

FORM-BASED CODE COMMITTEE

June 12, 2025



CHA | FBC

FORM-BASED CODE COMMITTEE

June 12, 2025

Agenda

1. Roll Call
2. Swearing In
3. Rules of Procedure & FBC Principles & Purpose
4. Prior Meeting Minutes - Vote
5. Old Business:
6. New Business:
 - a. **Case #FBC-25-14 437 Market St.** Signage
 - b. **Case #FBC-25-15 2701 Chestnut St.** Field Lighting Height
7. Other Business & Announcements
 - a. Next meeting date: July 10, 2025 (application deadline: June 13, 2025 at 4 p.m.).
8. Adjourn



Roll Call & Swearing In

Rules of Procedure.

- If you plan to speak you must be sworn in.
- If you speak you must sign in at the podium.
- When you begin to speak, say your name, address and interest in the project for the record.
- Use the laser pointer to indicate what areas you are modifying when presenting.
- You may leave after your case is heard.
- When you leave the meeting, please refrain from speaking until you have fully exited the conference room.
- If you defer your case you will need to notify Staff when you would like to be heard.
- Major Modification Permits shall be issued within a week of the meeting through the online application portal.
- This meeting is being recorded.

Rules of Procedure.

Order of Business

The order of business for hearing the Form-Based Code cases will be as follows:

1. Staff presentation (7 minutes)
2. Applicant Presentation (7 minutes)
3. Community Comments & Comments by Other Persons (9 minutes total)
4. Applicant Response (2 minutes)
5. Committee Discussion (15 minutes)
6. Motion and Vote

FBC Intent

Sec. 38-692. Legal Requirements\ (5) Intent

A. This Downtown Code is intended to balance conservation and development by:

1. Promoting development that maintains Downtown's position as the region's predominant economic, civic, and cultural center.
2. Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods.
3. Providing standards for compatible transitions of use, building scale and height between existing and new development.
4. Guiding reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.
5. Promoting preservation and protection of historic resources.
6. Providing clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.

B. This Downtown Code is intended to achieve design excellence in the built environment by:

1. Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
2. Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.
3. Promoting high quality innovative landscape design that advances the function and beauty of Downtown.

C. This Downtown Code is intended to guide Downtown's prosperous and sustainable future by:

1. Providing clear regulations and processes that result in predictable, efficient, and coordinated review processes.
2. Promoting sustainable building and site design practices.
3. Promoting diverse housing options.
4. Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving).
5. Promoting conservation of land, energy, and natural resources.

FBC Principles & Purpose

Sec. 38-696. Code Administration\ (4) Code Modifications\ A. Purpose.

1. The standards established in this Downtown Code are intended to achieve the following principles:
 - a. Maintain a safe, walkable and attractive urban environment along the street;
 - b. Maximize opportunities for redevelopment and investment in the Downtown Core;
 - c. Provide a diversity of housing options;
 - d. Promote development that will support transit and commercial services the community desires;
 - e. Protect established single-family residential areas from incompatible development;
 - f. Protect integrity of established Historic Districts and significant historic/civic landmarks;
 - g. Balance development opportunity and conservation along the riverfront by promoting development scale/form that maintains public accessibility to the river and considers public/private benefits of scenic views along the river;
 - h. Consider impacts of topography, both in terms of reasonableness of the standard when applied to a particular site and the potential impacts on adjoining properties;
 - i. Increase the tree canopy; and
 - j. Support adopted plan policies and recommendations.



FBC Principles & Purpose

Sec. 38-696. Code Administration\ (4) Code Modifications\ A. Purpose.

2. However, specific site features (topographic changes, lot size or irregular dimension, physical barriers or easements) may create conditions that make compliance with a specific standard impractical or undesirable. It is also recognized that alternative design solutions may achieve the principles stated above but may not comply with a specific standard.
3. It is the responsibility of the applicant to meet the burden of clearly demonstrating the reason for the requested code exception and to provide sufficient documentation to illustrate how the modification is related to a site constraint and/or how the modification would equal or exceed the existing standard in terms of achieving the principles stated above.

FBC Committee Role

1. Review requests for Major Modifications to the FBC that do not qualify for Staff approval; and
2. Review Appeals to Staff decisions or interpretations.

These FBC Committee rulings are only related to the associated applications.

The Form-Based Code Committee must consider the principles stated in Sec. 38-696. (4)A.





Prior Meeting Minutes Vote



Old Business



New Business

Case # FBC-25-14

437 Market St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Major Modification Requests:

1. Allowance of a pole sign
 - a. Section 38-753 Sign Types(4)(A)4 Location
Pole mounted signs are not permitted.

Picture of Meeting Sign

Case # FBC-25-14

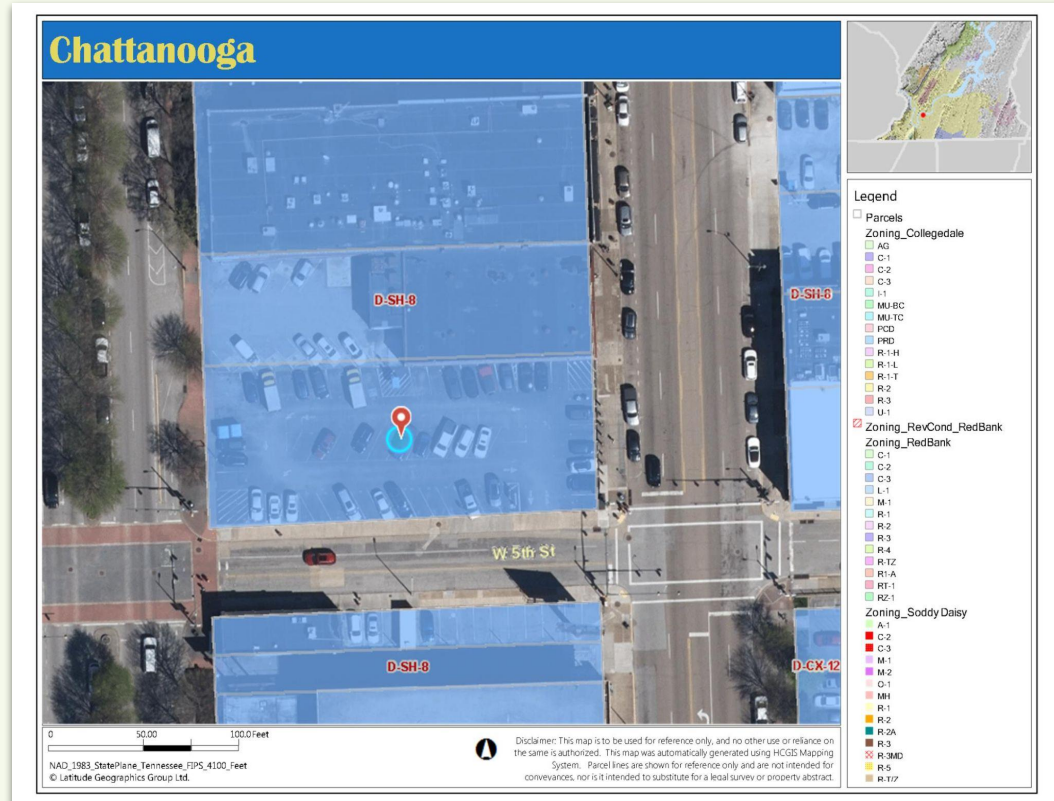
437 Market St.



Site Images

Case # FBC-25-14

437 Market St.



Site Images

Case # FBC-25-14

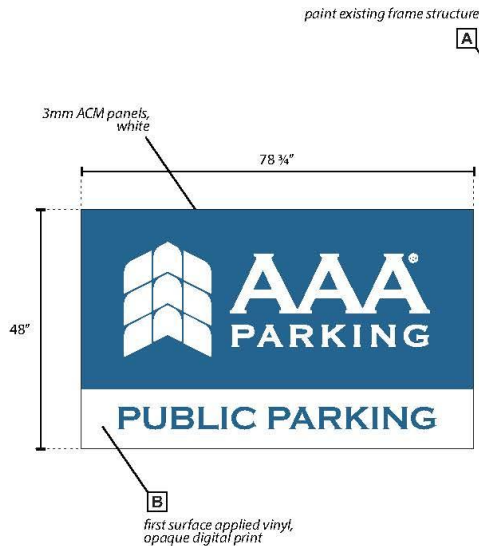
437 Market St.



Application Materials

SIGN PANELS for EXISTING, POST & PANEL FRAME (Non-Lit)

Proportions



THIS DRAWING IS THE INTELLECTUAL PROPERTY OF BILL ORTWEIN SIGNS, INC. IT IS NOT TO BE TRANSMITTED, CONVEYED, USED OR SHARED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF AN OFFICER OF BILL ORTWEIN SIGNS, INC.

ortweinsign
Custom created signage
2508 EAST 60TH CHATTANOOGA, TN 37407
423.887.8208

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CLIENT

AAA PARKING
437 MARKET STREET
CHATTANOOGA, TN 37402

S/F	<input checked="" type="checkbox"/> NEON FILL
D/F	<input type="checkbox"/> LED FILL
ILLUM	<input type="checkbox"/> LAMP FILL
NON-ILLUM	<input checked="" type="checkbox"/> ART ROOM HOLDS

SCALE 1/2" = 1'-0"

QTY: 2 (1 PER SIDE)

NOTES

A BLACK
Matthews Paint
Satin
Black is Back
MP #59647

GRAPHIC
3m Scotchcal
Opaque Vinyl
Digitally Printed w/
UV Overlaminate

Blue
CMYK: 89, 60, 24, 5

WO# 0000



COLORS ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO COLOR CHART FOR ACTUAL COLORS. COLORS ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO COLOR CHART FOR ACTUAL COLORS. COLORS ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO COLOR CHART FOR ACTUAL COLORS.

CUSTOMER APPROVAL

DATE

DESIGNER SALES REP FILE

BH

JS

AAAParking_437MarketStreet_SignagePackage_021225-H

PAGE

01 of 04

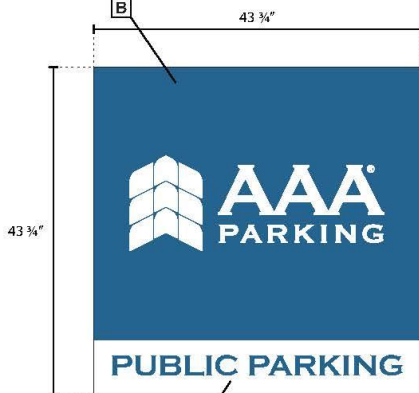
Application Materials

SIGN PANELS for EXISTING, POST & PANEL FRAME (Non-Lit)

Proportions

paint existing frame structure

first surface applied vinyl,
opaque digital print



3mm white ACM panels,
mechanically fasten to
existing sign frame



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ortweinsign
Custom Created Signage

2808 EAST 40TH CHATTANOOGA, TN 37407
423.887.8208

REGISTRATION IS PROPERTY OF BILL ORTWEIN SIGNS, INC. IT IS NOT TO BE TRANSMITTED, CONVEYED, USED OR SHARED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF AN OFFICER OF BILL ORTWEIN SIGNS, INC.

CLIENT

AAA PARKING
420 MARKET STREET
CHATTANOOGA, TN 37402

S/F	<input checked="" type="checkbox"/> NEON FILL	
D/F	<input type="checkbox"/> LED FILL	
ILLUM	<input type="checkbox"/> LAMP FILL	
NON ILLUM	<input checked="" type="checkbox"/> ART ROOM HOLDS	

SCALE 3/4" = 1'-0"

QTY: 2 (1 PER SIDE)

