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TUESDAY, FEBRUARY 10, 2026
CITY COUNCIL REVISED AGENDA
3:30 PM

- I. Call to Order by Chairwoman Hill.
- II. Pledge of Allegiance/Invocation (Councilwoman Dotley).
- III. Special Presentations.

“Chattanooga Public Safety Update”

- 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:

- ❖ [Budget and Finance Committee](#)
 - [Updated Financial Policies](#)
 - [PFM Advisors Bond Report/Announcement](#)
 - [Dr. Acuff report update](#)

RECESS

Order of Business for City Council

- VII. **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, subject to certain conditions. \(District 8\) \(Recommended for approval by Planning Commission and Staff\) \(Planning Version #2\)](#)

VIII. **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)

- 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 19th 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)

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 19th 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.](#)

IX. **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.](#)

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. 40th 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. 4th Street, further identified as Tax Map No. 135M-J-002, and located adjacent to the American Heart Association property at 519 E. 4th 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 \(TMDL\). \(Districts 5, 6 & 9\)](#)

X. [Purchases.](#)

XI. Committee Reports.

XII. Other Business. (Items Listed Below):

- a. [Report on Debt Obligation for General Obligation Bonds, Series 2026, in the amount of \\$35,420,000.00. \(Added with permission of Chairwoman Hill\)](#)

XIII. Recognition of Persons Wishing to Address the Council.

XIV. Adjournment.

Proposed Council Agenda for Tuesday, February 17, 2026

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TUESDAY, FEBRUARY 17, 2026 **CITY COUNCIL PROPOSED AGENDA** **3:30 PM**

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Vice-Chairwoman Noel).
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:
 - ❖ Legislative Committee
 - Zoning ordinance amendment re: Landscape Plans - Councilman Harvey

RECESS

Order of Business for City Council

7. **Ordinances - Final 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)

- 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)

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- 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)

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- 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 19th Street, from RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone Development, subject to certain conditions. \(District 9\) \(Recommended for approval by Planning Commission and Staff\)](#)

[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 19th 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.](#)

8. Ordinances - First Reading:

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- a. [MR-2025-0130 Jerrod Blaiser c/o Mike Price, MAP Engineers \(Abandonment\). An ordinance closing and abandoning a portion of the unopened right-of-way in the 4200 block of Bonny Oaks Drive, as detailed on the attached maps, subject to certain conditions. \(District 5\) \(Recommended for approval by Planning Commission and Public Works\)](#)

- b. MR-2025-0156 EC Brainerd, LLC (Abandonment). An ordinance closing and abandoning an unopened right-of-way in the 400 block of Maplewood Avenue, as detailed on the attached maps, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and Public Works)

PLANNING

- c. 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, 12-02-2025 & 02-03-2026)

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)

9. **Resolutions:**

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the Administrator of Economic Development to enter into a Contract for Sale and Purchase with the Trust for Public Land, in substantially the form attached, for the acquisition of the real property at 1816 Gray Road, further identified as Tax Map No. 159B-A-003, for the consideration of \$1,350,000.00, and subject to approval of the Office of the City Attorney, to execute all documents necessary to consummate the transaction with closing expenses and the reimbursement of certain acquisitional closing expenses to the Trust for Public Land, for an amount not to exceed \$15,000.00, and due diligence reimbursable expenses to the Trust for Public Land, not to exceed \$17,950.00, for a total transaction amount not to exceed \$1,382,950.00. (District 4)
- b. A resolution amending Resolution No. 32783 removing the phrase “confirming the surplus and” and renaming to only “authorizing the Administrator of Economic Development to enter into a Contract for Sale and Purchase with Fifty One Bricks at a Time Properties, LLC, in substantially the form attached, for the acquisition of 6954 Robinson Drive, further identified as Tax Map No. 148E-A-033, for the purchase price of \$40,000.00, and to execute all documents required to consummate the

Proposed Council Agenda for Tuesday, February 17, 2026

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transaction, with closing fees not to exceed \$5,000.00, for a total transactional amount not to exceed \$45,000.00.” (District 6)

- c. A resolution authorizing the Administrator for the Department of Economic Development to enter into an agreement with Signal Centers, Inc., in substantially the form attached, to support TANF-eligible parents by combining paid internships with post-secondary training to build skills, increase employment, and strengthen family stability, in the amount of \$94,000.00.

MAYOR’S OFFICE

- d. A resolution confirming Mayor Kelly’s appointment of Caroline Daigle to the Form-Based Code Committee, for a term beginning on February 18, 2026, and ending on February 17, 2029.
- e. A resolution confirming Mayor Kelly’s appointment of Jonathan Judd to the Construction Board of Adjustment and Appeals, for a term beginning on February 18, 2026, and ending on February 17, 2030.

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- f. A resolution authorizing the Administrator for the Department of Public Works to award Contract No. Y-25-001-201, Hixson Community Center gymnasium renovations, to Curbed Construction, of Chattanooga, TN, in the amount of \$90,344.00, with a contingency in the amount of \$10,000.00, for a total amount of \$100,344.00. (District 3)
- g. A resolution authorizing the Administrator for the Department of Public Works to execute an Amended Public/Private Partnership Agreement between the City and Hiren Desai, 3H Group, and Sai Main-Hiren LLC related to the Station Street alleyway expansion for reimbursement of fifty (50%) percent of incurred costs up to \$200,000.00. (District 7)

PLANNING

- h. JK of America Corporation d/b/a Big Poppa Quick Mart (Special Exceptions Permit). A resolution approving a new Special Exceptions Permit for a new liquor store located at 4107 Dodds Avenue, Chattanooga, TN. (District 7)

Proposed Council Agenda for Tuesday, February 17, 2026

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10. Purchases.
11. Committee Reports.
12. Other Business. (Items Listed Below):
 - a. **Certificate of Compliance - JK of America Corporation d/b/a Big Poppa Quick Mart, 4107 Dodds Avenue, Chattanooga, TN. (District 7)**
13. Recognition of Persons Wishing to Address the Council.
14. Adjournment.