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TUESDAY, JANUARY 20, 2026
CITY COUNCIL AGENDA
3:30 PM

I. Call to Order by Chairwoman Hill.

II. Pledge of Allegiance/Invocation (Councilman Harvey).

III. Special Presentations.

IV. Minute Approval.

V. Discussion of Agenda.

- ❖ Next Week's Proposed Agenda Items
- ❖ Purchasing Questions
- ❖ Future Considerations (3 Week Look Ahead)

VI. Committee or Department Reports:

- ❖ None

RECESS

Order of Business for City Council

VII. **Ordinances – Final Reading:**

PARKS, PUBLIC WORKS, AND WASTEWATER

Wastewater

- a. [MR-2025-0191 View at Mission Ridge Partners LLC \(Abandonment\). An ordinance closing and abandoning a sanitary sewer easement, Record No. 1214_15, being a ten \(10'\) foot wide sewer easement per Plat Book 70, Page 129, ROHC, beginning at the northwest corner of Tax Map No. 156K-E-008.01, thence southwest along the west line of said property approximately fifty \(50'\) feet to a point, thence northwest approximately one hundred forty-seven \(147'\) feet to a point in the eastern right-of-way of the 2400 block of 15th Avenue, as detailed on the attached maps. \(District 9\) \(Recommended for approval by Planning Commission and Wastewater\)](#)

Agenda for Tuesday, January 20, 2026

Page 2

PLANNING

- b. 2025-0177 Blake Campbell (RN-2 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2420 East 12th Street, from RN-2 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)
- c. 2025-0179 Mark Richmond c/o MMECJL LLC Series 1 (I-H Heavy Industrial Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5601 Tennessee Avenue, from I-H Heavy Industrial Zone to RN-1-3 Residential Neighborhood Zone. (District 7) (Recommended for approval by Planning Commission and Staff)
- d. 2025-0192 Jarod Dotson c/o Skapa Development (RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1513 Chamberlain Avenue, from RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone. (District 9) (Recommended for approval by Planning Commission and Staff)
- e. 2025-0178 Clecia Joi Mason c/o Townsend Street Wine LLC (Lift Condition). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 from Ordinance No. 14048 of previous Case No. 2023-0130, on property located at 2409 East Main Street, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)
- f. 2025-0182 Erlanger Health c/o Tripp Stephens (Lift Conditions). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift conditions from Ordinance Nos. 8943, 9649, and 10108 of previous Case Nos. 1988-0121, 1991-0189, and 1994-0170 on properties located at 1747 Gunbarrel Road and 7233 Crane Road. (District 4) (Recommended for approval by Planning Commission and Staff)
- g. An ordinance amending Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to amend Article XV, Application Process, Section 38-73, Vesting to Align with recent state law changes per Tennessee Code Annotated Section 13-4-310.

Agenda for Tuesday, January 20, 2026

Page 3

- h. [An ordinance amending Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to amend Article II, Definitions, Section 38-10, Rules of Measurement to add graphics for irregular shaped lots and to amend Chapter 38, Article VI, Downtown Form-Based Code, Division 3, Rules for all Zones, Section 38-698, Measurements and Exceptions, \(4\) Height and Mass, A. Building Height to replace the graphic for Item 2.](#)

VIII. Ordinances - First Reading:

PLANNING

- a. [2025-0119 Claudine Evans c/o One A Event Parlour \(C-C- Commercial Corridor Zone to C-R Regional Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5813 Lee Highway, from C-C- Commercial Corridor Zone to C-R Regional Commercial Zone. \(District 6\) \(Applicant Version\) \(Recommended for denial by Planning Commission and approval by Staff\) \(Deferred from 10-14-2025 and 12-16-2025\)](#)
- b. [2025-0186 Honest Street Holdings \(RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5920 Pine Grove Trail, from RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone, subject to certain conditions. \(District 6\) \(Recommended for approval by Planning Commission and Staff\) \(Deferred from 01-13-2026\)](#)

[2025-0186 Honest Street Holdings \(RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5920 Pine Grove Trail, from RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone. \(Applicant Version\)](#)

IX. Resolutions: (None)

X. Purchases.

XI. Committee Reports.

XII. Recognition of Persons Wishing to Address the Council.

XIII. Adjournment.

Proposed Council Agenda for Tuesday, January 27, 2026

Page 1

TUESDAY, JANUARY 27, 2026
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Councilman Clark).
3. Special Presentations.
4. Minute Approval.
5. Discussion of Agenda.
 - ❖ Next Week's Proposed Agenda Items
 - ❖ Purchasing Questions
 - ❖ Future Considerations (3 Week Look Ahead)
6. Committee or Department Reports:
 - ❖ Parks, Public Works, and Wastewater Committee
 - Parks & Outdoors Annual Report - presented by April Furth
 - Discussion of Landscape Architects Ordinance - Councilman Harvey
 - ❖ Education Committee
 - Head Start Program update
 - 311 update

RECESS

Order of Business for City Council

7. **Ordinances - Final Reading:**

PLANNING

- a. [2025-0119 Claudine Evans c/o One A Event Parlour \(C-C- Commercial Corridor Zone to C-R Regional Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5813 Lee Highway, from C-C- Commercial Corridor Zone to C-R Regional Commercial Zone. \(District 6\) \(Applicant Version\) \(Recommended for denial by Planning Commission and approval by Staff\) \(Deferred from 10-14-2025 and 12-16-2025\)](#)

Proposed Council Agenda for Tuesday, January 27, 2026

Page 2

b. 2025-0186 Honest Street Holdings (RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5920 Pine Grove Trail, from RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone, subject to certain conditions. (District 6) (Recommended for approval by Planning Commission and Staff) (Deferred from 01-13-2026)

2025-0186 Honest Street Holdings (RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5920 Pine Grove Trail, from RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone. (Applicant Version)

8. Ordinances - First Reading:

PLANNING

a. 2025-0176 Amalia Jacinto Ramirez (I-H Heavy Industrial Zone to C-C Commercial Corridor Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 3014 Dodds Avenue, from I-H Heavy Industrial Zone to C-C Commercial Corridor Zone. (District 8) (Recommended for approval by Planning Commission and Staff) (Deferred from 01-13-2026)

b. 2025-0183 Wayne Williams c/o Workshop Architecture (RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 511 Rosewood Street, from RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone, subject to certain conditions. (District 2) (Recommended for approval by Planning Commission and denial by Staff) (Deferred from 01-13-2026)

2025-0183 Wayne Williams c/o Workshop Architecture (RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 511 Rosewood Street, from RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone. (Applicant Version)

Proposed Council Agenda for Tuesday, January 27, 2026

Page 3

- c. 2025-0144 Joshua A. Murphy (RN-1-5 Residential Neighborhood Zone to TRN-2 Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2802 Curtis Street, from RN-1-5 Residential Neighborhood Zone to TRN-2 Zone. (District 8) (Recommended for approval by Planning Commission and Staff) (Deferred from 11-18-2025, 12-02-2025 & 01-06-2026) (Deferred from 01-13-2026)

2025-0144 Joshua A. Murphy (RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2802 Curtis Street, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 8) (Applicant Version) (Recommended for denial by Planning Commission and Staff)

9. Resolutions:

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the Department of Economic Development to provide \$150,000.00 from the Economic Development Fund to the Chattanooga Airport as support for the Small Community Air Service Development Grant to facilitate non-stop service from United Airlines (operated by Skywest Airlines, Inc.) from the Chattanooga Airport (CHA) to Houston's George Bush Intercontinental Airport (IAH) beginning on March 20, 2026. (District 6)

OFFICE OF THE CITY ATTORNEY

- b. A resolution amending Resolution No. 32678 adopting a revised records retention schedule for the City of Chattanooga to include retention requirements for the Family Justice Center.

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- c. A resolution authorizing the Administrator for the Department of Public Works to enter into a three-year agreement with Waterways, a non-profit educational organization, to continue providing administration of the City's rainsmart yards and adopt-a-waterway programs, for an amount not to exceed \$192,000.00.

Proposed Council Agenda for Tuesday, January 27, 2026

Page 4

Wastewater

- d. A resolution of the City of Chattanooga, Tennessee, authorizing the use of the Construction Manager At-Risk (CMAR) contract delivery method under certain specified wastewater utility and public works infrastructure projects, consistent with Tennessee Code Annotated § 12-4-107, and establishing implementation and oversight guidelines for such projects in the forms attached.
- 10. Purchases.
- 11. Committee Reports.
- 12. Recognition of Persons Wishing to Address the Council.
- 13. Adjournment.