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

- I. Call to Order by Chairwoman Hill.
- II. Pledge of Allegiance/Invocation (Vice-Chairwoman Noel).
- 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:

- ❖ Legislative Committee
 - Zoning ordinance amendment re: Landscape Plans - Councilman Harvey

RECESS

Order of Business for City Council

VII. **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.

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

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conditions. **(District 4) (Recommended for approval by Planning Commission and Staff) (Planning Version #2 - Revised)**

- 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) (Planning Version #2 - Revised)
- 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, subject to certain conditions. (District 7) (Recommended for approval by Planning Commission and Staff) (Planning Version #2)
- 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)
- f. 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.
- g. 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.

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VIII. 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)

IX. Resolutions:

COUNCIL OFFICE

- a. A resolution to repeal Resolution No. 31479, adopted on February 21, 2023, and adopting new Rules of Operation for the Chattanooga City Council. (Deferred from 02-10-2026) (Version #2)

ECONOMIC DEVELOPMENT

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

- 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)

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- 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)

Wastewater

- h. A resolution authorizing payment to the U.S. Environmental Protection Agency (EPA), in accordance with Section X(48)(a) of the Consent Decree, for Sanitary Sewer Overflows incurred during the period of January 1, 2019, through December 31, 2023, in the amount of \$727,000.00. (Added with permission of Chairwoman Hill)

PLANNING

- i. 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)

X. Purchases.

XI. Committee Reports.

XII. 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)

XIII. Recognition of Persons Wishing to Address the Council.

XIV. Adjournment.

Proposed Council Agenda for Tuesday, February 24, 2026

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TUESDAY, FEBRUARY 24, 2026
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Councilman Elliott).
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:
 - ❖ None

RECESS

Order of Business for City Council

7. **Ordinances - Final 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)

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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. \(Applicant Version\)](#)

8. **Ordinances - First Reading:** None

9. **Resolutions:**

MAYOR'S OFFICE

- a. [A resolution confirming Mayor Kelly's appointment of Richard Sledge to the Passenger Vehicle for Hire and Wrecker Board, for a term beginning on February 25, 2026, and ending on February 24, 2029.](#)
- b. [A resolution confirming Mayor Kelly's appointment of Donna Shepherd to the Tree Commission, for a term beginning on February 25, 2026, and ending on February 24, 2030.](#)

OFFICE OF THE CITY ATTORNEY

- c. [A resolution authorizing the Mayor to execute an Interlocal Agreement between the City of Chattanooga and the City of Collegedale with regard to adjusting boundaries in the City of Collegedale on property located at 8883 Old Lee Highway, Ooltewah, TN 37363, for property described in the Petition for Deannexation by Versailles Land and Development Co., LLC attached as Exhibit A to this resolution. \(District 6\)](#)

10. Purchases.

11. Committee Reports.

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12. Recognition of Persons Wishing to Address the Council.

13. Adjournment.