 2, BY REPEALING ORDINANCE NO. 11767, SECTIONS 2-711 THROUGH 2-716, AND SUBSTITUTING A NEW ARTICLE XII IN LIEU THEREOF CREATING THE DEPARTMENT OF EQUITY AND COMMUNITY ENGAGEMENT.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

2022-0191
Bill Ramsey
Planning Commission Version
District No. 1

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 3400 CUMMINGS ROAD, FROM M-1 MANUFACTURING ZONE AND M-2 LIGHT INDUSTRIAL ZONE TO M-4 OUTDOOR INDUSTRIAL USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Henderson moved to withdraw. Councilman Smith seconded. The motion carried.

ACTION: WITHDRAWN

2022-0226
MBC Black Creek, LLC
Planning Commission Version
District 1

On motion of Councilman Henderson and seconded by Councilman Smith,

ORDINANCE #13910

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A PORTION OF A PROPERTY IN AN UNADDRESSED BLOCK OF FRINGE ROAD, FROM UGC URBAN GENERAL COMMERCIAL ZONE, R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0228
Beacon Acquisitions, LLC
Planning Commission Version
District 1

Agenda Item VI(c):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 706 AND 710 MANUFACTURERS ROAD, FROM M-1 MANUFACTURING ZONE TO R-RF-6 RIVERFRONT ZONE AND R-RV-6 RIVER VIEW ZONE, SUBJECT TO CERTAIN CONDITIONS.

The applicant requested to defer for 30 days. Therefore, Councilman Henderson moved to defer for 30 Days. Councilman Smith seconded. The motion carried.

ACTION: DEFERRED 30 DAYS

2022-0218
ASA Engineering c/o Allen Jones
Planning Commission Version
District 2

On motion of Councilwoman Hill and seconded by Councilman Smith,

ORDINANCE #13911

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4527 HIXSON PIKE, FROM C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0217
Neuhoff, Taylor Architects
Planning Commission Version
District 5

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

ORDINANCE #13912

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4649 SHALLOWFORD ROAD, FROM R-2 RESIDENTIAL ZONE AND M-3 WAREHOUSE AND WHOLESALE ZONE TO M-2 LIGHT INDUSTRIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0199
NE Group c/o Eric Emery
Planning Commission & Staff Version
District 6

Agenda Item VI(f):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6026 EAST BRAINERD ROAD, FROM R-1 RESIDENTIAL ZONE TO RT-1 RESIDENTIAL TOWNHOUSE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Berz moved to defer until December 13, 2022. Vice Chair Dotley seconded. The motion carried.

ACTION: DEFERRED TO DECEMBER 13, 2022

2022-0201
City of Chattanooga c/o Gail Hart
Planning Commission & Staff Version
District 6

ORDINANCE #13913

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 7725 LEE HIGHWAY, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE.

Councilman Henderson requested a hearing process be followed. Therefore, a [hearing](#) ensued and Chairman Ledford opening the floor to hear from both the Applicant and Opposition.

Applicant:

- [Joda Thongnopnua](#) (City of Chattanooga, Chief of Staff)

Opposition:

- [Tim Ballard](#) (Evans Harrison Hackett PLLC) – He addressed the Opposition’s concerns; needs of the residents and services for the residents within the area.
- [Tyler Owens](#) (resident) – He believes the process is not resolved, as he feels the community is not ready to move forward with this.

Rebuttal: Mr. Thongnopnua rebutted the Opposition’s argument against the project, stating their argument wasn’t about this project in particular. He stated that parameters would be put in place to help residents in the area and advised that there is a process to follow in achieving the specific intent for the project and the administration is following said process.

Councilman Henderson requested clarification on the exact motion on the floor, advising the Council on the conditions of his supporting vote.

Councilwoman Berz moved to approve without conditions. Vice Chair Dotley seconded. The motion carried.

ACTION: PASSED ON FIRST READING

2022-0221
Jeffrey Besley
Planning Commission & Staff Version
District 7

Agenda Item VI(h):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3102 10TH AVENUE, FROM M-1 MANUFACTURING ZONE TO R-2 RESIDENTIAL ZONE.

Vice Chair Dotley moved to defer for one week. Councilman Henderson seconded. The motion carried.

ACTION: DEFERRED TO NOVEMBER 15, 2022

2022-0222
Tasha Hill
Planning Commission and Staff
District 7

Agenda Item VI(i):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3402 4TH AVENUE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

Vice Chair Dotley moved to defer for one week. Councilwoman Noel seconded. The motion carried.

ACTION: DEFERRED TO NOVEMBER 15, 2022

2022-0223
Michael Kenner
Planning Commission and Staff
District 8

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

ORDINANCE #13914

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1800, 1802, 1808, AND 1810 SOUTH HOLTZCLAW AVENUE AND 1304 EAST 18TH STREET, FROM R-2 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE WITH CONDITIONS TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0215
ASA Engineering c/o Allen Jones
Planning Commission
District 9

On motion of Councilwoman Coonrod and seconded by Councilwoman Berz,

ORDINANCE #13915

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3717 GRACE AVENUE, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilwoman Coonrod and seconded by Councilwoman Berz,

RESOLUTION #31367

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A SECOND AGREEMENT TO EXERCISE OPTION TO RENEW WITH MISSIONARY RIDGE NEIGHBORHOOD ASSOCIATION, INC., IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE LEASE OF 36 SHERIDAN AVENUE IDENTIFIED AS TAX PARCEL NO. 156E-B-001.01, FOR AN ADDITIONAL TERM OF ONE (1) YEAR, THROUGH DECEMBER 16, 2023, FOR THE AMOUNT OF \$1.00 PER YEAR.

The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Hill and seconded by Councilman Smith,

RESOLUTION #31368

A RESOLUTION AUTHORIZING DEPARTMENT OF TECHNOLOGY SERVICES TO INCREASE AST BLANKET CONTRACT NO. 558859 FOR HUMAN CAPITAL TIME AND LABOR LICENSING MODULE AND RECRUITING CLOUD LICENSING MODULE TO FUND YEARS 3, 4, AND 5, IN THE AMOUNT OF \$62,160.00 FOR EACH YEAR, IN THE AMOUNT OF \$186,480.00, FOR A REVISED TOTAL AMOUNT OF \$8,495,121.00

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #31369

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF RONALD SMITH TO THE BEER & WRECKER BOARD (DISTRICT 6), FOR A TERM BEGINNING ON NOVEMBER 9, 2022, AND ENDING ON NOVEMBER 8, 2025.

RESOLUTION #31370

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF JAMES WALKER TO THE BOARD OF CONSTRUCTION APPEALS, FOR A TERM BEGINNING ON NOVEMBER 9, 2022, AND ENDING ON NOVEMBER 8, 2026.

RESOLUTION #31371

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF MICHAEL WEBB TO THE BOARD OF CONSTRUCTION APPEALS, FOR A TERM BEGINNING ON NOVEMBER 9, 2022, AND ENDING ON NOVEMBER 8, 2026.

RESOLUTION #31372

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF JEFFREY WILSON TO THE GENERAL PENSION BOARD, FOR A TERM BEGINNING ON NOVEMBER 9, 2022, AND ENDING ON NOVEMBER 8, 2027.

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

ACTION: RESOLUTIONS 31369 – 31372 ADOPTED

On motion of Councilman Henderson and seconded by Councilwoman Coonrod,

Agenda Item VII(g):

A RESOLUTION DIRECTING THE MAYOR AND THE CITY OF CHATTANOOGA TO FULFILL CERTAIN OBLIGATIONS AND COMMITMENTS IN ANY FUTURE RFP AND/OR CONTRACT WITH A DEVELOPER/OPERATOR AND SERVICE PROVIDER OF SUPPORTIVE HOUSING UNITS ON THE CITY OF CHATTANOOGA REAL PROPERTY FORMERLY KNOWN AS THE AIRPORT INN LOCATED AT 7725 LEE HIGHWAY PROPERTY.

