



Chattanooga City Council
City of Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
July 16, 2024
3:30 PM

CALL TO ORDER

Council Chairman Chip Henderson called the business meeting to order at 3:30 p.m. A quorum was present that also included Vice Chair Jenny Hill, and Councilpersons Darrin Ledford, Isiah Hester, Carol Berz, Raquetta Dotley, Marvene Noel, Demetrus Coonrod, and Ken Smith.

[Editor's Note: This meeting was live streamed on YouTube in two parts. Part 1 of this meeting (prior to the recess) is available [here](#). Part 2 of this meeting (after the recess) is available [here](#).]

OTHER PARTICIPANTS

Office of City Attorney: Phil Noblett, City Attorney

Mayor's Office: Chris Anderson, Senior Advisor for Legislative Initiatives

Regional Planning: Karen Rennich, Deputy Director

Economic Development: Richard Beeland, Administrator

Council Office: Kristal Becker, Administrative Assistant, and Nicole Gwyn, Clerk to Council

PLEDGE OF ALLEGIANCE

Councilman Hester led the Assembly in the Pledge of Allegiance and gave an invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Ledford and seconded by Councilman Smith, the minutes of the last meeting (July 9, 2024) were approved as published.

Presentation on the Draft Zoning Ordinance

Mr. Anderson led a presentation on the draft zoning ordinance on today's Council agenda and gave information on the following:

- Amendments made over time.
- Internal and external input.

Ms. Rennich joined the presentation to speak on the following:

- Project goals, 2020 to 2023 work completed
- Input/Review Meetings, Focus groups, comments, Council work sessions, regional planning commission, and additional review of development standards.

Councilman Ledford opened the floor for questions and comments from Council members [The presentation and ensuing discussion may be viewed [here](#).] Upon no further questions or comments, the presentation was closed.

DISCUSSION AGENDA

ORDINANCES – FINAL READING:

Agenda Item VII(a) – Public Works - Case no. 2024-0089

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(b) – Public Works - Case no. 2024-0070

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(c) – Planning - Case no. 2024-0102

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(d) – Planning - Case no. 2024-0094

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(e) – Planning - Case no. 2024-0095

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(f) – Planning - Case no. 2024-0088

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(g) – Planning - Case no. 2024-0098

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(h) – Planning - Case no. 2024-0100

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(i) – Planning - Case no. 2024-0097

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(j) – Planning - Case no. 2024-0103

There were no comments or questions on this item; therefore, the issue was closed.

Agenda Item VII(k) – City Attorney (Relative to 2018 International Residential Code-sprinkler requirements)

There were no comments or questions on this item; therefore, the issue was closed.

ORDINANCES – FIRST READING:

VIII(a) – Planning - Case no. 2024-0091

There were no comments or questions on this item; therefore, the issue was closed.

VIII(b) & VIII(c) – Planning (Relative to Chapter 38 Zoning Ordinance)

Vice Chair Hill had questions about the mapping required for the new zoning. The ensuing discussion may be viewed [here](#). Upon no further questions or comments, the issue was closed.

RESOLUTIONS:

Agenda Item IX(a) – Economic Development (Relative to Homeless Coalition agreement)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(b) – Economic Development (Relative to terminating COFMS agreement)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(c) – Mayor’s Office (Relative to Appointing Brandon Panganiban)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(d) – Mayor’s Office (Relative to Appointing Betsy Hartman)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(e) – Mayor’s Office (Relative to Appointing Jim Hall)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(f) – Mayor’s Office (Relative to reappointing Harlee Milligan)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(g) – Mayor’s Office (Relative to reappointing Micah Chapman)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(h) – Mayor’s Office (Relative to appointing Quinita Robinson)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(i) – Mayor’s Office (Relative to reappointing Kate Parsons)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(j) – Planning (Relative to applying for Vehicle Technologies Grant)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(k) – Public Works (Relative to contract for Police Service Ctr. Fitness Area)

There was no discussion needed for this item; therefore, the issue was closed.

Agenda Item IX(l) – (Relative to contract for Glenwood Community Center addl. parking)

There was no discussion needed for this item; therefore, the issue was closed.

