



Chattanooga City Council
Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
February 8, 2022
6:00 PM

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Councilman Hester led the Assembly in the Pledge of Allegiance and a moment of silence for the late Donald Stone, who had been Deputy Administrator of Public Works.

APPROVAL OF LAST MINUTES

On motion of Vice Chairman Smith and seconded by Councilman Dotley, the minutes of the last meeting (February 1, 2022) were approved as published.

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING:

PROCEDURAL NOTE: Chairman Henderson yielded the chair of the meeting to Vice Chairman Smith prior to hearing Case no. 2021-0233.

2021-0233
ASA Engineering
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 PROPERTIES LOCATED AT 1145, 1149, AND 1157 MOUNTAIN CREEK ROAD AND AN UNADDRESSED TRACT OF LAND LOCATED IN THE 1100 BLOCK OF MOUNTAIN CREEK ROAD, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Karen Rennich, Deputy Director of Regional Planning, gave a presentation on this case.

Applicant:

- **Alan Jones** (ASA Engineering) – He asked to withdraw this without prejudice so that they can work with RPA and the residents of Mountain Creek
- **Kirby Yost** (Chambliss, Bahner & Stophel)– In light of an area plan not being in place, the Applicant would like to see where they fit with the new plan.

Opposition:

- **Brooke Bradley-King** – She voiced concerns about the density of the property and the need for a land use plan. She had no objection to the Applicant withdrawing the request.
- **Angela Amezcua** – She discussed the infrastructure issues in the area, including traffic, water, and sewer, and the increases in infrastructure problems due to adding a high density complex. She also discussed the need for a land use and environmental plan since wildlife will also be affected.
- **Will Farrow** – He saw the traffic study that had been ordered and discussed the safety issues due to the traffic and increase in cars. He discussed the problem with this being a two-lane road with no room to expand for further increases in traffic.
- **Chris Dooley** – The Horse Creek Farms community would like to see single-family, low-density only in this area.

Rebuttal: (Mr. Jones chose not to give a rebuttal.)

Chairman Henderson thanked the residents for showing up to express their opposition, and thanked Councilman Ledford for his support on the Planning Commission. He also introduced Dan Reuter, Director of Regional Planning, who expressed looking forward to working with residents on the area plan. At the request of the Applicant, **Chairman Henderson moved** to withdraw. Councilman Ledford seconded. The motion carried.

ACTION: WITHDRAWN

PROCEDURAL NOTE: Vice Chairman Smith returned the chair of the meeting to Chairman Henderson at this time.

2022-006
John K. Mazzie
Planning Commission Version
District No. 2

On motion of Councilwoman Hill and seconded by Councilman Ledford,

ORDINANCE #13779

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4721 TESSIE LANE, FROM R-2 RESIDENTIAL ZONE TO R-3MD MODERATE DENSITY ZONE.

ACTION: PASSED ON FIRST READING

2022-0014
Tyrone Byrd
Planning Commission Version
District No. 2

Agenda Item VI(c):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 3838 AND 3840 HIXSON PIKE, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Hill moved to defer to March 22, 2022. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED TO MARCH 22, 2022

2021-0230
Tuba Warden
Planning Commission Version
District No. 4

Agenda Item VI(d):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1030, 1031, AND 1037 WILCOX DRIVE AND 8247 PATTERSON ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Ledford moved to defer to withdraw. Vice Chairman Smith seconded. The motion carried.

ACTION: WITHDRAWN

2022-009
ASA Engineering c/o Allen Jones
Planning Commission Version
District No. 4

ORDINANCE #13780

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE FOR PROPERTIES LOCATED AT 7440, 7444, 7446, AND 7448 PINWOOD DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

Ms. Rennich briefed the Council on this item. Councilman Ledford asked the Clerk to read the conditions into the record:

1. The development shall follow the general direction of the submitted R-T/Z site plan;
2. A de-acceleration lane shall be required as shown on site plan;
3. No vinyl siding shall be allowed.

Ms. Rennich informed the Council that the Applicant had submitted a revised site plan to attach to the ordinance. The Applicant, Alan Jones, came to the podium and confirmed the three conditions. **Councilman Ledford moved** to approve the original with the intent to amend. Vice Chairman Smith seconded. **Councilman Ledford moved** to add conditions as read. Vice Chairman Smith seconded. **Councilman Ledford moved** to approve. Vice Chairman Smith seconded. The motion carried.

ACTION: PASSED AS AMENDED ON FIRST READING

2021-0184
BKY Enterprises, GP
Alternate Version
District No. 5

On motion of Councilman Hester and seconded by Councilman Ledford,

ORDINANCE #13781

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4541 PECKINPAUGH DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-1 RESIDENTIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE WITH CONDITIONS.

ACTION: ALTERNATE VERSION PASSED FIRST READING

2022-0015
Brand Properties, LLC c/o Michael Hoath
Planning Commission Version
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Ledford,

ORDINANCE #13782

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT ALL CONDITION NOS. 1 THROUGH 4 FROM ORDINANCE NO. 10610 OF PREVIOUS CASE NO. 1996-278 FROM THE PROPERTIES LOCATED AT 1188, 1200, 1204, 1206, 1208, 1209, 1210, 1218, 1232, 1290, AND 1300 PREMIER DRIVE.

