FORM-BASED CODE COMMITTEE

CHA FBC

FORM-BASED CODE COMMITTEE

July 10, 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-25-16 2685 Chestnut St. New Construction
- 7. Other Business & Announcements
 - a. Next meeting date: August 14, 2025 (application deadline: July 11, 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

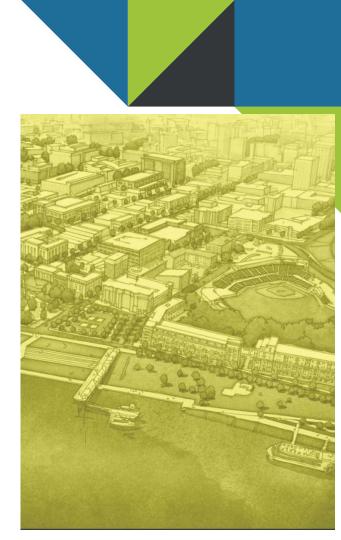
Sec. 38-692. Legal Requirements\ (5) Intent

- A. This Downtown Code is intended to <u>balance conservation and development</u> by:
 - 1. Promoting development that maintains Downtown's position as the region's predominant economic, civic, and cultural center.
 - 2. Promoting development along <u>transit corridors</u> that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods.
 - 3. Providing standards for <u>compatible transitions</u> 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 <u>clear and consistent procedures</u> for appropriate and effective <u>public involvement</u> in land use and development decisions.
- B. This Downtown Code is intended to achieve <u>design excellence</u> in the built environment by:
 - 1. Providing building and site design standards that address the <u>public aspects of private development</u> and how building form, placement, and uses contribute to the <u>quality of the public realm</u>.
 - 2. Providing <u>parking and access</u> standards that appropriately <u>balance pedestrian and vehicular needs</u> and result in <u>safe pedestrian environments</u> of the highest quality.
 - 3. Promoting <u>high quality innovative landscape</u> 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 <u>clear regulations and processes</u> 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 <u>interconnected streets</u> and development patterns that <u>support all modes of travel</u> (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 <u>intended to achieve the following</u> <u>principles</u>:
 - a. Maintain a <u>safe, walkable and attractive</u> urban environment along the street;
 - b. <u>Maximize opportunities for redevelopment</u> and investment in the Downtown Core;
 - c. Provide a <u>diversity of housing options;</u>
 - d. Promote development that will <u>support transit and commercial services</u> the community desires;
 - e. <u>Protect established single-family residential areas</u> from incompatible development;
 - f. <u>Protect</u> integrity of established <u>Historic Districts</u> and significant historic/civic landmarks;
 - g. Balance development opportunity and conservation along the riverfront by promoting development scale/form that <u>maintains public accessibility to the river</u> and considers public/private benefits of scenic views along the river;
 - h. <u>Consider impacts of topography</u>, both in terms of reasonableness of the standard when applied to a particular site and the potential impacts on adjoining properties;
 - i. <u>Increase the tree canopy</u>; and
 - j. <u>Support adopted plan policies and recommendations.</u>



FBC Principles & Purpose

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

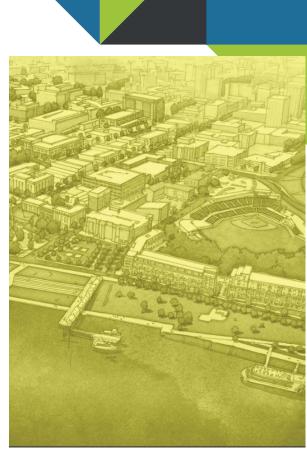
- <u>2</u>. <u>However</u>, specific <u>site features</u> (topographic changes, lot size or irregular dimension, physical barriers or easements) may create conditions that make compliance with a specific standard impractical or undesirable. It is <u>also</u> recognized that <u>alternative design solutions</u> may achieve the principles stated above but may not comply with a specific standard.
- <u>3</u>. <u>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.</u>

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





Case # FBC-25-16 2685 Chestnut St.

Zoning: C-CX-12: Commercial Mixed Use Zone

Major Modification Requests:

- Requesting a reduction in the required lot frontage. Sec. 38-770(3)(E) Building Placement Building frontage on Primary Street: 50% min.
- 2. To orient the public entrance towards the new plaza, not the primary street. Sec. 38-698 (E) Measurements and Exceptions / Rules for All Zones An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Sec. 38- 771(6) (G) Public Realm Entrance facing primary street: Required.

Picture of Meeting Sign

Case **#** FBC-25-16 2685 Chestnut St.



Site Images Case # FBC-25-16 2685 Chestnut St.



tris information has been fied with the City of Chatlanooga and is not known to be correct or accurate. The City of Chatlanooga accepts no responsibility as to the reliability of the information

Site Images Case # FBC-25-16 2685 Chestnut St.

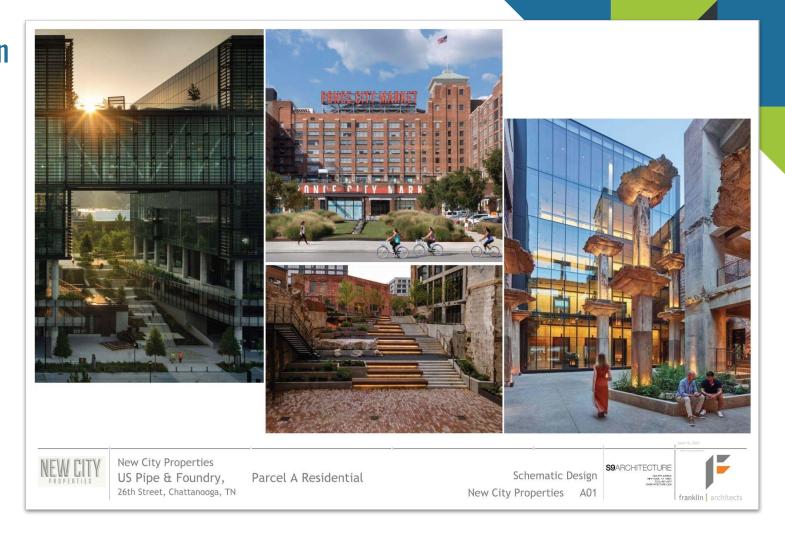


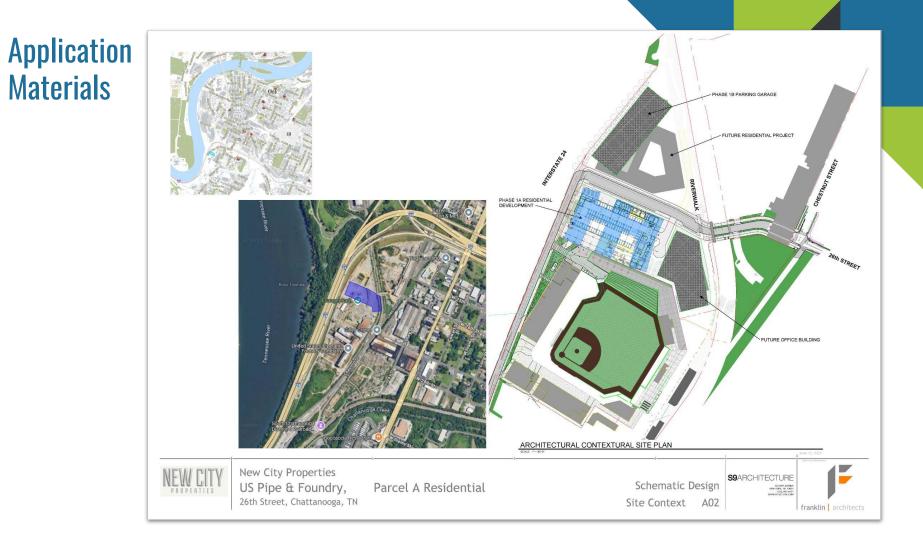






Application Materials





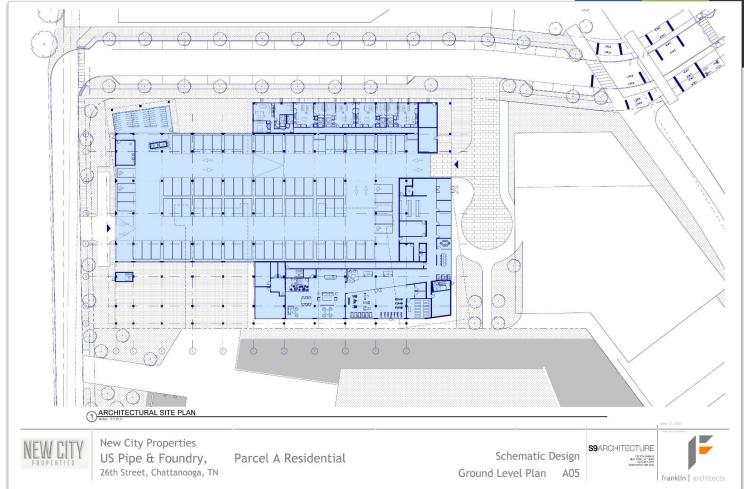
Application Materials

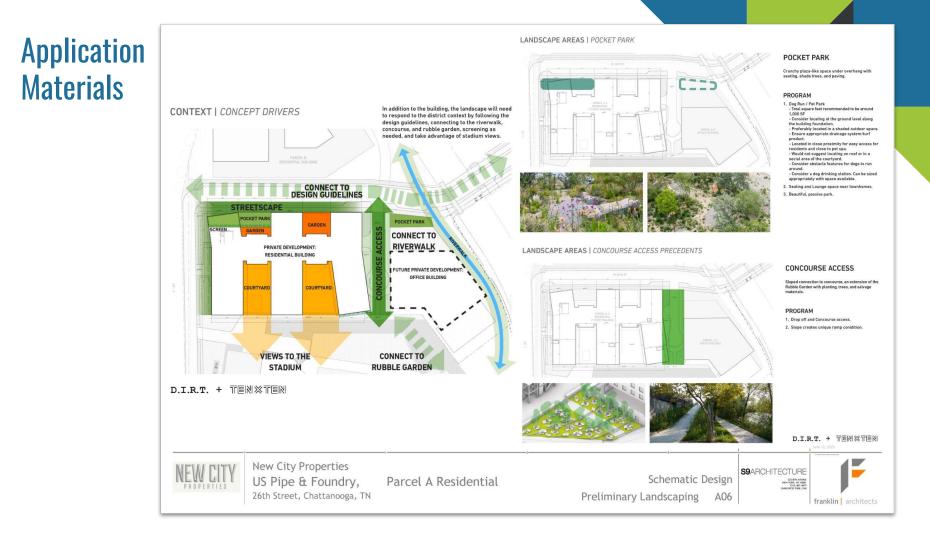


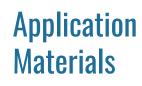
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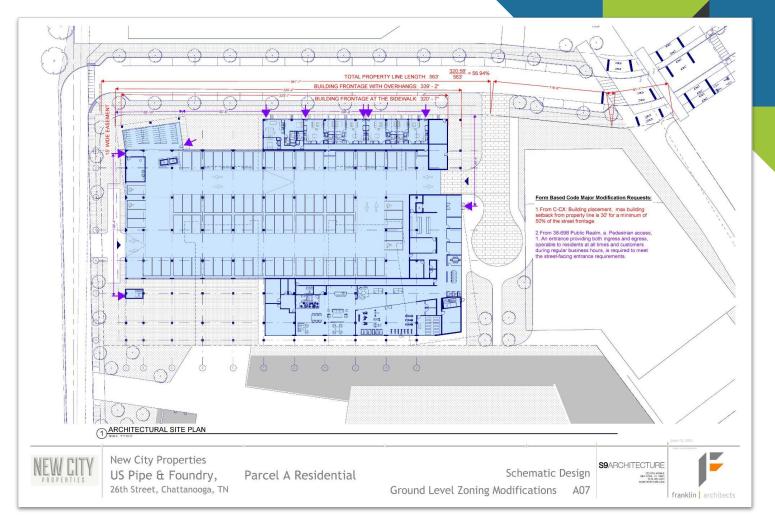


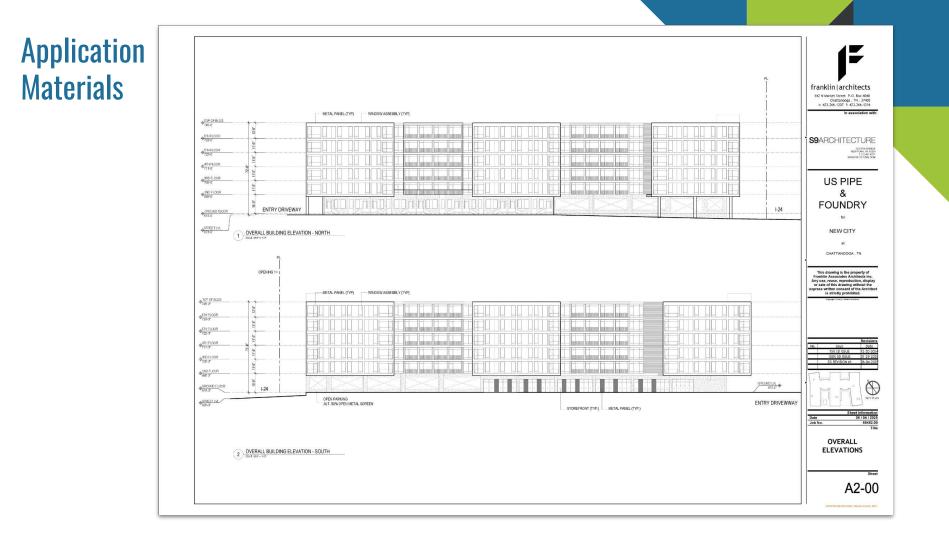
Application Materials











Application Materials franklin | architects 142 N Market Street P.O. Box 4048 Chattanboga . TN . 37405 v: 423.266.1207 f: 423.266.1216 ⊕TOP OF BLDG METAL PANEL (TYP) WINDOW ASSEMBLY (TYP) CORRUGATED METAL PANEL (TYP) MARIANT €TH FLOOR nn mn n **S9**ARCHITECTURE ⊕5TH FLCOR 322 BTH WENUE NEW YORK, NY 10201 T 212-437 4377 SHARDHTECTURE DOM 41H FLOOR ⊕3RD FLOOR US PIPE OCT FLOOR & OROUND FLOOR BALLPARK 26TH STREET STREET LVL FOUNDRY DESTREETLM OPEN PARKING ALT- 50% OPEN METAL SCREEN CONCRETE WALL BEYOND CONCRETE WALL BEYOND GARAGE ENTRY for NEW CITY 3 OVERALL BUILDING ELEVATION - WEST at CHATTANOOGA , TN This drawing is the property of Franklin Associates Architects Inc. Any use, reuse, reproduction, display or sale of this drawing without the express written consent of the Architect is strictly prohibited. - METAL PANEL (TYP) TOP OF BLDG 6TH FLOOR THE P STH FLOOR T TIT ATH FLOOR SRD FLOOR 2ND FLOOR GROUND FLOOR BALLPARK GARAGE ENTRY 26TH STREET CONCRETE (TYP.) STOREFRONT (TYP.) METAL PANELS (TYP.) METAL ENTRY CANCPY CONCRETE (TYP.) STREET LVL D 06/04/2025 66462.00 Date Job No. OVERALL 4 OVERALL BUILDING ELEVATION - EAST ELEVATIONS A2-01

Staff Report

Case # FBC-25-16 2685 Chestnut St.

Zoning: C-CX-12 Commercial Mixed Use Zone

Major Modification Requests:

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Entrance facing primary street: Required.

CHESTNUT STREET (C) | Allowed Uses

16-28

See Sec. 38-738 for ADDITIONAL USE PROVISIONS

se Category Specific Use	C-CX	C-CIV	C-PK	Definition/ Standards
ublic/Institutional Uses				
arks and Open Space, except as listed elow:	Р	Р	Р	38-738.(2)B.
Cemetery				
Golf course			;	
tilities				38-738.(2)C.
Minor utilities	Р	Р	Р	
Major utilities				
laterfront Recreation	Р	Р	Р	
/ireless Communications	SZ	SZ		38-568.(16)
pen Activation	Р	Р		
commercial Uses				
dult-Oriented Business				38-738.(3)A. 38-568.(18)
nimal Care				38-738.(3)B.
Animal care, indoor	Р			
Animal care, outdoor	Р			
ay Care	Р	Р		38-738.(3)C.
ndoor Recreation	Р	Р		38-738.(3)D.
ledical, except as listed below:	Р			38-738.(3)E.
Hospital	SC			38-568.(19)
ffice	Р	Р		38-738.(3)F.
utdoor Recreation				38-738.(3)G.
Multi-Use Stadium/Arena		Р		
Waterfront Recreation	Р	Р	Р	
vernight Lodging				38-738.(3)H.
Bed and breakfast	Р			
Hotel, motel	Р			
Short-term vacation rental	Р			Chapter II Article XX
Travel trailer camp or other camping facility				
arking	a no se anno de se anno			38-738.(3)1.
Commercial parking	Р			38-568
Remote (off-site) parking	Р		:	38-568
assenger Terminal	Р			38-738.(3)J.
ersonal Service	P			38-738.(3)K.
estaurant	Р			38-738.(3)L.
	P	L		20-149

Staff Report

Case # FBC-25-16 2685 Chestnut St. Zoning: C-CX-12 Commercial Mixed Use 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. 38-770 C-CX: The Commercial Mixed Use (C-CX) zone is intended to accommodate a variety of residential, retail, service and commercial building forms and uses in a pedestrian-friendly environment. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

Modification Request Reason:

Briefly explain the reason for the requested modifications:

Modification for the Building Frontage is being requested because this development is planned as a phased project and a 15-foot sewer easement is located along the west property line. The development also has a planned pedestrian plaza. Facing the main residential entry toward the plaza will help activate the plaza.

Applicant Comments & Presentation (7 minutes max)

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



Committee Discussion, Motion and Vote

Case # FBC-25-16 2685 Chestnut St. Zoning: C-CX-12 Commercial Mixed Use Zone

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Final Information

- Other Business & Announcements Next meeting date: August 14,2025 (application deadline: July 10, 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