FUTURE CONSIDERATIONS:

Item 1(a) – Economic Development (Relative to donation agreement with Woodbine Community Organization)

Councilwoman Dotley had questions asked for clarification from Administration. Mr. Beeland Addressed the council discussion ensued and may be viewed [here](#).

MEETING RECESS

Upon no objections, Chairman Henderson recessed the business meeting from 4:07 p.m. to 4:30 p.m.

MEETING RECONVENED

Councilman Ledford, chair of the Planning and Zoning Committee, reconvened the business meeting at 4:30 p.m. A quorum as present that also included Chairman Henderson, Vice Chair Hill, and Councilpersons Smith, Hester, Berz, Dotley, Noel, and Coonrod. Attorney Noblett and Ms. Gwyn were also present.

Public Hearing – New Zoning Ordinance

Councilman Ledford opened the hearing at 4:30 p.m. He set a limit of 3 minutes per speaker and opened the floor to the following speakers:

Speaker Name	District	Primary Topics:
Lee Helena	(N/A)	Would like special exceptions or special administrative remedies for hardship added to the draft/"missing middle"/missing remedies for affordable housing <ul style="list-style-type: none">Councilman Ledford asked the speaker to speak with Karen Rennich (Regional Planning Agency) about these concerns.
Janice Gooden	8	Expressed thanks to the Council for their hard work on the ordinance and the public engagement

Seeing no other speakers, Councilman Ledford closed the hearing at 4:37 p.m. and yielded the chair of the meeting to Chairman Henderson.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

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

MR-2024-0089

Michael R. and Sue Van Pelt

District No. 4

ORDINANCE #14125

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 1000 BLOCK OF MACKEY AVENUE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

MR-2024-0070
Chattanooga Christian School/MAP Engineers/
Mike Price and/or Brett Tabor
District No. 7

ORDINANCE #14126

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 3300 TO 3600 BLOCKS OF COWART STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Councilman Ledford moved to approve both ordinances. Councilman Smith seconded. The motion carried.

ACTION: ORDINANCES 14125 & 14126 APPROVED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following nine ordinances for one Council vote.

2024-0102
Scenic City Development
Planning Commission Version
District No. 1

ORDINANCE #14127

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 5848 HIGHWAY 153 AND 6109 WILDER ROAD, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0094
Hixson Apartments, LLC
Planning Commission Version
District No. 3

ORDINANCE #14128

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NOS. 2 THRU 4 AND TO AMEND CONDITION NO. 1 FROM ORDINANCE NO. 9135 OF PREVIOUS CASE NO. 1989-0046 FOR PROPERTY LOCATED AT 5431 HIXSON PIKE, SUBJECT TO CERTAIN CONDITIONS.

2024-0095
Hixson Apartments, LLC
Planning Commission Version
District No. 3

ORDINANCE #14129

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5126, 5132, 5138, 5144, 5150, AND 5157 STRICKLAND CIRCLE, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE.

2024-0088
Stone Creek Consulting, LLC c/o Allen Jones
Planning Commission Version
District No. 7

ORDINANCE #14130

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE AN UNADDRESSED PROPERTY IN THE 4100 BLOCK OF 12TH AVENUE, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0098
420 E. 16th LLC
Planning Commission Version
District No. 7

ORDINANCE #14131

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 420 AND 422 EAST 16TH STREET, FROM U-RM-3 URBAN MULTI-UNIT RESIDENTIAL ZONE TO U-CX-4 URBAN COMMERCIAL MIXED-USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0100
Stone Creek Consulting LLC c/o Allen Jones
Planning Commission Version
District No. 7

ORDINANCE #14132

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2700, 2704, AND 2706 LONG STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0097
Stone Creek Consulting LLC c/o Allen Jones
Planning Commission Version
District No. 9

ORDINANCE #14133

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2602, 2604, 2668, AND 2682 DODDS AVENUE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

2024-0103
Maple Leaf Holdings LLC
Planning Commission Version
District No. 9

ORDINANCE #14134

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 905 GLENWOOD DRIVE AND AN UNADDRESSED PROPERTY IN THE 900 BLOCK OF GLENWOOD DRIVE, FROM R-1 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

ORDINANCE #14135

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 10, SECTION 10-3(F) RELATING TO AMENDMENTS TO THE 2018 INTERNATIONAL RESIDENTIAL CODE REGARDING MANDATORY SPRINKLER REQUIREMENTS.