ACTION: PASSED ON FIRST READING

2022-0016
Jay Floyd
Planning Commission Version
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Ledford,

ORDINANCE #13783

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITION NO. 1 OF ORDINANCE NO. 12183 OF PREVIOUS CASE NO. 2008-0178 TO OFFICE USES (INCLUDING MEDICAL) ONLY AND TO LIFT CONDITION NOS. 2 THROUGH 6 FROM ORDINANCE NO. 12183 FOR PROPERTY LOCATED AT 2701 WALKER ROAD.

ACTION: PASSED ON FIRST READING

2022-005
Jerrell Reynolds, CEO of ATJ Prime Service, LLC
Planning Commission Version
District No. 8

On motion of Councilman Ledford and seconded by Councilwoman Berz,

ORDINANCE #13784

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2901 AND 2903 DODSON AVENUE, FROM M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL ZONE.

Councilman Ledford commented on the downzoning taking place with this District 8 request.

ACTION: PASSED ON FIRST READING

2022-007
David Fidati
Planning Commission Version
District No. 8

Agenda Item VI(j):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE THREE (3) UNADDRESSED PROPERTIES IN THE 1200 BLOCK OF NORTH HOLTZCLAW AVENUE, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Ledford moved to defer to February 22, 2022. Councilwoman Berz seconded. The motion carried.

ACTION: DEFERRED TO FEBRUARY 22, 2022

2022-0017
Jerry Isaksen, MBI
Planning Commission Version
District No. 9

On motion of Councilwoman Coonrod and seconded by Vice Chairman Smith,

ORDINANCE #13785

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1508 AND 1510 OLD RINGGOLD ROAD, FROM R-2 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilwoman Dotley and seconded by Vice Chairman Smith,

RESOLUTION #31027

A RESOLUTION AUTHORIZING THE WAIVER OF PARK RENTAL FEES FOR RIVER CITY COMPANY IN SUPPORT OF IMPULSE FOR THE DATES OF MARCH 2, 2022, THROUGH APRIL 4, 2022, IN THE AMOUNT OF \$64,000.00.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

Julia Bursch, Deputy Chief Operating Officer, briefed the Council on the following proposed purchases:

200090 Purchasing Department, Mayor's Office	\$55,000.00
Printing Services	
Lowest/Best Bidders:	
1. Diversified Companies LLC (Printed Forms) P.O. Box 21961 3721 Power Court Chattanooga, TN 37416; and	
2. Envelopes & Printed Products, Inc (Stationary; Business Cards, Letterhead & Envelopes) 135 Fairview Avenue Prospect Park, NJ 07508	
200142,2 Waste Resources Division, Public Works	\$2,200,000.00
Full Service Contract for Supply & Delivery of Peracetic Acid	
Lowest/Best Bidder: BAR Environmental	
100 Winner's Circle, Suite 420	
Brentwood, TN 37027	

200148,1 Waste Resources Division, Public Works \$100,000.00
Boiler & Heat Exchanger Services
Lowest/Best Bidder: Lee Company
7308 Shallowford Rd.
Chattanooga, TN 37421

200145,1 Waste Resources Division, Public Works \$150,000.00
Document Digitization Services
Lowest/Best Bidder: Avenu Insights & Analytics, LLC.
5860 Trinity Parkway, Suite 120
Centreville, VA 20120

PO 557084 & 557085 Waste Resources Division, Public Works \$150,000.00
Standard Valves
Lowest/Best Bidders:
#557084 Piping Supply Co - P O Box 5099 Chattanooga, TN 37406; and
#557085 Consolidated Pipe & Supply 7724 Ballcamp Pike Knoxville, TN 37931

REQ110802 Information Technology/ SmartCities \$250,000.00
Repair and replacement parts for traffic management
system equipment already installed in the city
Lowest/Best Bidder: Gridsmart Technologies, Inc.
10545 Hardin Valley Road
Knoxville, TN 37932

Councilwoman Berz moved to approve. Councilman Ledford seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

OTHER BUSINESS:

IOD Partial Settlement

Attorney O'Donnell asked the Council to approve an IOD partial settlement with Casey Phillips for \$45,325.72. She noted that this settlement had been discussed earlier today in Attorney-Client privilege meeting. **Councilwoman Berz moved** to approve. Councilwoman Hill seconded. The motion carried.

ACTION: SETTLEMENT APPROVED

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz
(No report)

Economic Development Committee
Councilwoman Coonrod
(No report)

Education and Innovation Committee
Councilwoman Hill
(No report)

Equity and Community Development Committee
Councilwoman Dotley
(No report)

Legislative Committee
Vice-Chairman Smith
(No report)

Planning and Zoning Committee
Councilman Ledford
(No report)

Parks and Public Works
Councilman Hester reported:

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

Public Safety Committee
(No report)

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

Attorney O'Donnell read the rules of procedure for persons wishing to address the Council. After which, Chairman Henderson recognized the following persons:

Speaker Name	District	Primary Topics:
• Audrey Ramsey	1	Introducing Chattanooga Aquatic Project <ul style="list-style-type: none">○ Chairman Henderson asked Ms. Ramsey to speak with Brooke Satterfield, Deputy Chief of Staff, about the project. Ms. Ramsey agreed and left printed information about it.

ADJOURNMENT

On motion of Councilman Ledford, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, February 15, 2022, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL