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**TUESDAY, FEBRUARY 3, 2026**  
**CITY COUNCIL REVISED AGENDA**  
**3:30 PM**

- I. Call to Order by Chairwoman Hill.
- II. Pledge of Allegiance/Invocation (Councilwoman Berz).
- III. Special Presentations - **Food Bank Donations Report.**
- 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:
  - ❖ Department Report:
    - Air Pollution Control Board
    - ❖ Planning and Zoning Committee
    - ❖ Legislative Committee
      - Zoning ordinance amendment re: Landscape Plans - Councilman Harvey

RECESS

**Order of Business for City Council**

- VII. **Ordinances – Final Reading:**  
**PLANNING**
  - a. 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) (Alternate Version)

## Revised Agenda for Tuesday, February 3, 2026

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- b. 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, subject to certain conditions. (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) (Planning Version #2)

### VIII. 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 and 01-27-2026)
- b. 2025-0152 East Chattanooga Development, LLC c/o KH Property Group (RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2003 Wilcox Boulevard, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone, subject to certain conditions. (District 8) (Recommended for approval by Planning Commission and Staff) (Deferred from 11-18-2025 and 12-02-2025)

2025-0152 East Chattanooga Development, LLC c/o KH Property Group (RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2003 Wilcox Boulevard, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone. (Applicant Version)

### IX. Resolutions:

#### ECONOMIC DEVELOPMENT

- a. A resolution authorizing the Mayor or his designee to award up to \$40,000.00 to Habitat for Humanity of Greater Chattanooga Area, to construct a house at 2117 Davenport Street for affordable homeownership. (District 8)

**Revised Agenda for Tuesday, February 3, 2026**

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- b. A resolution authorizing the Mayor or his designee to award up to \$40,000.00 to Habitat for Humanity of Greater Chattanooga Area, to construct a house at 2113 Davenport Street for affordable homeownership. (District 8)

**PARKS, PUBLIC WORKS, AND WASTEWATER**

**Public Works**

- c. A resolution authorizing the appointment of Luke Kaiser as a special commissioned police officer (unarmed) for the City of Chattanooga, Chattanooga Parking Authority, to perform duties expressly limited to the performance of the duties in the position of parking ambassador.
- d. A resolution authorizing the appointment of William Benford as a special commissioned police officer (unarmed) for the City of Chattanooga, Chattanooga Parking Authority, to perform duties expressly limited to the performance of the duties in the position of parking ambassador.

X. Purchases.

XI. Committee Reports.

XII. Recognition of Persons Wishing to Address the Council.

XIII. Adjournment.

## Proposed Council Agenda for Tuesday, February 3, 2026

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### **TUESDAY, FEBRUARY 10, 2026** **CITY COUNCIL PROPOSED AGENDA** **3:30 PM**

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Councilwoman Dotley).
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:
  - ❖ Budget and Finance Committee
    - Updated Financial Policies
    - PFM Advisors Bond Report/Announcement
    - Dr. Acuff report update

RECESS

### **Order of Business for City Council**

7. **Ordinances - Final 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. \(District 8\) \(Recommended for approval by Planning Commission and Staff\) \(Deferred from 01-13-2026 and 01-27-2026\)](#)

## Proposed Council Agenda for Tuesday, February 10, 2026

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- b. 2025-0152 East Chattanooga Development, LLC c/o KH Property Group (RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2003 Wilcox Boulevard, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone, subject to certain conditions. (District 8) (Recommended for approval by Planning Commission and Staff) (Deferred from 11-18-2025 and 12-02-2025)

2025-0152 East Chattanooga Development, LLC c/o KH Property Group (RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2003 Wilcox Boulevard, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone. (Applicant Version)

### 8. Ordinances - First Reading:

#### **OFFICE OF THE CITY ATTORNEY**

- a. An ordinance to amend Chattanooga City Code, Part II, Chapter 4, which chapter is known as “the Chattanooga Air Pollution Control Bureau Ordinance” by providing for increased permit and certificate fees. (Revised)

#### **PLANNING**

- b. 2025-0181 NANKAT, LLC (RN-1-6 Residential Neighborhood Zone to TRN-2 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1815, 1819, 1823, and 1829 Jenkins Road, from RN-1-6 Residential Neighborhood Zone to TRN-2 Traditional Residential Neighborhood Zone, subject to certain conditions. (District 4) (Recommended for approval by Planning Commission and Staff)

2025-0181 NANKAT, LLC (RN-1-6 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone and RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1815, 1819, 1823, and 1829 Jenkins Road, from RN-1-6 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone and RN-1-3 Residential Neighborhood Zone with conditions. (Applicant Version) (Recommended for denial by Planning Commission and Staff)

## Proposed Council Agenda for Tuesday, February 10, 2026

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c. 2026-0013 Neil Ligon (RN-1-6 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 8476 East Brainerd Road, from RN-1-6 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone, subject to certain conditions. (District 4) (Recommended for approval by Planning Commission)

2026-0013 Neil Ligon (RN-1-6 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 8476 East Brainerd Road, from RN-1-6 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone, subject to certain conditions. (Staff Version)

2026-0013 Neil Ligon (RN-1-6 Residential Neighborhood 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 8476 East Brainerd Road, from RN-1-6 Residential Neighborhood Zone to C-C Commercial Corridor Zone. (Applicant Version) (Recommended for denial by Planning Commission and Staff)

d. 2026-0001 Ingrid Yaneth Vicente (RN-1-5 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4412 Dodds Avenue, from RN-1-5 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone. (District 7) (Recommended for approval by Planning Commission and Staff)

2026-0001 Ingrid Yaneth Vicente (RN-1-5 Residential Neighborhood 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 4412 Dodds Avenue, from RN-1-5 Residential Neighborhood Zone to C-C Commercial Corridor Zone. (Applicant Version) (Recommended for denial by Planning Commission and Staff)

e. 2026-0003 TWM Inc. (RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone Development). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1810 South Kelley Street, and unaddressed properties in the 1800 block of South Kelley Street and the 2100 block of East 19<sup>th</sup> Street, from RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone Development, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)

## Proposed Council Agenda for Tuesday, February 10, 2026

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2026-0003 TWM Inc. (RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone Development). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1810 South Kelley Street, and unaddressed properties in the 1800 block of South Kelley Street and the 2100 block of East 19<sup>th</sup> Street, from RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone Development. (Applicant Version)

- f. 2026-0008 Wayne Williams c/o Workshop Architecture (RN-2 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 2212 Bailey Avenue, from RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 9) (Recommended for approval by Planning Commission and Staff)
- g. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, Article XIV, Administrators, Section 38-69, Board of Appeals.
- h. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, more specifically Article II, Definitions, related to the Flood Hazard Regulations.

### 9. **Resolutions:**

#### **COUNCIL OFFICE**

- a. A resolution appointing Duan Bush, Sr. to the Passenger Vehicle for Hire Board for Districts 4, 5, and 6, with a three-year term beginning on February 11, 2026, and ending on February 10, 2029. (Districts 4, 5 & 6)
- b. A resolution reappointing Sandra Norwood to the Head Start Governing Board for District 5, with a two-year term beginning on October 26, 2025, and ending on October 26, 2027. (District 5)
- c. A resolution to repeal Resolution No. 31479, adopted on February 21, 2023, and adopting new Rules of Operation for the Chattanooga City Council.

## Proposed Council Agenda for Tuesday, February 10, 2026

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### **ECONOMIC DEVELOPMENT**

- d. A resolution authorizing the Administrator for the Department of Economic Development to enter into a Third Agreement to Exercise Option to Renew with Songbirds Foundation, Inc., for the continued use of a certain space at the South Chattanooga Community Center, located at 1151 W. 40<sup>th</sup> Street, further identified as Tax Map No. 155O-N-001.03, for an additional term through March 14, 2027, for the annual rent of \$1.00. (District 7)
- e. A resolution authorizing the Administrator for the Department of Economic Development to enter into a First Agreement to Exercise Option to Renew with the American Heart Association, Inc., in substantially the form attached, for the continued use of the surface parking lot located at 515 E. 4<sup>th</sup> Street, further identified as Tax Map No. 135M-J-002, and located adjacent to the American Heart Association property at 519 E. 4<sup>th</sup> Street, for an additional term of one (1) year, for the consideration of \$10.00. (District 8)

### **PARKS, PUBLIC WORKS, AND WASTEWATER**

#### **Parks & Outdoors**

- f. A resolution authorizing the Administrator of Parks & Outdoors to accept a donation from Trust for Public Land (TPL) for the purpose of supporting trail development and activities that support public use and access to Provence Street Park, in exchange for accepting this grant, TPL requires that Provence Street Park include the following statement in all public materials promoting the activities under this grant “Provence Street Park was created with the assistance of the Trust for Public Land”, in the amount of \$30,000.00, with no matching funds required. (District 9)

#### **Public Works**

- g. A resolution authorizing the Administrator for the Department of Public Works to enter into an Interlocal Agreement with the University of Tennessee at Chattanooga (UTC) to research the potential impacts of land use and land cover change on Friar Branch, with a particular emphasis on urbanization, sediment, transport, channel widening, and develop tools by which the City of Chattanooga may be able to calculate water quality parameters with respect to total maximum daily load (TMDL). (Districts 5, 6 & 9)
- 10. Purchases.
- 11. Committee Reports.
- 12. Recognition of Persons Wishing to Address the Council.

**Proposed Council Agenda for Tuesday, February 10, 2026**

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13. Adjournment.