Councilman Ledford moved to approve all nine ordinances. Vice Chair Hill seconded. The motion carried.

ACTION: ORDINANCES 14125 - 14135 APPROVED

ORDINANCES – FIRST READING:

2024-0091
Ben Van Gaasbeek
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Ledford,

ORDINANCE #14136

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITION #4 BY ADDING A NEW CONDITION AND LIFTING ORIGINAL CONDITION #1 FOR ORDINANCE NO. 13132 OF PREVIOUS CASE NO. 2016-0165 FOR PROPERTY LOCATED AT 6684 EAST BRAINERD ROAD, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

Alternate Version

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #14137

AN ORDINANCE TO ADOPT CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE.

The motion carried. Chairman Henderson opened the floor for Mayor Kelly to address the Council about the first passage of this ordinance. [Mayor Kelly's comments are available [here](#).]

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

Alternate Version

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #14138

AN ORDINANCE TO ADOPT CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, THE PROPOSED ZONING ORDINANCE REQUIRES CERTAIN BUILDING MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS (NOTIFICATION PER TENN. CODE ANN. § 68-120-101(B)(7)(A(IV))).

The motion carried.

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

RESOLUTIONS:

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

RESOLUTION #32153

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO AN AMENDED INDEPENDENT CONTRACTOR SERVICES AGREEMENT, IN SUBSTANTIALLY THE FORM ATTACHED, WITH THE CHATTANOOGA REGIONAL HOMELESS COALITION, INC.

RESOLUTION #32154

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO TERMINATE THE CHATTANOOGA OPPORTUNITY FUND MANAGEMENT SERVICES AGREEMENT WITH CHATTANOOGA NEIGHBORHOOD SERVICES, INC. (CNE), ORIGINALLY ENTERED INTO ON JULY 18, 2007, AND TO TRANSFER THE REMAINING FUNDS IN THE AMOUNT OF \$585,038.10 TO THE CITY OF CHATTANOOGA TO BE USED FOR ECONOMIC DEVELOPMENT PURPOSES.

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

ACTION: RESOLUTIONS 32153 & 32154 ADOPTED

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

RESOLUTION #32155

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF BRANDON PANGANIBAN TO THE HISTORIC ZONING COMMISSION, FOR A TERM BEGINNING ON JULY 17, 2024, AND ENDING ON JULY 16, 2027.

RESOLUTION #32156

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF BETSY HARTMAN TO THE BEER BOARD, FOR A TERM BEGINNING ON JULY 17, 2024, AND ENDING ON JULY 16, 2029.

RESOLUTION #32157

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF JIM HALL TO THE METROPOLITAN AIRPORT AUTHORITY, FOR A TERM BEGINNING ON JULY 31, 2024, AND ENDING ON JULY 30, 2027.

RESOLUTION #32158

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF HARLEE MILLIGAN TO THE OFFICE OF FAMILY EMPOWERMENT BOARD, FOR A TERM BEGINNING ON JULY 17, 2024, AND ENDING ON JULY 16, 2026.

RESOLUTION #32159

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF MICAH CHAPMAN TO THE OFFICE OF FAMILY EMPOWERMENT BOARD, FOR A TERM BEGINNING ON JULY 17, 2024, AND ENDING ON JULY 16, 2026.

RESOLUTION #32160

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF QUINITA ROBINSON TO THE OFFICE OF FAMILY EMPOWERMENT BOARD, FOR A TERM BEGINNING ON JULY 17, 2024, AND ENDING ON JULY 16, 2026.

RESOLUTION #32161

A RESOLUTION CONFIRMING MAYOR KELLY’S REAPPOINTMENT OF KATE PARSONS TO THE OFFICE OF FAMILY EMPOWERMENT BOARD, FOR A TERM BEGINNING ON JULY 17, 2024, AND ENDING ON JULY 16, 2026.

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

ACTION: RESOLUTIONS 32155 - 32161 ADOPTED

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

RESOLUTION #32162

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING TO APPLY FOR, AND IF AWARDED, ACCEPT FROM TENNESSEE TECH UNIVERSITY A VEHICLE TECHNOLOGIES GRANT THROUGH THE DEPARTMENT OF ENERGY (DOE) TO ENHANCE THE CITY'S VEHICLE REPLACEMENT PROGRAM THROUGH THE PURCHASE OF ELECTRIC VEHICLES AND EV INFRASTRUCTURE, FOR AN AMOUNT NOT TO EXCEED \$865,592.00, WITH A COST SHARING TOTAL IN THE AMOUNT OF \$540,529.00.

RESOLUTION #32163

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. P-23-001-201, POLICE SERVICE CENTER FITNESS AREA, TO SKILLED SERVICES, OF KNOXVILLE, TN, IN THE AMOUNT OF \$327,285.00, WITH A CONTINGENCY IN THE AMOUNT OF \$32,875.00, FOR A TOTAL AMOUNT OF \$360,065.00.

RESOLUTION #32164

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. Y-23-004-201, GLENWOOD COMMUNITY CENTER ADDITIONAL PARKING, TO KANE INDUSTRIES, LLC, OF CHATTANOOGA, TN, IN THE AMOUNT OF \$559,812.81, WITH A CONTINGENCY IN THE AMOUNT OF \$55,187.19, FOR A TOTAL AMOUNT OF \$615,000.00.

Councilman Hester moved to approve all three resolutions. Councilwoman Coonrod seconded. The motion carried.

ACTION: RESOLUTIONS 32162 – 32164 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

Ms. Bursch (Mayor's Office) recommended the following new purchases for Council consideration:

200677-2 Wastewater	\$200,000.00
Flow Meters Instrumentation Maintenance, Support & Replacement	
Lowes/Best Bidder: Tri-State Elec Contractors, LLC. 2101 Fort St. Chattanooga, TN 37408	

200681-1 Wastewater \$87,643.49
Pallet Rack & Bin Shelving
Lowest/Best Bidder: Prestige Sales Company, Inc.
2400 Appling Street
Chattanooga, TN 37406

PA100369-PA100370 Fleet Management Division, Public Works Increase of \$210,000.00 for a new annual estimated spend \$364,000.00
Installation of Supplied Lighting and Equipment for Police SUVs
Lowest/Best Bidders:
1. PA100369 - On-Duty Depot, 2090 Reliable Pkwy, Chicago, IL 60686
2. PA100370 - Truckers Lighthouse Inc, 201 Crutchfield Avenue, Nashville, TN 37210

PA100352 Mayor's Office \$168,000.00
Essential Community Services Hotline
Lowest/Best Bidder: United Way of Greater Chattanooga
630 Market Street
Chattanooga, TN 37402

PA100262 Fleet Management Division, Public Works \$63,000.00
Custodial Services for Fleet Management Division Locations
Lowest/Best Bidder: DetailXperts
6121 Heritage Park Drive
Chattanooga, TN 37416

PA100273 Facilities Management Increase of \$25,000.00 for a new annual estimated total of \$125,000
Uniforms and Textiles
Lowest/Best Bidder: Cintas Corporation No. 2
2131 Polymer Drive
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)

- She invited everyone to the opening of a new park in District 2, Lupton City, on this Saturday, July 20, at 10:00 a.m.

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
Councilwoman Coonrod (No report)

Legislative Committee
Councilman Smith (No report)

Planning and Zoning Committee
Councilman Ledford (No report)

Parks and Public Works
Councilman Hester (No report)

- He recognized Dr. Derek Anderson, the new Director of the Office of Community Health, who was present in the Assembly.

Public Safety Committee
Raquetta Dotley (No report)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

[View [here](#)]

Attorney Noblett read the rules of procedure for persons wishing to address the Council. After which, Chair Henderson opened the floor and recognized the following persons:

Speaker Name	District	Primary Topics:
Joshua Kapellusch	(N/A)	July 16 th Remembrance of Chattanooga’s “Fallen Five”
Monty Bell	(N/A)	Distributed two documents to the City Attorney that had also been submitted to Judge Patterson/copyright infringement claim

ADJOURNMENT

On motion of Vice Chair Hill, Chair Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, July 23, 2024, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL