



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

COUNCIL MEETING MINUTES

October 24, 2023

6:00 PM

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Councilwoman Noel led the Assembly in the Pledge of Allegiance and gave an invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Hester, the minutes of the last meeting (October 17, 2023) were approved as published.

ORDINANCES – FINAL READING:

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

2023-0146

William Dickson

Planning Commission Version

District No. 3

ORDINANCE #14044

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE 5468 OLD HIXSON PIKE, FROM O-1 OFFICE ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2023-0132
Allied Metal Company/Nelson M LLC
Planning Commission Version
District No. 5

ORDINANCE #14045

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 3320 AND 3440 LIGHTFOOT MILL ROAD, FROM R-2 RESIDENTIAL ZONE TO M-1 MANUFACTURING ZONE.

2023-0141
Shane Durkee
Planning Version #2
District No. 6

ORDINANCE #14046

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE 1812 HICKORY VALLEY ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

2023-0160
Cody Etling
Planning Commission Version
District No. 6

ORDINANCE #14047

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF AN UNADDRESSED PROPERTY LOCATED IN THE 6000 BLOCK OF HIGHWAY 58, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2023-0130
Collier Construction
Planning Commission Version
District No. 8

ORDINANCE #14048

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2409, 2411, 2417, AND AN UNADDRESSED PARCEL IN THE 2400 BLOCK OF EAST MAIN STREET, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

2023-0151
Petra Moraczewski
Planning Commission Version
District No. 9

ORDINANCE #14042

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE 809 DODDS AVENUE, FROM R-2 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

ORDINANCE #14049

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE XVI, DOWNTOWN CHATTANOOGA FORM BASED CODE, DIVISION 4, DOWNTOWN CORE, SECTION 38-702, D-CX: COMMERCIAL MIXED USE ZONE TO ADD ADDITIONAL MAXIMUM PERMITTED BUILDING HEIGHTS.

Councilman Hester moved to approve the seven ordinances. Councilman Smith seconded. The motion carried.

ACTION: ORDINANCES 14042 & 14044-14049 APPROVED

ORDINANCE #14050

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 16, SECTION 16-59 THROUGH SECTION 16-66, BY DELETING SAME IN THEIR ENTIRETY AND SUBSTITUTING IN LIEU THEREOF THE FOLLOWING NEW SECTIONS, AS AMENDED, FOR THE POLICE ADVISORY REVIEW COMMITTEE.

Councilman Henderson moved to approve. Councilman Smith seconded. The motion failed upon roll call vote as follows:

Noel	NO	Henderson	YES
Berz	NO	Hill	NO
Hester	NO	Dotley	YES
Smith	YES		

YES – Three (3); NO – Four (4)

Later in the meeting, Attorney Noblett informed the Council that their rules of operation state: *“It shall take five (5) ‘yes’ or five (5) ‘no’ votes to adopt or defeat any action.”* Therefore, he advised the Chair to bring this item back to the Council agenda next week since there weren’t five votes on the losing or prevailing side. Councilman Smith voiced his objection on behalf of the losing side of the motion. Chair Dotley ruled that this ordinance would be added to next week’s agenda (October 31) for another vote since today’s motion failed to garner five votes on either side.

ACTION: MOTION FAILED; ORDINANCE WILL BE BROUGHT BACK TO THE AGENDA ON OCTOBER 31, 2023

ORDINANCES – FIRST READING:

2023-0118

Chambliss, Bahner & Stophel
Planning Commission Version
District No. 8

A hearing ensued on Agenda Item VI(a):

[View the full [hearing](#) here]

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1710 SOUTH HOLTZCLAW AVENUE, FROM R-2 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Karen Rennich, Deputy Director of Regional Planning, gave a presentation on this case. Her presentation included the following: Case summary, map of zoning, surrounding land uses, site photos, site plan, plan name/recommendation, staff recommendation, and Planning Commission recommendation. Discussion ensued about the following:

- Shared Parcel
- The north 100 feet
- Current uses
- Applicant's planned uses
- History of the two parcels
- Current STVR listing

Chris Anderson, Senior Advisor for Legislative Initiatives, affirmed that no new STVRs can be licensed in this area. Chair Dotley confirmed that there was no one present in opposition to this case. Therefore, she opened the floor to members of the Applicant.