NOTES

A **WHITE**
Matthews Paint
Satin
White Wonder
MP#32071

B **GRAPHIC**
3m Scotchcal
Opaque Vinyl
Digitally Printed w/
UV Overlamine

Blue
CMYK: 89, 60, 24, 5

WO# 0000

NOT READY FOR PRODUCTION



CUSTOMER APPROVAL

DATE

DESIGNER SALES REP FILE

BH

JS

AAAParking_420MarketStreet_SignagePackage_021225-H

PAGE

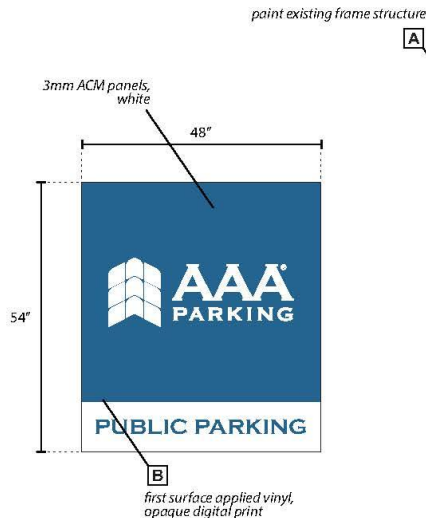
01 of 04

COLORS ARE SIMULATIONS ONLY. REFER TO CORRESPONDING MATERIALS FOR EXACT COLORS FOR SPECIFIC COLOR MATCHES. COLORS BEEN ON COMPUTER MONITOR ARE NOT REPRESENTATIVE OF ACTUAL MATERIALS. COLORS.

Application Materials

SIGN PANELS for EXISTING, POST & PANEL FRAME (Non-Lit)

Proportions



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ortweinsign
custom crafted branding
2806 EAST 60TH CHATTANOOGA, TN 37407
423.847.1208

WE CHARGE A FEE FOR THE USE OF BILL ORTWEIN SIGNS, INC. FOR THE USE OF THE SIGNAGE FOR COMMERCIAL PURPOSES. IF YOU HAVE REQUESTED THE SIGNAGE, YOU HAVE AGREED TO THE USE OF BILL ORTWEIN SIGNS, INC.

CLIENT

AAA PARKING
437 MARKET STREET
CHATTANOOGA, TN 37402

S/F	<input checked="" type="checkbox"/> NEON FILL	
D/F	<input checked="" type="checkbox"/> LED FILL	
ILLUM	<input checked="" type="checkbox"/> LAMP FILL	
NON-ILLUM	<input checked="" type="checkbox"/> ART NEON HOLDS	

SCALE 1/2" = 1'-0"

QTY: 2 (1 PER SIDE)

NOTES

A **BLACK**
Matthews Paint
Satin
Black is Back
MP#59647

B **GRAPHIC**
3m Scotchcal
Opaque Vinyl
Digitally Printed w/
UV Overlaminate

Blue
CMYK: 89, 60, 24, 5

WO# 0000



COLORS ARE ILLUSTRATIONS ONLY. REFER TO CORRESPONDING MATERIALS FOR SPECIFICATIONS FOR SPECIFIC COLOR MATCH. COLORS SHOWN ON COMPUTER MONITORS ARE NOT REPRESENTATIVE OF ACTUAL MATERIAL COLORS.

CUSTOMER APPROVAL

DATE

DESIGNER SALES REP FILE

BH

JS

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PAGE

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Staff Report

Case # FBC-25-14

437 Market St.

Zoning: D-SH-8 Shopfront Mixed Use

Major Modification Requests:

1. Allowance of a pole sign
 - a. **Section 38-753 Sign Types(4)(A)4 Location**
Pole mounted signs are not permitted.

Context:

- The Downtown Core Context is the highest intensity area in the City. Office and employment activity are predominant, with opportunities for multi-family residences and retail. Retail is concentrated along key roadways. Vertical mixed use with upper-story multifamily or office is encouraged. In the Downtown Core Context priority is given to pedestrians and bicyclists.

Parking is primarily provided on-street, in surface lots, and in structures. Parking is primarily located to the rear of buildings. In street design, priority is given to pedestrians and bicyclists. There is access to multiple modes of transportation and frequent pedestrian activity.

- **Sec. 38-703 D-SH**
(1) Intent The Shopfront Mixed Use (D-SH) zone is intended to accommodate a variety of residential, retail, service and commercial building uses in a storefront environment. Uses are flexible but tall ground floors with large areas of transparent glazing are required to accommodate retail uses in the future.

Staff Report

Case # FBC-25-14
437 Market St.

Zoning: D-SH-8 Shopfront Mixed Use

Description of Work:

Description of Work

Replacing front and back of panel signs on existing post & panel frame.

Staff Report

Case # FBC-25-14

437 Market St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Modification Request Reason:

It is a requirement of the FBC principles that the applicant explain how their proposed modification is equal to or exceeds the code per Sec. 38-696 (4) A). Please explain

The sign panels will be the same size as the existing sign. The sign is just getting an updated clean look.



Applicant Comments & Presentation

(7 minutes max)



Community Comments & Comments by Other Persons

Community Comments & Comments by Other Persons (9 minutes total)



Applicant Response

(2 minutes max)

Committee Discussion, Motion and Vote

Case # FBC-25-14

437 Market St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Major Modification Requests:

1. Allowance of a pole sign
 - a. Section 38-753 Sign Types(4)(A)4 Location
Pole mounted signs are not permitted.

Case # FBC-25-15

2701 Chestnut St.

Zoning: C-CIV: Civic Zone

Major Modification Requests:

1. To allow field lighting to exceed 65' in height above home plate.

Sec. 38-47 Exterior Lighting Controls

(5)Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational fields (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, driving ranges, and other similar uses are exempt from the lighting standards of Item B above and subject to the following: (i)Recreational fields are permitted a total luminaire height of 65 feet in any zone. Luminaires greater than 65 feet in total height may only be approved by conditional use.

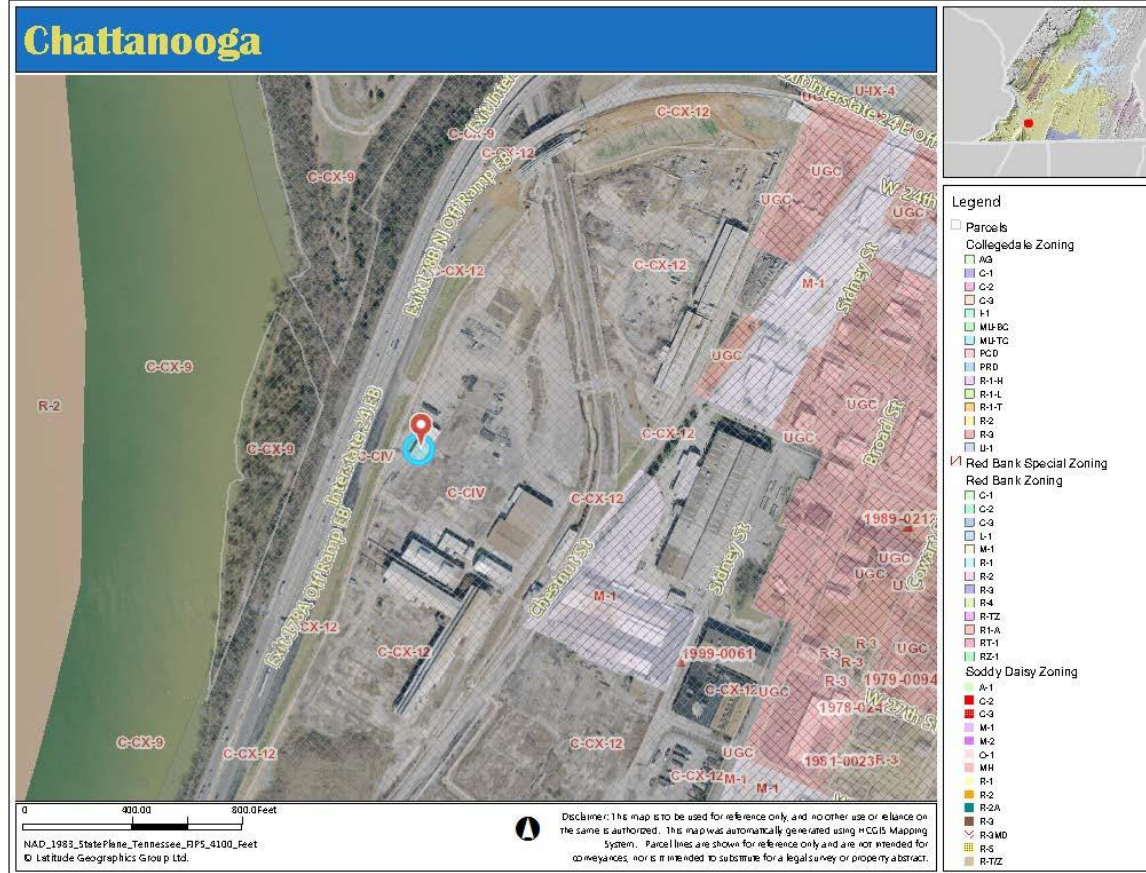
Picture of Meeting Sign

Case # FBC-25-15
2701 Chestnut St.



Site Images

Case # FBC-25-15
2701 Chestnut St.



Site Images

Case # FBC-25-15
2701 Chestnut St.

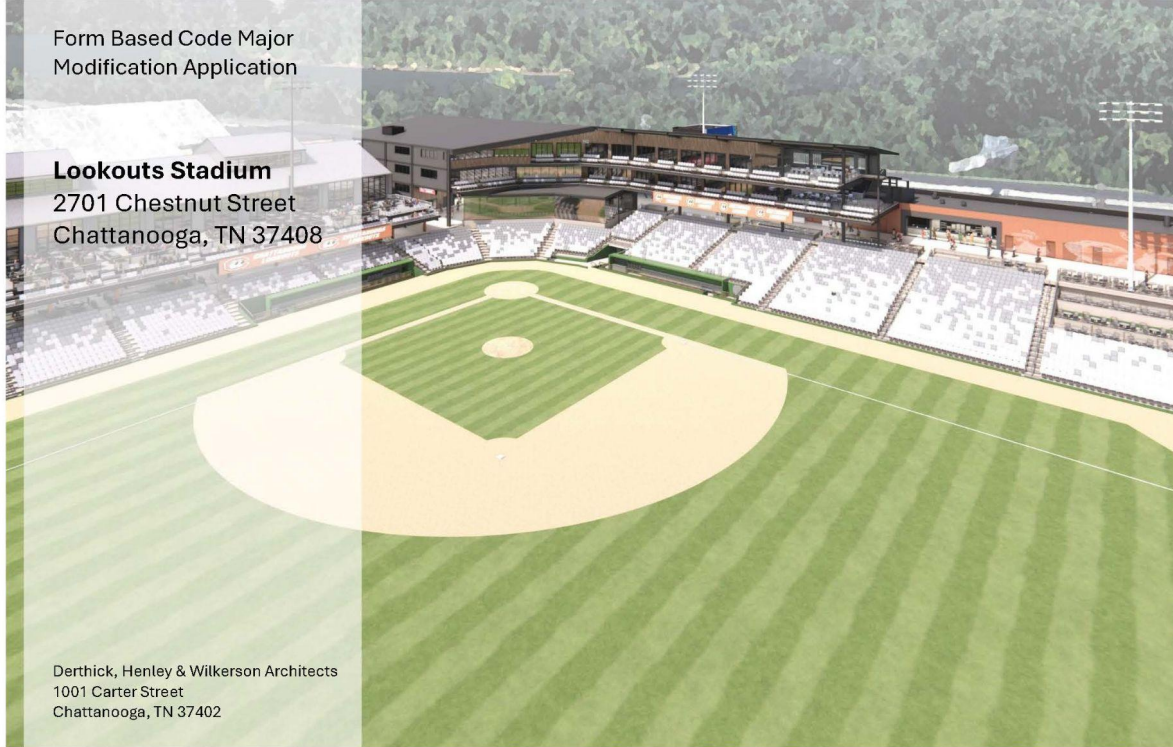


Application Materials

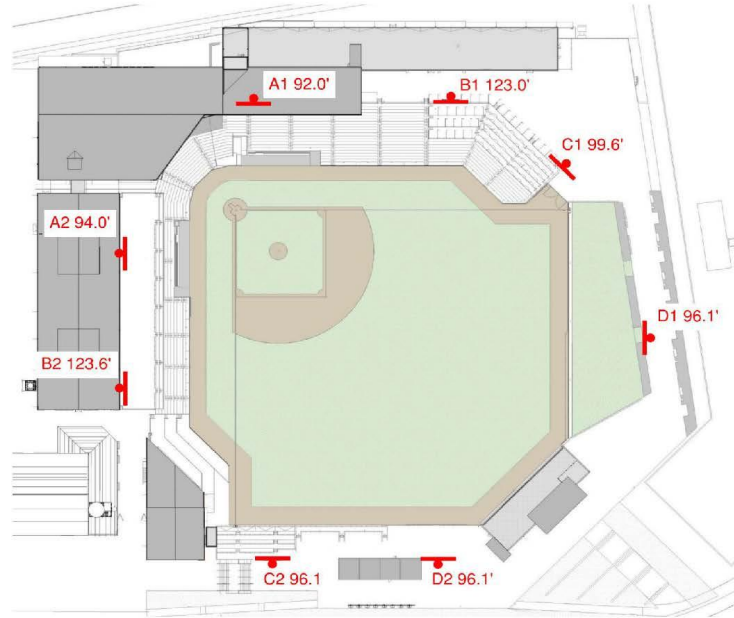
Form Based Code Major
Modification Application

Lookouts Stadium
2701 Chestnut Street
Chattanooga, TN 37408

Derthick, Henley & Wilkerson Architects
1001 Carter Street
Chattanooga, TN 37402



Application Materials



Pole Lights

There will be 8 poles providing lighting for the field. The height will be between 92' and 123.6' above home plate. Three light poles will be mounted on the building, while the remaining 5 will be mounted on the Concourse. For reference, home plate is approximately 8' below the average existing grade.



Architectural drawing of a building floor plan showing a grid of 10x10 points with numerical values. The drawing includes structural elements like columns (C1, C2), beams (A1, A2), and stairs. A scale bar indicates 1 inch equals 50 feet. The drawing is dated 20-Nov-23 and is the work of B. Guler.

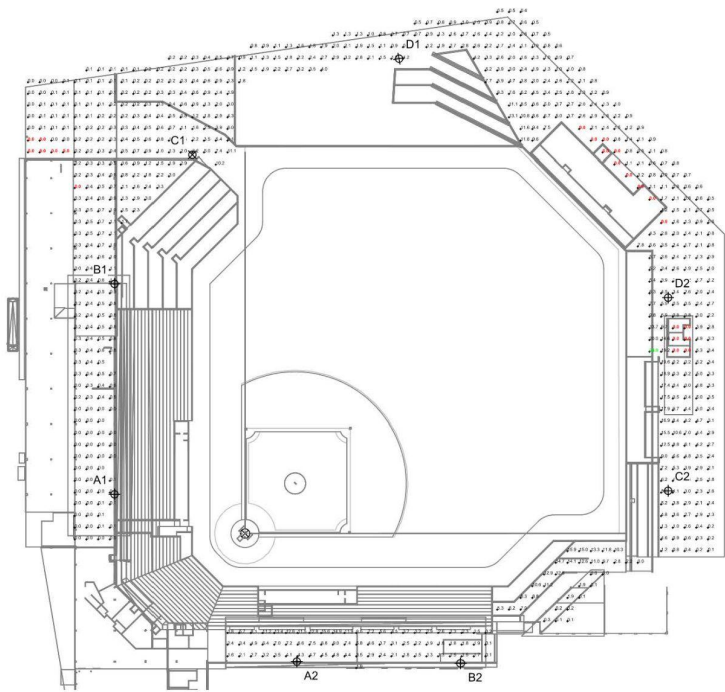
Scale: 1" = 50'

By: B.Guler • File #32661E • 20-Nov-23

Price location(s) (1) dimensions are relative to 50 reference point(s) (2)

The lighting has been designed to provide appropriate light levels on the field in compliance with MLB.

Application Materials



Concourse Lighting

The lighting has also been designed to reduce and minimize the amount of light outside of the field and leaving the park.

Staff Report

Case # FBC-25-15 2701 Chestnut St.

Zoning: C-CIV: Civic Zone

Major Modification Requests:

1. To allow field lighting to exceed 65' in height above home plate.

Sec. 38-47 Exterior Lighting Controls

(5)Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational fields (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, driving ranges, and other similar uses are exempt from the lighting standards of Item B above and subject to the following: (i)Recreational fields are permitted a total luminaire height of 65 feet in any zone. Luminaires greater than 65 feet in total height may only be approved by conditional use.

Staff Report

Case # FBC-25-15 2701 Chestnut St.

Zoning: **C-CIV Civic Zone**

Context:

- *The Chestnut Street Area was formerly an industrial site that now has a wide variety of uses and public amenities, including office, commercial, residential, entertainment venues, restaurants, and public access to the Tennessee Riverwalk. New streets built after the transformation of the area, prioritize the movement of pedestrians and bicyclists.*
- *Sec. 38-771.C-CIV: Civic Zone(1) Intent The Civic (C-CIV) zone is intended to accommodate a variety of civic and public uses. the zone allows a reduced level of building form control in recognition of the special character of many civic buildings.*

Modification Request Reason:

Briefly explain the reason for the requested modifications:

The Form Based Code does not explicitly address sport field lighting, therefore we must refer to the Euclidean zoning code. Section 39-47(5) of that code states "

(i) Recreational fields are permitted a total luminaire height of 65 feet in any zone. Luminaires greater than 65 feet in total height may only be approved by conditional use."

It is a requirement of the FBC principles that the applicant explain how their proposed modification is equal to or exceeds the code per Sec. 38-696 (4) A). Please explain

In order to provide lighting that complies with MLB standard, we are requesting approval to allow the field lighting for the New Lookouts Stadium to exceed 65 feet in height above home plate.



Applicant Comments & Presentation

(7 minutes max)



Community Comments & Comments by Other Persons

Community Comments & Comments by Other Persons (9 minutes total)



Applicant Response

(2 minutes max)

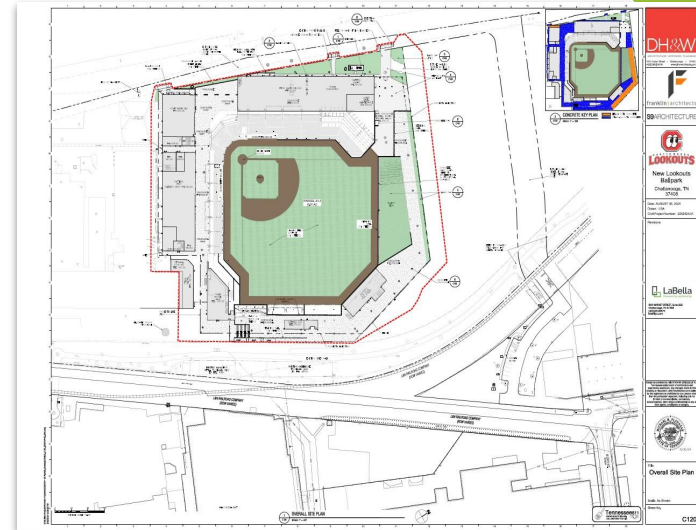
Committee Discussion, Motion and Vote

Case # FBC-25-15 2701 Chestnut St.

Zoning: C-CIV Zone

Major Modification Requests:

1. To allow field lighting to exceed 65' in height above home plate.
Sec. 38-47 Exterior Lighting Controls
(5) Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational fields (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, driving ranges, and other similar uses are exempt from the lighting standards of Item B above and subject to the following: (i) Recreational fields are permitted a total luminaire height of 65 feet in any zone. Luminaires greater than 65 feet in total height may only be approved by conditional use.



Final Information

- Other Business & Announcements - Next meeting date: July 10, 2025 (application deadline: June 13, 2025 at 4 p.m.).
- Major Modification Permits shall be issued within a week of the meeting through the online application portal.
- For any additional questions, please contact Staff:
 - Check the FBC Website: [Form Based Zoning](#)

Adjourn