



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

COUNCIL MEETING MINUTES

October 11, 2022
6:00 PM

CALL TO ORDER

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

APPROVAL OF LAST MINUTES

On motion of Councilwoman Noel and seconded by Vice Chair Dotley, the minutes of the last meeting (October 4, 2022) were approved as published.

PLEDGE OF ALLEGIANCE

Chairman Ledford led the Assembly in the Pledge of Allegiance.

MAYORAL ANNOUNCEMENT

(View and listen by clicking [here](#).)

Chairman Ledford invited Mayor Tim Kelly to address the Council and Assembly on the information he discussed earlier today. Mayor Kelly spoke on a permanent supportive housing proposal for revitalization of the Airport Inn. Chairman Ledford also recognized former mayor Ron Littlefield, who was present in the Assembly today.

SPECIAL PRESENTATION

Domestic Violence Awareness Month Proclamation

By Councilwoman Carol Berz

(Click [here](#) for the special presentation.)

Councilwoman Berz and Vice Chair Dotley read and presented a [proclamation](#) recognizing October as “Domestic Violence Awareness Month” to Regina McDevitt, executive Director of the Chattanooga Hamilton-County Family Justice Center (FJC). Ms. McDevitt expressed thanks on behalf of the FJC, informed the Assembly about the work of the Family Justice Center, and announced two recent awards received by the FJC. She also asked the FJC employees to stand for recognition.

ORDINANCES – FINAL READING:

On motion of Councilman Henderson and seconded by Councilwoman Hill,

ORDINANCE #13901

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 31, SEWERS, MAINS, AND DRAINAGE, SECTION 31-4, INSTALLATION, MAINTENANCE, REPAIR OF SEWER SERVICE LINES; CHARGE; EXCEPTION AND SECTION 31-14, PRIVATE COMMUNAL SANITARY SEWER SYSTEMS, RELATED TO SEWER LATERAL MAINTENANCE.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

PROCEDURAL NOTE: Councilwoman Coonrod requested that the Council consider agenda item VI(i)—a rezoning regarding 107 S. Germantown Road—at the top of the agenda for first reading items. By consensus of the Council, Chairman Ledford agreed and instructed the Clerk to prioritize agenda item VI(i) as the first ordinance under first reading tonight.

2022-0197

A.T. Home Properties

Planning Commission Version

District No. 9

ORDINANCE #13902

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 107 SOUTH GERMANTOWN ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

A hearing ensued, with Chairman Ledford opening the floor to Karen Rennich, Deputy Director of Regional Planning, to give a [presentation](#) on the staff report and recommendations. Chairman Ledford opened the floor to hear from both the Applicant and Opposition.

Applicant:

- [Mike Price](#) (MAP Engineers)

Opposition:

- [Ron Littlefield](#) (Glendon Place resident) – He distributed the Opposition’s three concerns to the Council. He sent two videos to the Council showing the drainage from the neighboring property. The Opposition did not see a plan addressing the problem of drainage. He questions who will maintain the proposal of a retention basis.
- [Frank Meyer](#) (Glendon Place resident) – He distributed a petition to the Council consisting of 100 signatures from residents against this rezoning. He discussed the historical aspects of the neighborhood and goals to make it a historic district. He believes that two homes and ADUs on the property will not work. He urged the Council to accept the Planning Commission’s recommendation to deny and keep this property R-1.

- [Bill Green](#) (Glendon Place resident) – He believes renting these properties will lead to downgrading the surrounding properties and is not affordable at \$2,500 rent per month. He argued that the owner does not cut the kudzu currently overflowing the property lines. He does not think the proposed units fit the aesthetics of the community, but would accept one single-family unit. He asked for a show of hands from Glendon Place residents in the Assembly today.

Rebuttal: Mr. Price rebutted the Opposition’s statements about the drainage problem, the size of the lot, and the aesthetics of the community. He also informed the Council that during his meeting with the Opposition, they asked him to put two single-family units on this property, which is developer’s proposed plan.