A discussion ensued where Councilman Smith inquired from Mr. Thongnopnua about the upcoming Community Session regarding this item and expressed concerns about the possibility to defer. Councilman Henderson inquired from Mr. Noblett about the possibility to seek an amendment in the future if resolutions passes. Councilman Smith added that the item could be brought forth December 20th if it could be deferred. The Chairman requested a Roll Call Vote:

Councilman Henderson - Yes
Councilwoman Hill - No
Councilman Smith - No
Councilman Hester - No
Councilwoman Berz - No

Councilwoman Noel - No
Councilwoman Coonrod - No
Vice Chair Dotley - No
Chairman Ledford - No

ACTION: DENIED

DEPARTMENTAL REPORTS:

Proposed Purchases

Brooke Satterfield, Deputy Chief of Staff, briefed the Council on the following proposed purchases:

200369 Public Works \$112,246.80
Community Center Signs
Lowest/Best Bidder: Virtual Solutions Inc.
307 Direct Connection
Rossville, GA 30741

PA100134 Fleet Management Division, Public Works \$90,000.00
Setina Police Vehicle Equipment
Lowest/Best Bidder: On-Duty Depot Inc
2090 Reliable Pkwy
Chicago, IL 60686

Councilwoman Berz moved to approve. Councilwoman Noel seconded. The motion carried.

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 (No report)

Legislative Committee
Councilman Smith advised there will be a Committee Meeting on November 15th to discuss both the Wrecker and Noise Ordinance.

Planning and Zoning Committee
Councilwoman Hill (No report)

Parks and Public Works
Councilman Hester (No report)

Public Safety Committee
Councilman Henderson (No report)

STVR AD HOC COMMITTEE

Councilman Henderson reported that an STVR proposal will be discussed during the next Strategic Planning meeting on November 15th, 2022, at 2:00 p.m. The meeting will be held in the J.B. Collins Conference Room of the City Council Building.

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:
Jon Jon	9	<ul style="list-style-type: none"> • STVR • Lack of Housing supplies • Housing Shortage
Marie Mott	8	<ul style="list-style-type: none"> • Permanent Supporting Housing • Zoning Decisions from Dais • Research Staff for Council

		<ul style="list-style-type: none"> ○ Councilwoman Coonrod asked Ms. Mott to call the Council Office in order to meet and discuss ideas.
<u>Beth Palmer</u>	2	<ul style="list-style-type: none"> ● STVR
<u>Joshua Kapellusch</u>	N/A	<ul style="list-style-type: none"> ● Homelessness
<u>Michelle</u>		<ul style="list-style-type: none"> ● Lee Highway Development ● Homelessness ● Community Input/Engagement regarding Development <ul style="list-style-type: none"> ○ Councilwoman Coonrod asked Mr. Thongnopnua to inform the assembly of the upcoming Community sessions regarding the Development
<u>Kelvin Scott</u>	9	<ul style="list-style-type: none"> ● Accident prone area in district <ul style="list-style-type: none"> ○ Councilwoman Coonrod agreed that it's an ongoing issues that she is working on.
<u>Janice Gooden</u>	8	<ul style="list-style-type: none"> ● Noise Ordinance ● Wilcox Bridge
<u>Haley Mick</u>	4	<ul style="list-style-type: none"> ● Process of rezoning of Airport Inn <ul style="list-style-type: none"> ○ Chairman Ledford further spoke to the process. Mr. Thongnopnua spoke to next steps and Councilwoman Hill addressed the best practices for the voice of the community and civil conversation.
<u>Casey Crook</u>	3	<ul style="list-style-type: none"> ● People needed for Homes ● Room for improvement regarding Lee Highway Development ● Proposal issues can be fixed
<u>Martina Guilfoil</u>	CNE	<ul style="list-style-type: none"> ● Housing for all ● Managing the Lee Highway Development project ● Knoxville area project

ADJOURNMENT

On motion of Councilwoman Coonrod, Chairman Ledford adjourned the meeting of the Chattanooga City Council until **Tuesday, November 15, 2022, at 6:00 p.m.**

CHAIRMAN

CLERK OF COUNCIL