



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

COUNCIL MEETING MINUTES

August 8, 2023
6:00 PM

CALL TO ORDER

Council Chair Raquetta Dotley called the meeting to order. A quorum was present that also included Vice Chair Jenny Hill and Councilpersons Carol Berz, Demetrus Coonrod, Chip Henderson, Isiah Hester, Darrin Ledford, and Ken Smith. Councilwoman Marvene Noel was not present. Other participants present were Phil Noblett, City Attorney, and Nicole Gwyn, Council Clerk. Video of this meeting is available on YouTube by clicking [here](#).

PLEDGE OF ALLEGIANCE

Councilwoman Berz led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Vice Chair Hill, the minutes of the last meeting (August 1, 2023) were approved as published.

ORDINANCES – FINAL READING:

PROCEDURAL NOTE: With no objection from the Council, Chair Dotley instructed the Clerk to group and read the following two ordinances for one Council vote.

2023-0057
Jorge Arellano
Alternate Version
District No. 8

ORDINANCE #14014

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1013 SOUTH GREENWOOD AVENUE, FROM R-1 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

ORDINANCE #14015

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2706 DODDS AVENUE, 2767 EAST 28TH STREET, AND AN UNADDRESSED PARCEL IN THE 2700 BLOCK OF EAST 28TH STREET, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

Councilwoman Coonrod moved to approve both ordinances. Vice Chair Hill seconded. The motion carried.

ACTION: ORDINANCES 14014 & 14015 APPROVED

On motion of Councilman Henderson and seconded by Councilman Smith,

ORDINANCE #14016

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 16, SECTION 16-59 THROUGH 16-66 RELATIVE TO THE POLICE ADVISORY AND REVIEW COMMITTEE, BY INSTITUTING A MORATORIUM ON THE APPLICATION OF SECTIONS 16-59 THROUGH 16-66 OF CITY CODE, FOR A PERIOD BEGINNING IMMEDIATELY FROM THE EFFECTIVE DATE OF THIS ORDINANCE UP TO AND INCLUDING OCTOBER 29, 2023.

The motion carried upon roll call vote as follows:

Coonrod	NO	Smith	YES
Berz	NO	Henderson	YES
Hester	YES	Hill	NO
Ledford	YES	Dotley	YES

YES – Five (5); NO – Three (3)

ACTION: APPROVED

ORDINANCES – FIRST READING:

On motion of Councilwoman Berz and seconded by Councilwoman Coonrod,

ORDINANCE #14017

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 2, SECTION 2-303(22), RELATIVE TO THE GENERAL PENSION PLAN.

The motion carried.

ACTION: PASSED ON FIRST READING

2021-0213
PBD Development, GP, Gunbarrel Partners,
Chattanooga Hotel Properties Investment, LLC,
and Napier Associates
Alternate Version
District No. 4

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #14018

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS OF #11B AND #11C FROM ORDINANCE NO. 13110 OF PREVIOUS CASE NO. 2016-0060, FROM THE PROPERTIES LOCATED IN THE 2300 AND 2400 BLOCKS OF ELAM LANE, AND THE 2300 THROUGH 2500 BLOCKS OF GUNBARREL ROAD, 2321 LIFESTYLE WAY, AND 7344 MCCUTCHEON ROAD, SUBJECT TO CERTAIN CONDITIONS.

Karen Rennich, Executive Director of Regional Planning, briefed the Council on the condition added to the alternate version: *a traffic impact study determining warranted improvements*. Upon no questions, the motion carried.

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

2023-0098
Tower Construction Company c/o Calvin Ball
Planning Commission Version
District No. 7

Agenda Item VI(c):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5217 SLAYTON AVENUE AND AN UNADDRESSED PROPERTY IN THE 5200 BLOCK OF SLAYTON AVENUE, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

With no objection from Chair Dotley, **Vice Chair Hill moved** to defer for two weeks. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED TO AUGUST 22, 2023

2023-0075
Tower Construction Company c/o Calvin Ball
Planning Commission Version
District No. 8

Agenda Item VI(d):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1111 NORTH HAWTHORNE STREET AND AN UNADDRESSED PROPERTY IN THE 1100 BLOCK OF NORTH HAWTHORNE STREET, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Chair Dotley acknowledged the four people in opposition to this rezoning. Since Councilwoman Noel was not present today, **Vice Chair Hill moved** to defer one week to August 15, 2023. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED TO AUGUST 15, 2023

2023-0083

Collier Construction

Planning Commission Version

District No. 9

A [hearing](#) took place on the following:

ORDINANCE #14019

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 73 SHALLOWFORD ROAD AND TWO (2) UNADDRESSED PROPERTIES IN THE 200 BLOCK OF OBEY STREET, FROM R-1 RESIDENTIAL ZONE AND R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Ms. Rennich gave a presentation on this case that included a summary, overhead views, map of natural resources, photos of the Obey Street site, RPA staff recommendations, and Planning Commission recommendations. After the presentation, Chair Dotley recognized the Applicant and the Opposition in this case.

Applicant:

- [Ethan Collier](#) – He owns 73 Shallowford Road where the apartment complex is located. They've been working for the past six weeks on conditions for Obey Street and some of the concerns in the community. He submitted a list of conditions that they would agree to for this rezoning. He read the conditions listed [here](#) [see also attached].

Councilwoman Coonrod asked Ms. Rennich to comment on the email that she received from the Missionary Ridge Neighborhood Association about their concerns. Ms. Rennich commented on the deed restriction being a private matter, the exterior paint being beyond the scope of the use of condition, and the flashing caution light for traffic safety being a matter for CDOT.

Opposition:

- [Bill Simmons](#) - He owns the lot next door and lives across the street from the apartments. He opposes this rezoning for the following reasons: (1) this is a minority community of single-family homes; (2) Obey Street is too narrow, being 12-feet wide at its narrowest point; (3) this could be developed as a premium single-family home neighborhood; (4) traffic safety since drivers cannot make a turn at the end of the street without having to back up; (5) congestion with potentially 16 new cars on the street once complete; and (6) the commissioners were against UGC spot zoning.

Rebuttal: Mr. Collier informed the Council that his property is currently zoned R-3 for apartments and that apartments are already there. He advised on their plan for townhomes and the widening of Obey Street. His full comments are available [here](#).

Discussion ensued. Councilman Ledford clarified that it is the Planning Commission, not the Hamilton County Commission, which made the recommendation to the Council on this case. Councilwoman Coonrod informed the Council about attending the neighborhood meeting on this case. She expressed support of this rezoning bringing investment and diverse housing to this minority community.

Therefore, **Councilwoman Coonrod moved** to approve with the intent to amend. Councilwoman Berz seconded. **Councilwoman Coonrod moved** to amend by adding the conditions as agreed upon by the Applicant. Councilwoman Berz seconded. The motion carried. **Councilwoman Coonrod moved** to approve as amended. Councilwoman Berz seconded. The motion carried.

ACTION: PASSED AS AMENDED ON FIRST READING

Alternate Version

Agenda Item VI(f):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SECTIONS 38-2, 38-36, 38-432, 38-436, AND 38-568, RELATIVE TO SHORT-TERM VACATION RENTAL CERTIFICATES.

Vice Chair Hill moved to defer two weeks since some of the language in the ordinance is being revised. Councilman Ledford seconded. The motion carried.

**ACTION: DEFERRED TO AUGUST 22, 2023;
ALTERNATE VERSION #2 WILL BE PRESENTED THEN**

RESOLUTIONS:

On motion of Councilman Henderson and seconded by Councilman Smith,

RESOLUTION #31729

A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO ALLOCATE \$35,000.00 FROM THE AMERICAN RESCUE PLAN ACT CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS TO OLIVET BAPTIST CHURCH FOR CONTINUATION AND EXPANSION OF THE IMPACT NOW OBC PROGRAM, WHICH PROVIDES UNDERSERVED YOUTH WITH OPPORTUNITIES TO BECOME SUCCESSFUL MEMBERS OF THE COMMUNITY THROUGH VOCATIONAL TRAINING, MENTORSHIP, FOCUSED EDUCATION, AND FURTHER LIFE SKILLS TRAINING.

The motion carried.

ACTION: ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chair Dotley instructed the Clerk to group and read the following five resolutions for one Council vote.

RESOLUTION #31730

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF CHIP BAKER TO THE METROPOLITAN AIRPORT AUTHORITY FOR A TERM BEGINNING ON AUGUST 9, 2023, AND ENDING ON AUGUST 8, 2026.

RESOLUTION #31731

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF HARRIETTE STOKES TO THE METROPOLITAN AIRPORT AUTHORITY FOR A TERM BEGINNING ON FEBRUARY 16, 2023, AND ENDING ON FEBRUARY 15, 2026.

RESOLUTION #31732

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF REGINALD JORDAN TO THE STORMWATER REGULATIONS BOARD FOR A TERM BEGINNING ON AUGUST 9, 2023, AND ENDING ON AUGUST 8, 2026.

RESOLUTION #31733

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF LEE HELENA TO THE FORM-BASED CODE COMMITTEE FOR A TERM BEGINNING ON AUGUST 9, 2023, AND ENDING ON AUGUST 8, 2026.

RESOLUTION #31734

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF CYNTHIA COLEMAN TO THE PASSENGER VEHICLE-FOR-HIRE BOARD FOR A TERM BEGINNING ON AUGUST 9, 2023, AND ENDING ON AUGUST 8, 2026.

Councilwoman Berz moved to approve all five resolutions. Councilman Smith seconded. The motion carried.

ACTION: RESOLUTIONS 31730 – 31734 ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chair Dotley instructed the Clerk to group and read the following three resolutions for one Council vote.

2023-0101
Vinod Javer and Mabesh Patel
District No. 4

RESOLUTION #31735

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 2510, 2512, AND 2514 WILL KELLEY ROAD.

Pratt Land Development Company
District No. 4

RESOLUTION #31736

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED IN THE 500 BLOCK OF DOUBLE PLAY DRIVE, THE 500 AND 600 BLOCKS OF SLIDING HOME RUN, AND THE 8000 AND 8100 BLOCKS OF SLUGGER WAY.

RESOLUTION #31737

A RESOLUTION SUPPORTING THE HAMILTON COUNTY AND CITY OF CHATTANOOGA JOINT APPLICATION FOR THE PROMOTING RESILIENT OPERATIONS FOR TRANSFORMATIVE, EFFICIENT, AND COST-SAVING TRANSPORTATION (PROTECT) PROGRAM GRANT FROM THE UNITED STATES DEPARTMENT OF TRANSPORTATION TO PLAN FOR INCREASED TRANSPORTATION INFRASTRUCTURE RESILIENCE, AND IF AWARDED, THE GRANT WILL BE AT NO COST TO THE CITY OF CHATTANOOGA.

After confirming that there was no opposition present regarding the District 4 resolutions, **Councilman Ledford moved** to approve all three resolutions. Councilman Smith seconded. The motion carried.

ACTION: RESOLUTIONS 31735 - 31737 ADOPTED

On motion of Councilman Hester and seconded by Councilman Ledford,

RESOLUTION #31738

A RESOLUTION AUTHORIZING THE EXECUTION OF A CHANGE ORDER WITH ALFRED BENESCH & COMPANY TO PROVIDE ENGINEERING SERVICES FOR THE REMAINDER OF CONTRACT NO. T-15-024-101 SHALLOWFORD ROAD (AIRPORT ROAD TO JERSEY PIKE) WIDENING PROJECT TO INCLUDE SURVEYING, ENVIRONMENTAL SERVICES, ROADWAY AND BRIDGE DESIGN, SIGNAL DESIGN, GEOTECHNICAL SERVICES, UTILITY COORDINATION, RIGHT-OF-WAY ACQUISITION SERVICES, BIDDING, AND CONSTRUCTION SERVICES, AS FUNDS ARE APPROVED FOR EACH PHASE, IN THE AMOUNT OF \$1,147,672.68.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

Brooke Satterfield, Deputy Chief of Staff, recommended the following new purchases for Council consideration:

RFP#200399,1 Department of Technology Services (DTS) Estimated Total of \$2,400,000

Law Enforcement Records Management System Software

Lowest/Best Bidder: Mark 43
250 Hudson St, 3rd Floor
New York, NY

REQ137179 Chattanooga Fire Department \$99,878.00

Air Compressor
Lowest/Best Bidder: Municipal Emergency Services
6701-C Northpark Blvd
Charlotte, NC 28216

PO 555428-71 Fleet Management Division, Public Works

Sedans, SUVs, Vans & Light Trucks
Lowest/Best Bidder: Ford of Dalton
P.O. Box 519
Dalton, GA 30722

Increase of \$58,980 for a total spend of \$157,389.00

PA100156 Economic Development

12th Street Encampment Management
Lowest/Best Bidder: Help Right Here
603 Texas Avenue
Signal Mountain, TN 37377

Increase of \$81,850.00 for a total contract amount of \$286,475.00

PA100015 Chattanooga Fire Department

RAE System Equipment Parts & Service
Lowest/Best Bidder: All Safe Industries
10711 Election Drive
Louisville, KY 40299

Increase of \$5,383.73 for a new total of \$65,383.73

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

ACTION: ALL PURCHASES APPROVED

COMMITTEE REPORTS:

Affordable Housing Committee

Vice Chair Hill (No report)

Budget and Finance Committee

Councilwoman Berz (No report)

Economic Development Committee

Councilwoman Coonrod (No report)

Education and Innovation Committee

Councilwoman Noel (Not present)

Equity and Community Development Committee

Councilwoman Coonrod (No report)

Legislative Committee

Councilman Smith (No report)

Planning and Zoning Committee

Councilman Ledford (No report)

- He thanked Councilman Smith for chairing the committee meeting during his absence last week.

Parks and Public Works

Councilman Hester reported:

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

Public Safety Committee
Councilman Henderson (No report)

SPECIAL RECOGNITIONS

Chair Dotley recognized the presence of Hamilton County Commissioner Chip Baker. She thanked the commissioner and others newly-appointed tonight to city boards. Councilman Ledford later recognized the presence of student Jack Dooley.

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, Chair Dotley recognized the following persons:

Speaker Name	District	Primary Topics:
• Edward Green, Jr.	9	Seeking Board of Sign Appeals bylaws/Seeking info on funding for memorial honoring fallen officer Clarence Hamler
• Sylvester Harris	8	Bringing development to East Chattanooga
• Monty Bell	(N/A)	Fraudulent cases against him/property not returned

ADJOURNMENT

On motion of Councilman Henderson, Chair Dotley adjourned the meeting of the Chattanooga City Council until next Tuesday, August 15, 2023, at 6:00 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL

*Attachment:
Conditions for Case No. 2023-0083*