Discussion ensued, with Councilman Henderson questioning Ms. Rennich on the road frontage and the R-T/Z zoning. Councilwoman Coonrod discussed the developer’s attempts to work with the community and the offer to mitigate drainage.

Councilwoman Coonrod moved to approve with the intent to amend the staff recommendation. Vice Chair Dotley seconded. **Councilwoman Coonrod moved** to amend by adding condition #3 of “No ADUs” to the Staff and Applicant recommendation. Councilwoman Hill seconded. The motion carried. **Councilwoman Coonrod moved** to approve as amended. Vice Chair Dotley seconded. The motion carried, with Councilman Henderson voting “No” to the amended version.

ACTION: PASSED ON FIRST READING AS AMENDED

2022-0195
Chambliss, Bohner & Stophel c/o Andrew Leffler
Planning Commission Version
District No. 5

Agenda Item VI(a):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5505 BRAINERD ROAD, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Hester informed the Council that there is opposition to this rezoning. Therefore, **Councilman Hester moved** to defer for thirty days to November 15, 2022. Councilwoman Hill seconded. The motion carried.

ACTION: DEFERRED TO NOVEMBER 15, 2022

2022-0199
NE Group c/o Eric Emery
Planning Commission Version
District No. 6

Agenda Item VI(b):

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.

Chairman Ledford opened the floor to the Applicant, Eric Emery. Councilwoman Berz informed Mr. Emery that she never heard back from him but wished he had spoken to her about the community's wishes about transitioning the neighborhood. She confirmed with Ms. Rennich that he had been advised to speak with the district representative in this case. Therefore, **Councilwoman Berz moved** to defer to November 8, 2022. Councilwoman Hill seconded. The motion carried.

ACTION: DEFERRED TO NOVEMBER 8, 2022

2022-0186
Landon Kennedy
Planning Commission Version
District No. 8

Agenda Item VI(c):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE AN UNADDRESSED PROPERTY LOCATED IN THE 1000 BLOCK OF EAST 10TH STREET, FROM U-RD-2 RESIDENTIAL DETACHED ZONE TO U-RM-3 RESIDENTIAL MULTI-UNIT ZONE.

Councilwoman Noel informed the Council that both sides [Applicant and Opposition] were out of town. Therefore, **Councilwoman Noel moved** to defer to October 25, 2022. Vice Chair Dotley seconded. The motion carried.

ACTION: DEFERRED TO OCTOBER 25, 2022

2022-0177
NE Group c/o Eric Emery
Planning Commission Version
District No. 8

On motion of Councilman Noel and seconded by Councilwoman Berz,

ORDINANCE #13903

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 401 CENTRAL AVENUE AND 1048 EAST 4TH STREET, FROM R-4 SPECIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0204
Josh Barr
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

ORDINANCE #13904

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1117 EAST 14TH STREET AND AN UNADDRESSED PROPERTY IN THE 1100 BLOCK OF EAST 14TH STREET, FROM R-3 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0205
Josh Barr
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

ORDINANCE #13905

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1027 AND 1029 EAST 14TH STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0206
Josh Barr
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

ORDINANCE #13906

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1200, 1202, AND 1204 EAST 13TH STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0207
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 1128 EAST 13TH STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Chairman Ledford opened the floor to the Applicant, Josh Barr, who requested to withdraw his case before the Council. **Councilwoman Noel moved** to withdraw. Councilwoman Coonrod seconded. The motion carried.

ACTION: WITHDRAWN

RESOLUTIONS:

On motion of Councilwoman Coonrod and seconded by Councilwoman Berz,

RESOLUTION #31326

A RESOLUTION CONFIRMING THE APPOINTMENT OF VIVIAN WHITE TO THE HEAD START GOVERNING BOARD FOR DISTRICT 9, WITH A TERM BEGINNING OCTOBER 11, 2022, AND ENDING OCTOBER 11, 2023.