Representing the Applicant:

- **Michael Stewart** (Attorney, Chambliss, Bahner & Stophel P.C.) – He discussed the Applicant's planned use for an event space, the split zoning request, and the parcels being combined in 2020. He also noted the Applicant's willingness to accept a condition regarding the STVR. [View [here](#) for full comments.]
- **Hanna-Claire Boggess** (Attorney, Chambliss, Bahner & Stophel P.C.) – She discussed the Applicant's event venue, the online STVR listings, the fence between the parcels, the long-term resident on the premises, and the fifteen signatures they have from surrounding neighbors in support of the rezoning. [View [here](#) for full comments.]

Both attorneys responded to questions on the Applicant's event venue, "The Betty," which is operating on the property and advertised on various STVR websites. Councilman Henderson demonstrated that he could use his phone to rent a room on the premises online now.

Upon no further questions, Councilman Henderson spoke on the quiet enjoyment of the neighborhood. Councilwoman Noel spoke on how an event hall was not appropriate for this neighborhood. Therefore, **Councilwoman Noel moved** to deny. Councilman Henderson seconded. The motion carried.

ACTION: CASE NO. 2023-0118 DENIED

2023-0137
Stephen Brady
Planning Commission Version
Districts Nos. 8 & 9

Agenda Item VI(b):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 2 FROM ORDINANCE NO. 13624 OF PREVIOUS CASE NO. MR-2020-0132 AFTER THE ABANDONMENT OF PARTS OF SEVERAL STREETS AND ALLEYS LOCATED NEAR 901 SOUTH HOLTZCLAW AVENUE.

Since Councilwoman Coonrod was not present, **Councilwoman Noel moved** to defer to October 31, 2023, to ensure that Councilwoman Coonrod had an opportunity speak with the Applicant. Councilwoman Berz seconded. The motion carried.

ACTION: DEFERRED TO OCTOBER 31, 2023

2023-0138
Stephen Brady
Planning Commission Version
Districts Nos. 8 & 9

Agenda Item VI(c):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 2 FROM ORDINANCE NO. 13625 FROM THE ORIGINAL ABANDONMENT OF PREVIOUS CASE NO. MR-2020-0134 FROM PROPERTY LOCATED IN THE 1300 BLOCK OF VANCE AVENUE.

In the absence of Councilwoman Coonrod, **Councilwoman Noel moved** to defer to October 31, 2023. Councilwoman Berz seconded. The motion carried.

ACTION: DEFERRED TO OCTOBER 31, 2023

RESOLUTIONS:

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

RESOLUTION #31823

A RESOLUTION CONFIRMING THE APPOINTMENT OF MELODY SHEKARI TO THE INDUSTRIAL DEVELOPMENT BOARD FOR DISTRICT 8, FOR A TERM BEGINNING ON OCTOBER 25, 2023, AND ENDING ON OCTOBER 24, 2029.

RESOLUTION #31824

A RESOLUTION CONFIRMING THE APPOINTMENT OF GINA REVIERE TO THE COMMUNITY ADVISORY COMMITTEE FOR BUSHTOWN-GLENWOOD FOR DISTRICT 8, FOR A TERM BEGINNING ON OCTOBER 25, 2023, AND ENDING ON OCTOBER 24, 2025.

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

ACTION: RESOLUTIONS 31823 & 31824 ADOPTED

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

RESOLUTION #31825

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A THIRD AGREEMENT TO EXERCISE OPTION TO RENEW WITH MISSIONARY RIDGE NEIGHBORHOOD ASSOCIATION, INC., IN SUBSTANTIALLY THE FORM ATTACHED, TO LEASE APPROXIMATELY 2,600 SQUARE FEET OF SPACE AT 36 SHERIDAN AVENUE, IDENTIFIED AS TAX MAP NO. 156E-B-001.01, FOR AN ADDITIONAL TERM OF ONE (1) YEAR THROUGH DECEMBER 16, 2024, FOR THE RENT OF ONE DOLLAR (\$1.00) PER TERM.

RESOLUTION #31826

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO APPLY FOR, AND IF AWARDED, ACCEPT A RECOMPETE GRANT FROM THE ECONOMIC DEVELOPMENT ADMINISTRATION'S (EDA) RECOMPETE PILOT PROGRAM, IN COORDINATION WITH HAMILTON COUNTY, THE CHATTANOOGA AREA CHAMBER OF COMMERCE, CHATT 2.0, BENWOOD, AND THE BETHLEHEM CENTER, TO SUPPORT REVITALIZATION OF EDA ELIGIBLE DISTRESSED AREAS IN THE CITY WHERE PRIME-AGE (25-54 YEARS) EMPLOYMENT SIGNIFICANTLY TRAILS THE NATIONAL AVERAGE, IN THE AMOUNT OF \$500,000.00.

Vice Chair Hill moved to approve both resolutions. Councilman Hester seconded. The motion carried.

ACTION: RESOLUTIONS 31825 & 31826 ADOPTED

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

RESOLUTION #31827

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. Y-22-011-201, HIXSON COMMUNITY CENTER ROOF REPLACEMENT, TO PORTER ROOFING CONTRACTORS, INC., OF MORRISON, TN, IN THE AMOUNT OF \$308,075.00, WITH A CONTINGENCY IN THE AMOUNT OF \$30,000.00, FOR A TOTAL AMOUNT OF \$338,075.00.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

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

PA100342 Fleet Management Division, Public Works Increase of \$17,500 for a total contract amount for Year 2 of \$267,500
Tires for Small & Light Duty Vehicles
Lowest/Best Bidder: East Ridge Fast Lube
3208 Ringgold Road
Chattanooga, TN 37412

200571 Facilities, Public Works \$65,000.00
Custodial Services at the Family Justice Center
Lowest/Best Bidder: DetailXperts
651 E Fourth Street, Suite 200
Chattanooga, TN 37403

PA100592 Economic Development (Real Property) \$5,000.00
Licensed Real Estate Agent
Lowest/Best Bidder: Second Story Property Management LLC
800 Market Street
Suite 222
Chattanooga, TN 37402

556671 Dept of Technology Services (DTS) \$900,000.00
Verizon Cellular Devices, Services, And Business Solutions (City wide use)
Lowest/Best Bidder: Verizon Wireless
Adam Cline
5959 Shallowford Rd #109
Chattanooga, TN 37421

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 (Not present)

Education and Innovation Committee
Councilwoman Noel (No report)

Equity and Community Development Committee
Councilwoman Coonrod (Not present)

Legislative Committee
Councilman Smith (No report)

Planning and Zoning Committee
Councilman Ledford (Not present)

Parks and Public Works
Councilman Hester (No report)

- He made comments on thinking about one's actions and praying for peace.

Public Safety Committee
Councilman Henderson (No report)

OTHER BUSINESS

Change in Business Meeting Time

Chair Dotley proposed changing the Council's 6:00 p.m. business meeting to 3:30 p.m. instead each Tuesday. She proposed that the 3:30 business meeting would include time for discussion of agenda items and committees. The Council would take a recess, then reconvene to vote on agenda items. Councilman Henderson reminded the Council of Planning and Zoning hearings on the second Tuesday of the month. Therefore, he asked that the Chair to recess the second Tuesday in November meeting (November 12th) until 6:00 p.m. so that hearings on those cases could be heard at that time. Chair Dotley concurred. By consensus, Chair Dotley announced the new business meeting start time of 3:30 p.m., effective on November 7, 2023. She also instructed the Clerk to publish the new meeting time in the newspaper.

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:
• Janet Parsons	1	Speeding on Astor Avenue/Distributed photos of Astor Avenue for the Council <ul style="list-style-type: none">○ Councilman Henderson asked the speaker to meet with him and Chief Jeri Sutton after the meeting about this.
• Christopher Cooper	1	Speeding on Astor Avenue/How to stop speeding and how to communicate solutions with the residents on Astor
• Marie Mott	8	Internal audit of two officers/Perceptions of embezzlement and conspiracy

• Emma Olson	1	Safety concerns for pedestrians on west side of Mountain Creek Road/Distributed a petition and map of her neighborhood
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ADJOURNMENT

On motion of Councilman Hester, Chair Dotley adjourned the meeting of the Chattanooga City Council until next **Tuesday, October 31, 2023, at 4:00 p.m.**

COUNCIL CHAIR

CLERK OF COUNCIL