

FORM-BASED CODE COMMITTEE

August 14, 2025



CHA | FBC

FORM-BASED CODE COMMITTEE

August 14, 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-25-18 500 Broad St.** Story Height Reduction
 - b. **Case #FBC-25-19 345 Broad St.** Projecting Sign
 - c. **Case #FBC-25-20 214 Tremont St.** New Construction
7. Other Business & Announcements
 - a. Next meeting date: September 11, 2025 (application deadline: August 15, 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-25-18

500 Broad St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Major Modification Requests:

1. Requesting a reduction from the required minimum building story height to 1 story.
Sec. 38-703(5)(B) Height and Mass
Building height: 3 story min.

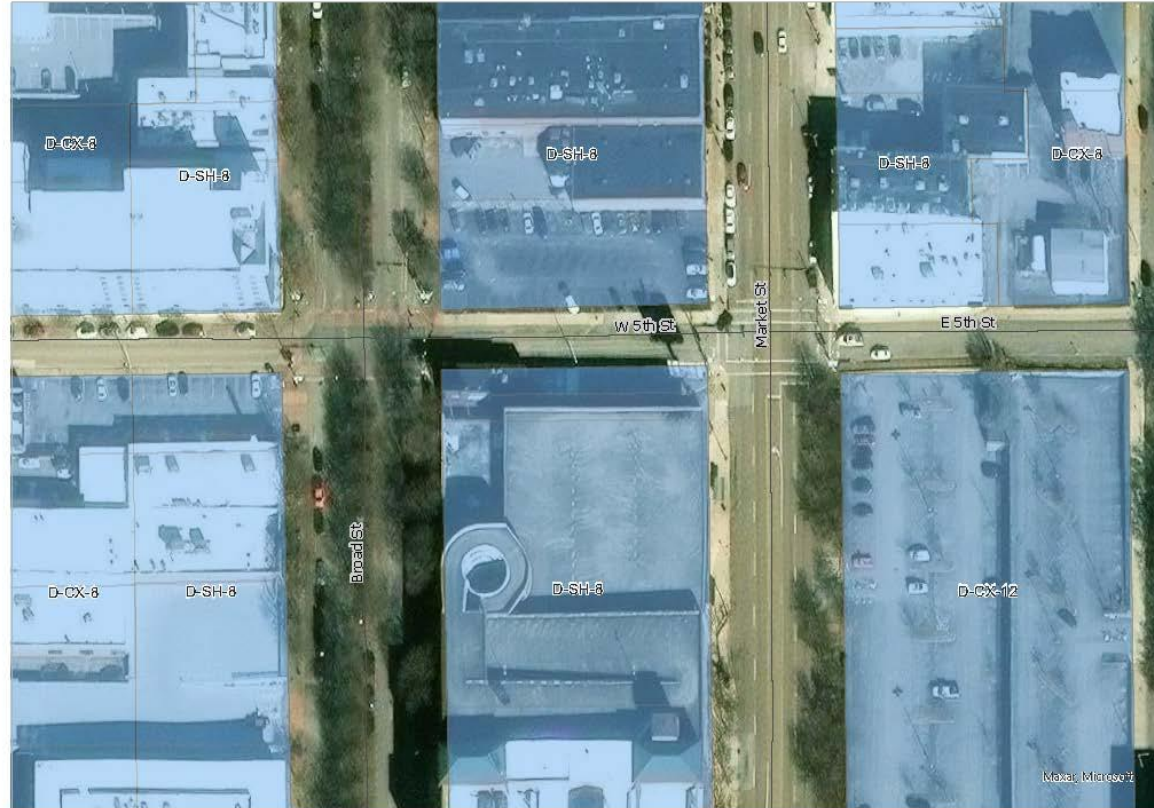
Picture of Meeting Sign

Case # FBC-25-18
500 Broad St.



Site Images

Case # FBC-25-18
500 Broad St.



Public Works GIS

City of Chattanooga

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0 80 160
Feet



Site Images

Case # FBC-25-18

500 Broad St.





CODE SECTIONS CITY OF CHATTANOOGA

2010 INTERNATIONAL BUILDING CODE
2010 INTERNATIONAL FIRE CODE
2010 INTERNATIONAL MECHANICAL CODE
2010 INTERNATIONAL PLUMBING CODE
2010 INTERNATIONAL ELECTRICAL CODE NFPA 70
2010 INTERNATIONAL ENERGY CONSERVATION CODE

FIRE DEPARTMENT INFORMATION:
CHIEF PAUL HYSGEN
CHATTANOOGA FIRE DEPARTMENT
910 WISDOM STREET
CHATTANOOGA, TN 37408
423-643-5800

BUILDING OFFICIAL
DALLAS FUCHER
CITY OF CHATTANOOGA
DEVELOPMENT RESOURCE CENTER
1250 MARKET STREET
SUITE 1309
CHATTANOOGA, TN 37402
423-843-5800

PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A CURPACAK BUSINESS. THE BUILDING STRUCTURE IS MASONRY WITH WOOD STUD INTERIOR WALLS, WITH A CONCRETE SLAB ON

CODE NARRATIVE

AREA OF RENOVATION = 2017 SF.
OCCUPANCY TYPE: BUSINESS GROUP B (IBC SECTION 504)
CONSTRUCTION TYPE: TYPE II-B NOT SPRINKLERED

MAXIMUM BUILDING HEIGHT IN FT ABOVE GRADE PLANE. (IBC TABLE 504.2)
TYPE-I-B NOT SPRINKLERED = 65'
ACTUAL = 22'

ALLOWABLE AREA (TABLE 606.2)
NOT DIMENSIONED FOR A TYPE 18-B = 19,000 SQ. FT.
ACTUAL = 2,017 SQ. FT.

OCCUPANT LOAD: 2017/150 GROSS= 13 OCCUPANTS
EXTERIOR 150/15=7 OCCUPANTS
TOTAL OCCUPANTS 20 OCCUPANTS (TABLE 1004)

PLUMBING FIXTURES: (SEE TABLE 2002.1)	
WATER CLOSETS 1 PER 25	PROMISED: 1
LAUNDRORIES 1 PER 40	PROMISED: 1
SERVICE SINK	PROMISED: 1
DRINKING FOUNTAIN 1 PER 100	PROMISED: 1

MINIMUM NUMBER OF EXITS (IBC TABLE 1009.3.2)
1-600 OCCUPANT LOAD PER STORY = 2 MIN. PROVIDED 4

STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. (IBC SECTION 1011.2)

SPACES WITH ONE EXT OR EXT ACCESS DOOR WAY (IBC TABLE 1006.2.1)

MINIMUM CORRIDOR WIDTH (SEE TABLE 1026.2)
WITH AN OCCUPANT LOAD LESS THAN 50+ 36 INCHES

THE REQUIRED CAPACITY OF EXIT PASSAGEWAYS SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING:

LESS THAN 44 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SERVING OCCUPANT LOAD OF LESS THAN 50 SHALL BE NOT LESS THAN 36 INCHES.



WALK-IN COOLERS AND FREEZERS (BSC SECTION 1103.2.14)
WALK-IN COOLER AND FREEZER EQUIPMENT ACCESSIBLE ONLY FROM
EMPLOYEE WORK AREAS IS NOT REQUIRED TO COMPLY WITH THIS CHAPTER
(ACCESSIBILITY).

AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORES, MEZZANINES AND OCCUPIED ROOFS THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQ FT AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS.

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423) 266-5502



NEUHOFF
TAYLOR
ARCHITECTS

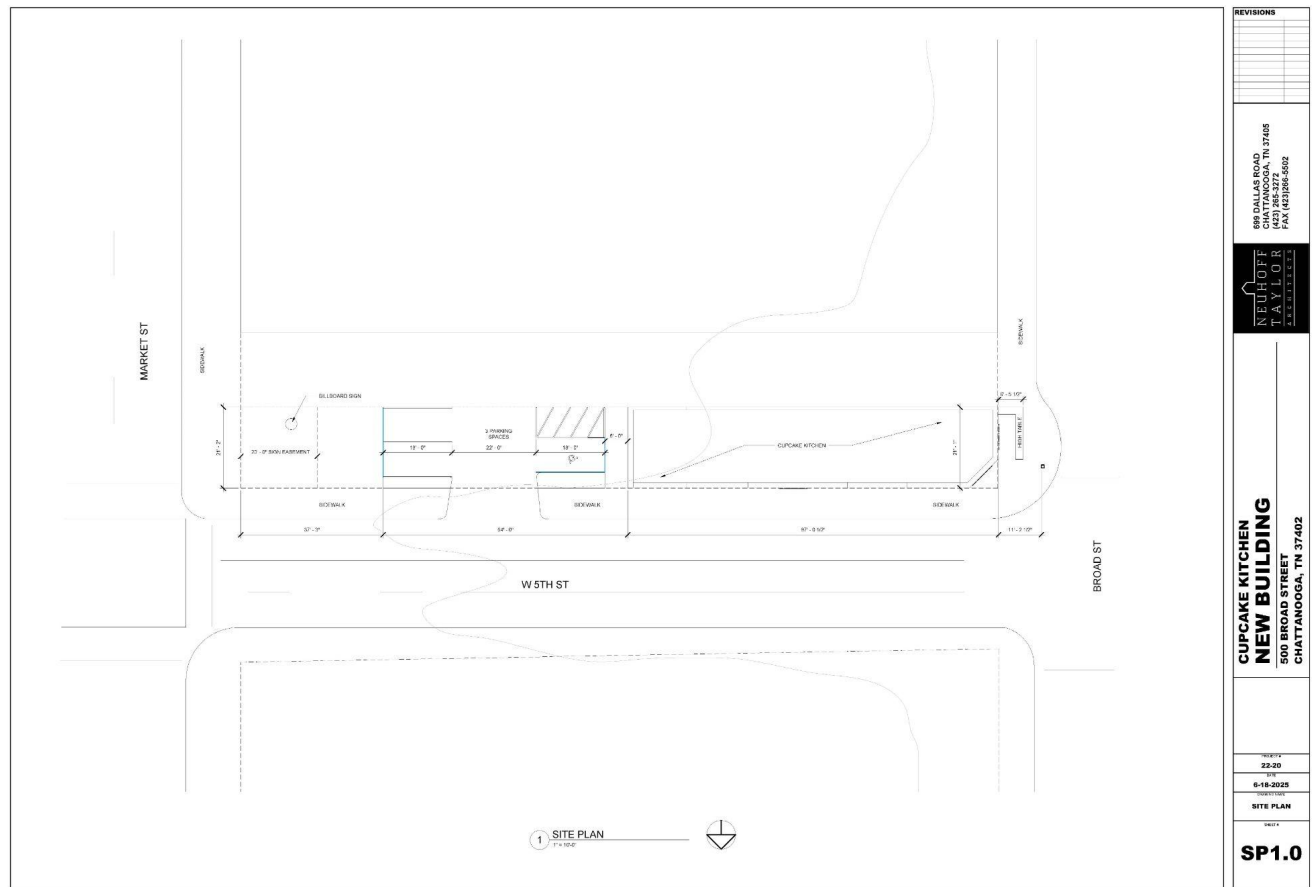
**CUPCAKE KITCHEN
NEW BUILDING**
500 BROAD STREET
CHATTANOOGA, TN 37402

TEST TIME
22-20
EX-10
6-18-2025

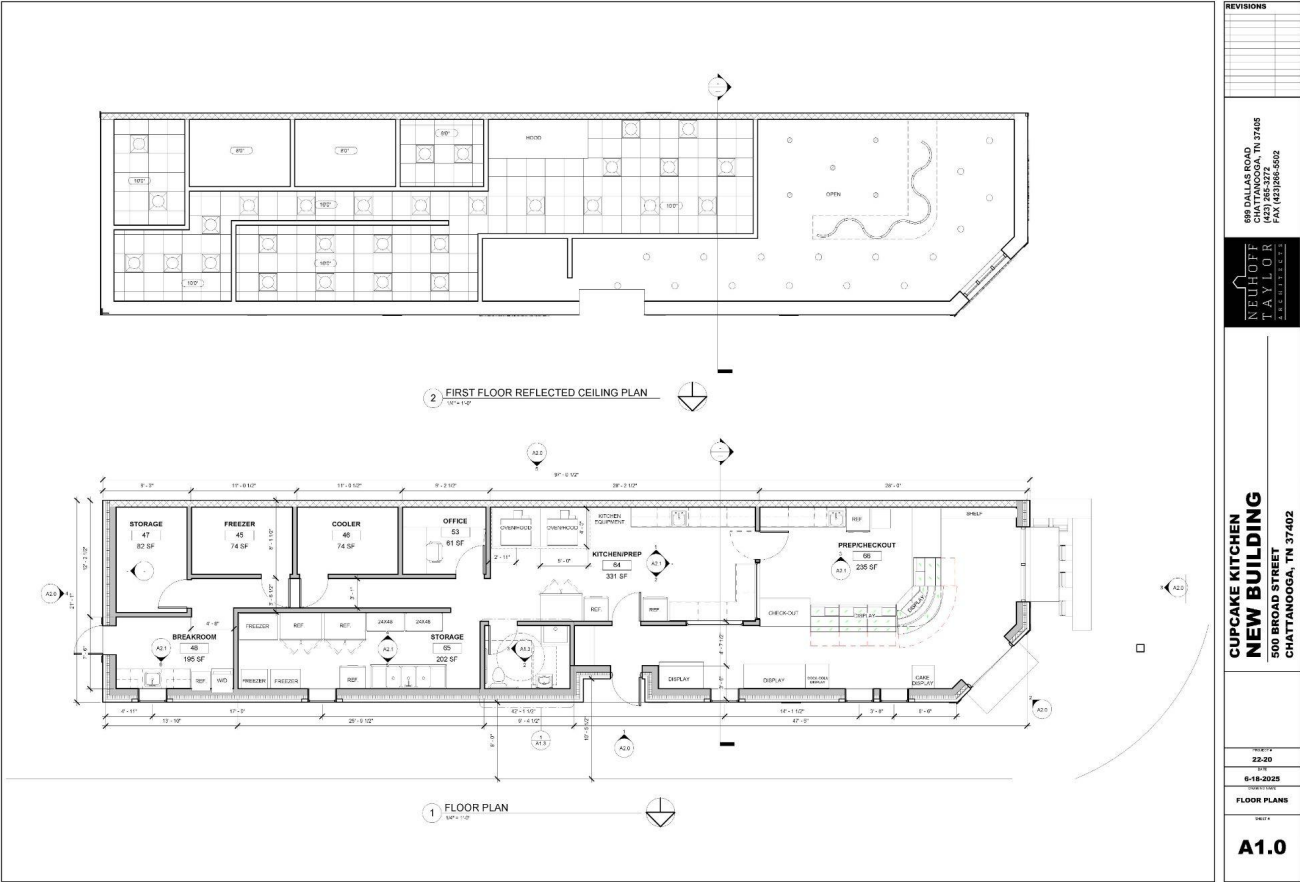
TITLE SHEET

T1.0

Application Materials



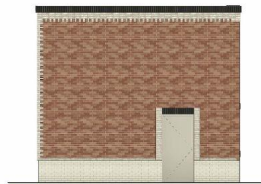
Application Materials



Application Materials



1 ELEVATION
14' - 7.0'



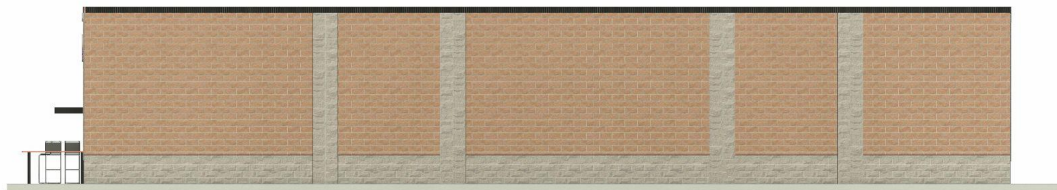
4 ELEVATION
1:46" x 1:40"



3 ELEVATION
138' & 142'



2 ELEVATION
1/4" = 1'-0"



5 ELEVATION
14'-10"

[illegible]

[illegible]

**CUPCAKE KITCHEN
NEW BUILDING**
500 BROAD STREET
CHATTANOOGA, TN 37402

PROJECT	22-20
DATE	6-18-2025
DRAWN FOR	INTERIOR ELEVATIONS

A2.1

[illegible]

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423) 266-5502



NEUHOFF
TAYLOR
ARCHITECTS

Staff Report

Case # FBC-25-18 Broad St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

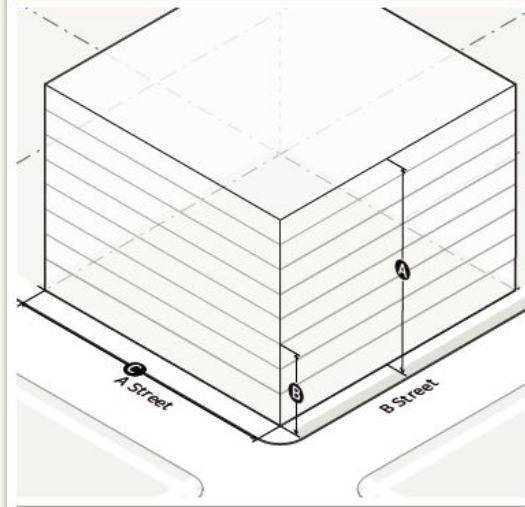
Major Modification Requests:

1. Requesting a reduction from the required minimum building story height to 1 story.
Sec. 38-703(5)(B) Height and Mass
Building height: 3 story min.

Variance Request

Reduction of minimum building height mandating a 3-story building to allow for 1-story due to project feasibility for the rebuilding of the aging cupcakery and aligning with surrounding scale of nearby businesses.

(5) HEIGHT AND MASS



Building Height

A Maximum height

D-SH-6 6 stories/85' max

D-SH-8 8 stories/110' max

B Minimum height

D-SH-6 2 stories min

D-SH-8 3 stories min

Building Mass

C Street-facing building length 300' max

Staff Report

Case # FBC-25-18 Broad St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

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.
- Sec. 38-703 D-SH: 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.

Modification Request Reason:

Briefly explain the reason for the requested modifications:

Our goal is to invest in this location by replacing the existing aging structure with a thoughtfully designed, completely new one-story building that will significantly beautify this prominent corner. We believe a one-story building is the most appropriate and feasible design for our specific use which will maintain the character, scale, and function of the longstanding Cupcake Kitchen business that has occupied the property for over 14 years proudly serving the Chattanooga community.



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-25-18 500 Broad St.

Zoning: D-SH-8 Commercial Mixed Use Zone

Major Modification Requests:

1. Requesting a reduction from the required minimum building story height to 1 story.
Sec. 38-703(5)(B) Height and Mass
Building height: 3 story min.

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

While the project does not meet height requirements it enhances walkability and safety through a low-scale, pedestrian-friendly design with active storefront engagement. Revitalizing a key downtown corner with a high-quality new building will not only maintain a successful business but stimulate investment in the downtown core. Additionally it would respect community plans and character by preserving a familiar, locally cherished business without disrupting the surrounding scale, transit access, or nearby residential areas.

Case # FBC-25-19

345 Broad St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Major Modification Requests:

1. Requesting modification of projecting sign requirements to allow for 33' sign height, 103 sq ft., and 41' in max sign height from sidewalk (measured from top of sign)

Section 38-753 (Sign Types)

(2)(d) Projecting signs are limited to the following dimensions (See table)

	A	B	C	D	F		B + F	
Building Height (in stories)	Max Square Footage (Per Building Side)	Max Sign Height	Max Spacing from Building Façade	Max Sign Width	Min Height from Sidewalk	Min Height from Parking Lot or Driveway	Max height from Sidewalk (measured from top of sign)	Min Distance from Another Projecting Sign
4 - 12	20 SF	8'	1'6"	3'	9'	14'	24'	20'
3	16 SF	7'	1'6"	3'	9'	14'	24'	20'
2	12 SF	7'	1'6"	2'	9'	14'	3' below top of building façade	
1	12 SF	7'	1'6"	2'	9'	14'	3' below top of building façade	20'



Picture of Meeting Sign

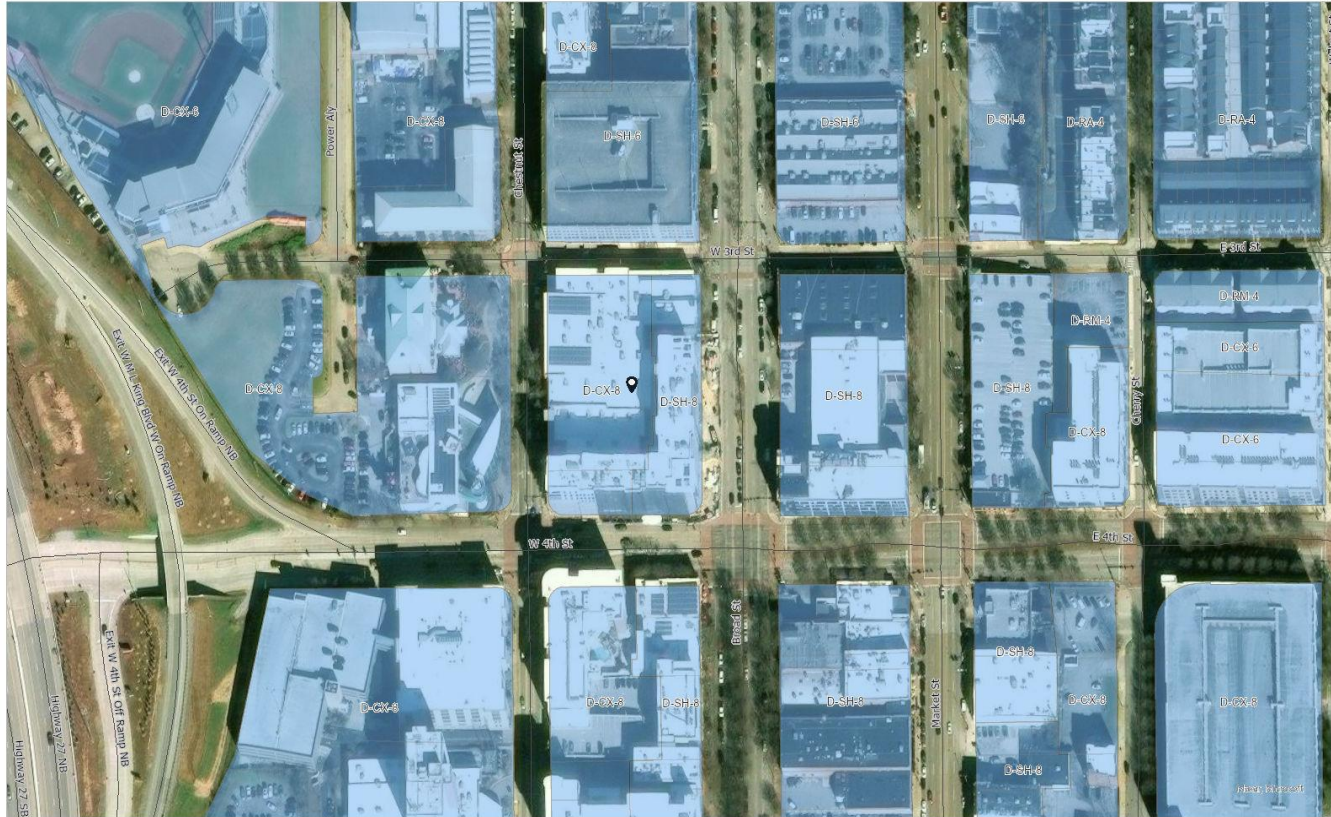
Case # FBC-25-19

345 Broad St.



Site Images

Case # FBC-25-19
345 Broad St.



Public Works GIS

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Site Images

Case # FBC-25-19



Application Materials



Application Materials



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Application Materials

E03

D/F ILLUM. BLADE SIGN

Scale: 3/16"=1'-0"

ES-BLADE

103.13 square feet

FOR SALES USE ONLY

LOGO CABINET:
24" DEEP ALUMINUM CONSTRUCTION;
ACRYLIC FACES W/ APPLIED VINYL;
INTERNAL ILLUMINATION
Power supplies to be housed within cabinet

MAIN CABINET:
24" DEEP ALUMINUM CONSTRUCTION;
ROUTED AND PUSH-THRU ACRYLIC COPY;
INTERNAL ILLUMINATION
Power supplies to be housed within cabinet

All materials & colors to match Hilton requirements & approved manufacturing drawings

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL. A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

(1) one 20 amp (120volt) circuit required per sign

Side A **END VIEW** **Side B**

STRATUS SHOP DRAWINGS REQUIRED

SURVEY

NIGHT VIEW

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE "DISCONNECT" SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.5(A) (1) OF THE NATIONAL ELECTRICAL CODE.

Stratus™
stratusunlimited.com
6828 Tyler Boulevard
Mentor, Ohio 44060
888.603.1569

CLIENT: EMBASSY SUITES L.	ORDER NUMBER: 000000	PROJECT NUMBER: 88870	Rev # Date/Artist/Description
ADDRESS: 345 BROAD STREET CHATTANOOGA, TN 37402	ATTN/PHONE: 000000	PROJECT MANAGER: JAMES PEAKE	<div style="background-color: yellow; padding: 5px; font-weight: bold;">Initial Submission 33ft 103.3 sf</div>
PAGE NO.: 8	ELECTRONIC FILE NAME: 3:\ACCOUNT\STRATUS\EMBASSY SUITES\2024\Embassy Suites, Chattanooga\Embassy Suites, Chattanooga, Sales_R2		

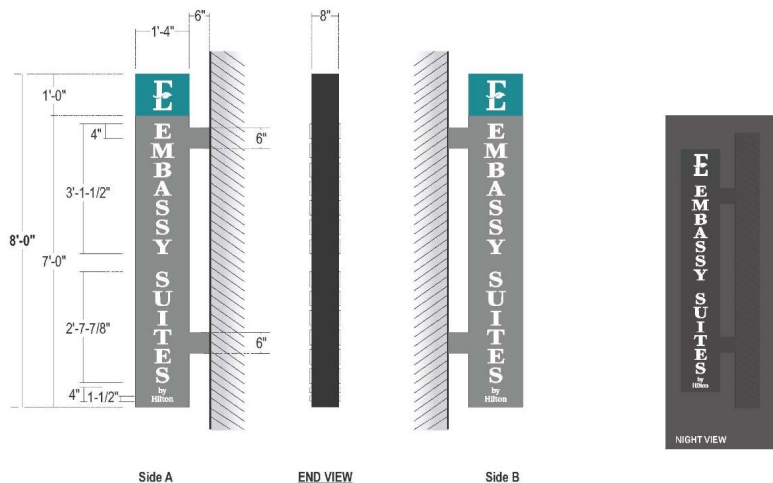
E03

Scale: $1/2"=1'-0"$

13.3 square feet



FOR SALES USE ONLY



8" DEEP ALUMINUM CONSTRUCTION;
ACRYLIC FACES W/ APPLIED VINYL;
INTERNAL ILLUMINATION

8" DEEP ALUMINUM CONSTRUCTION;
ROUTED AND PUSH-THRU ACRYLIC COPY;
INTERNAL ILLUMINATION
Power supplies to be housed within cabinet

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

(1) one 20 amp (120volt) circuit required per sign

QUANTITY: (1) ONE SET REQUIRED FOR EAST ELEVATION

Side A

END VIEW

Side B

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE.

Final Permit 8' 13.3SF

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

F EMBASSY SUITES

ADDRESS:

345 BROAD STREET
CHATTANOOGA, TN 37402

PAGE NO.:

1

ORDER NUMBER

1222249

SITE NUMBER:

701266

ELECTRONIC FILE NAME:
Q:\ACCOUNTS\HILTON EMBASSY SUITES\2024\TNEmbassy Suites_Chattanooga_Sales
Embassy Suites Chattanooga Sales R5.cdr

PROJECT NUMBER:

88870

PROJECT MANAGE

KRISTIE WEESE

Rev #	Req #	Date/Artist, Description	Rev #	Req #	Date/Artist, Description
Original	420993	03/14/23 MD			
Rev 1	422692	03/29/23 KO Updated to E33			
Rev 2	452852	06/27/24 Z-AV Revised artwork			
Rev 3	494387	09/20/24 Z-CH Revised artwork			
Rev 4	495191	09/24/24 Z-AV			
Rev 5	498246	10/02/24 DS			

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Staff Report

Case # FBC-25-19

345 Broad St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Major Modification Requests:

1. Requesting modification of projecting sign requirements to allow for 33' sign height, 103 sq ft., and 41' in max sign height from sidewalk (measured from top of sign)

Section 38-753 (Sign Types)

(2)(d) Projecting signs are limited to the following dimensions (See table)

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.
- Sec. 38-703 D-SH
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.



(2) Projecting Signs

- A. Projecting signs may be located on any façade facing a street, or on a corner of a building that fronts two perpendicular streets.
- B. Only one projecting sign of 12 square feet or more is permitted per building side. Projecting signs mounted at the corner count for both streets.
- C. Multiple projecting signs of 9 square feet or less are permitted on one building side, but must be located below the second story window sill.
- D. Projecting signs are limited to the following dimensions. (See table on following page.)

	A	B	C	D	F		B + F	
Building Height (in stories)	Max Square Footage (Per Building Side)	Max Sign Height	Max Spacing from Building Façade	Max Sign Width	Min Height from Sidewalk	Min Height from Parking Lot or Driveway	Max height from Sidewalk (measured from top of sign)	Min Distance from Another Projecting Sign
4 - 12	20 SF	8'	1'6"	3'	9'	14'	24'	20'
3	16 SF	7'	1'6"	3'	9'	14'	24'	20'
2	12 SF	7'	1'6"	2'	9'	14'	3' below top of building façade	
1	12 SF	7'	1'6"	2'	9'	14'	3' below top of building façade	20'

Staff Report

Case # FBC-25-19

345 Broad St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Modification Request Reason:

Briefly explain the reason for the requested modifications:

The 8 story hotel covers the complete block from Chestnut to Broad and 1/2 of the block from 4th Ave North. Traffic patterns dictate a blade sign at this location and the standard blade sign allowances are disproportionate to the building mass and do not serve the public needs. We are requesting an increase in the Blade sign allowances to accomodate the original design intent proposed during project planning.

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

We feel that this request is in keeping with the design intent of the current code and serves the public need.



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-25-19

345 Broad St.

Zoning: D-CX-12 Commercial Mixed Use Zone

Major Modification Requests:

1. Requesting modification of projecting sign requirements to allow for 33' sign height, 103 sq ft., and 41' in max sign height from sidewalk (measured from top of sign)

Section 38-753 (Sign Types)

(2)(d) *Projecting signs are limited to the following dimensions (See table)*

	A	B	C	D	F		B + F	
Building Height (in stories)	Max Square Footage (Per Building Side)	Max Sign Height	Max Spacing from Building Façade	Max Sign Width	Min Height from Sidewalk	Min Height from Parking Lot or Driveway	Max height from Sidewalk (measured from top of sign)	Min Distance from Another Projecting Sign
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3	16 SF	7'	1'6"	3'	9'	14'	24'	20'
2	12 SF	7'	1'6"	2'	9'	14'	3' below top of building façade	
1	12 SF	7'	1'6"	2'	9'	14'	3' below top of building façade	20'

Case # FBC-25-20

214 Tremont St.

Zoning: E-RA-2 Residential Attached Zone

Major Modification Requests:

1. Request to reduce the primary street min setback from 10' to 0'.
Sec. 38-728 (3) Building Placement (A) Primary street setback 10' min / 30' max.
2. Request to reduce the side street min setback from 10' to 0'.
Sec. 38-728 (3) Building Placement (B) Side street setback 10' min / 30' max.
3. Request to reduce building frontage along primary street from 60% to 35%.
Sec. 38-728 (3) Building Placement (E) Primary street building frontage 60% min.
4. Request to reduce parking setback along primary street from 30' to 22'.
Sec. 38-728 (6) Access and Location (B) Primary street parking setback 30' min.

Picture of Meeting Sign

Case # FBC-25-20

214 Tremont St.



Site Images

Case # FBC-25-20
214 Tremont St.



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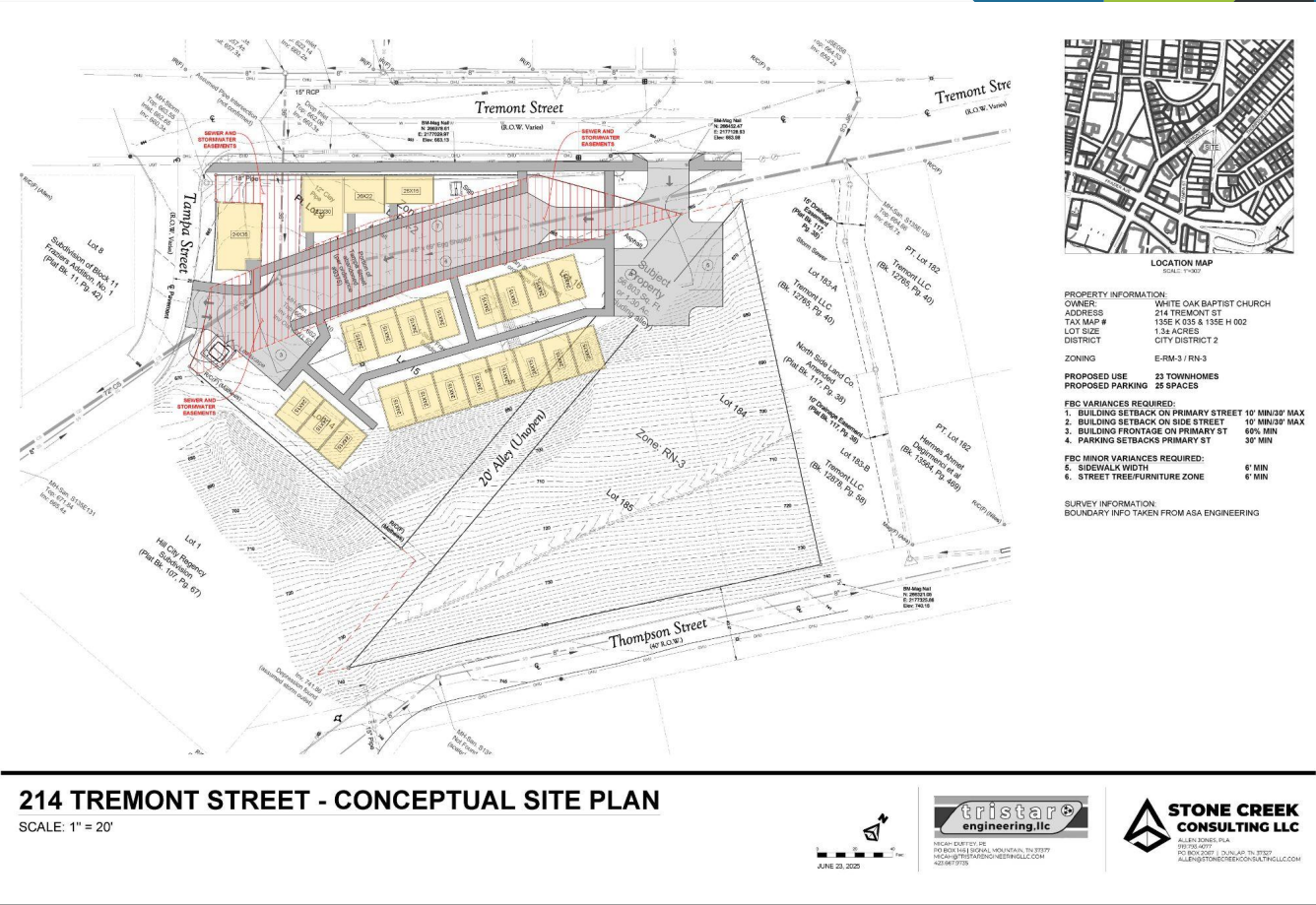
Site Images

214 Tremont St.



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Application Materials



Staff Report

Case # FBC-25-20 214 Tremont St.

Zoning: E-CX-3 Commercial Mixed Use Zone

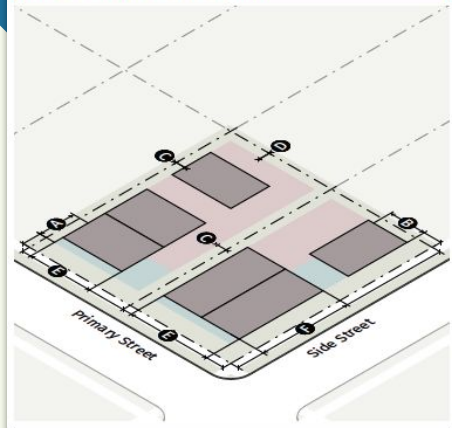
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2. Request to reduce the side street min setback from 10' to 0'.
Sec. 38-728 (3) Building Placement (B) Side street setback 10' min / 30' max.
3. Request to reduce building frontage along primary street from 60% to 35%.
Sec. 38-728 (3) Building Placement (E) Primary street building frontage 60% min.
4. Request to reduce parking setback along primary street from 30' to 22'.
Sec. 38-728 (6) Access and Location (B) Primary street parking setback 30' min.

Context:

- The Urban Edge Context consists of low- to medium intensity residential and commercial areas. Multifamily housing is predominant with opportunities for single-family detached and single-family attached. . Pedestrians and bicycles are accommodated, but many people continue to rely on automobiles for transportation.
- **Sec. 38-728 E-RA Residential Attached Zone**
The Residential Attached (E-RA) zone is intended to accommodate a mix of single-family, two-family and lower intensity multi-family housing options in a pedestrian-friendly environment.

(3) BUILDING PLACEMENT



Building Setbacks (see Sec. 38-698.(2)C.2.)

A	Primary street	10' min / 30' max
B	Side street	10' min / 30' max
C	Side: common lot line/alley	5' min
C	Side: common lot line (one side only)*	0' min
C	Side: single-unit attached, between abutting units	0' min
C	Side: protected zone	15' min
D	Rear: common lot line/alley	5' min
D	Rear: protected zone	15' min

Building Frontage (see Sec. 38-698.(2)E.)

E	Primary street	60% min
F	Side street	30% min

*See Sec. 38-84(2)(f) Zero Lot Line Units.

Staff Report

Case # FBC-25-20 214 Tremont St.

Zoning: **E-RA-2 Residential Attached Zone**

1. Request to reduce the primary street min setback from 10' to 0'.
Sec. 38-728 (3) Building Placement (A) Primary street setback 10' min / 30' max.
2. Request to reduce the side street min setback from 10' to 0'.
Sec. 38-728 (3) Building Placement (B) Side street setback 10' min / 30' max.
3. Request to reduce building frontage along primary street from 60% to 35%.
Sec. 38-728 (3) Building Placement (E) Primary street building frontage 60% min.
4. Request to reduce parking setback along primary street from 30' to 22'.
Sec. 38-728 (6) Access and Location (B) Primary street parking setback 30' min.

Modification Request Reason:

Briefly explain the reason for the requested modifications:

This site has an unusual lot shape and there is a large sewer easement that runs across the property as well as a storm drainage easement. These easements do not allow for any buildings to be constructed within the setback limits of 10 ft min and 25 ft max.



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-25-20

Zoning: E-RA-2 Residential Attached Zone

Major Modification Requests:

1. Request to reduce the primary street min setback from 10' to 0'.
Sec. 38-728 (3) Building Placement (A) Primary street setback 10' min / 30' max.
2. Request to reduce the side street min setback from 10' to 0'.
Sec. 38-728 (3) Building Placement (B) Side street setback 10' min / 30' max.
3. Request to reduce building frontage along primary street from 60% to 35%.
Sec. 38-728 (3) Building Placement (E) Primary street building frontage 60% min.
4. Request to reduce parking setback along primary street from 30' to 22'.
Sec. 38-728 (6) Access and Location (B) Primary street parking setback 30' min.

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 setback reduction allows for the street frontage to have an urban edge. the majority of the parking area is located in a R-3 zone, and only a small portion of the parking lot is located within the FBC zone. The parking is set back more than 30 ft from the sidewalk on Tremont, but the property line has an unusual turn that keeps the proposed parking lot from meeting the setback requirements.

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