The motion carried.

ACTION: ADOPTED

Agenda Item VII(b):

A RESOLUTION AMENDING AND ADOPTING TAX INCREMENT FINANCING POLICIES AND PROCEDURES, A COPY OF WHICH IS SUBSTANTIALLY ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Councilwoman Coonrod moved to defer one week to October 25, 2022. Councilwoman Berz seconded. The motion carried.

ACTION: DEFERRED TO OCTOBER 25, 2022

On motion of Councilman Henderson and seconded by Councilwoman Hill,

RESOLUTION #31327

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR AN INSTITUTIONAL PLANNED UNIT DEVELOPMENT AMENDMENT FOR THE PROPERTIES LOCATED IN THE 100 BLOCK OF BAYLOR SCHOOL ROAD.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Henderson and seconded by Councilwoman Hill,

RESOLUTION #31328

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO RENEW THE PROFESSIONAL SERVICES FOR THE ON-CALL BLANKET CONTRACT FOR STORMWATER MODELING AND FLOODPLAIN ANALYSIS SERVICES, CONTRACT S-20-004-100, FOR YEAR THREE (3) OF FOUR (4) TO THE FIVE (5) CONSULTANT FIRMS LISTED PER THEIR QUALIFICATION PACKAGE - (1) STANTEC CONSULTING SERVICES, INC.; (2) CDM SMITH, INC.; (3) WOODS ENVIRONMENT AND INFRASTRUCTURE SOLUTIONS, INC.; (4) AECOM; AND (5) S&ME, INC., IN THE AMOUNT OF \$750,000.00.

The motion carried.

ACTION: ADOPTED

PURCHASES: (NONE)

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 (Not present)

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 Report

Councilman Henderson informed the Assembly that the STVR Ad Hoc Committee met today to review proposed changes. Their proposal will be presented to the Council at the 2:00 p.m. Strategic Planning meeting next Tuesday, October 18th. The committee will then meet again in the conference room on November 1st. Anticipating large attendance at the Strategic Planning meeting, Chairman Ledford recommended switching the location next week from the conference room to the Assembly Room. Councilman Henderson agreed. The Chairman instructed the Clerk to ensure signage in the lobby directing attendees to the Assembly Room next week.

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	Distr.	Primary Topics:
• Sudave Mendiratta, MD	2	Supports permanent supportive housing plan
• Mike Smith	(N/A)	Supports permanent supportive housing plan
• Marie Mott	8	Federal possession pardons for marijuana/Central Avenue extension through Lincoln Park/Support for permanent supportive housing
• Morris Glascoe	(N/A)	Distance between Silverdale Baptist Academy and the proposed housing plan on Lee Highway/Child safety/Accountability
• Becky Hansard	(N/A)	Lack of communication with Silverdale Baptist Academy about the proposed housing plan
• Corey Evatt	5	Support of hotels to supportive housing/Maintaining transitional resources
• Kasey West	5	Supports permanent supportive housing and low barrier shelters
• Ann-Marie Fitzsimmons	(N/A)	Supports permanent supportive housing plan
• Chris Delmas	1	Supports permanent supportive housing plan
• Allen Green	(N/A)	Upcoming community activities sponsored by the Black Fire Fighter and Police associations

<ul style="list-style-type: none"> • Jason Holmes 	(N/A)	<p>Seizing the moment and motivating youth/Lighthouse Collective events</p> <ul style="list-style-type: none"> ○ Councilwoman Coonrod requested a list of dates for upcoming events and offered her assistance as needed; ○ Councilwoman Berz expressed her pride in what the organizations are doing and her continued support.
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ADJOURNMENT

On motion of Councilman Henderson, Chairman Ledford adjourned the meeting of the Chattanooga City Council until Tuesday, October 18, 2022, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL