

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.
2. Requesting a reduction from the minimum fenestration requirements from 70% to 7%.
Sec. 38-703(6)(A) Public Realm
Fenestration ground story 70% min.
3. Requesting a reduction from the minimum building frontage requirements from 80% to 50%.
Sec. 38-703(3)(F) Building Placement
Building frontage B street 80% min.

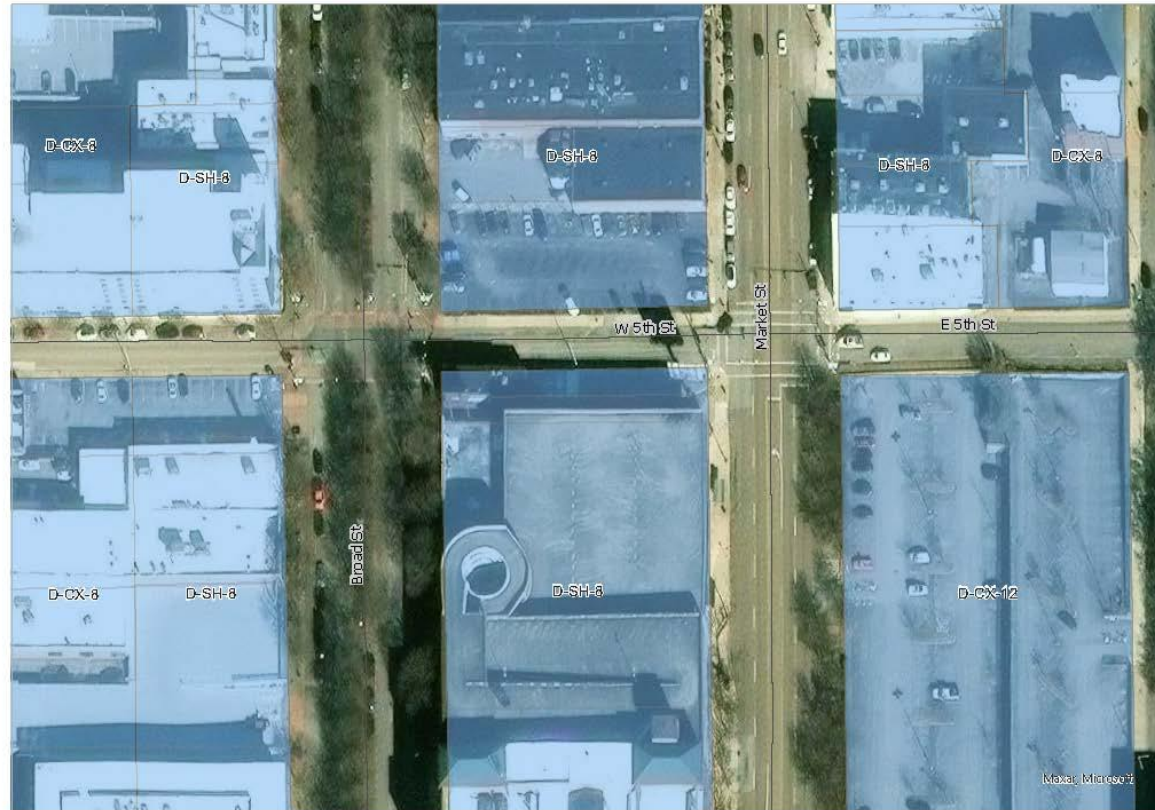
Picture of Meeting Sign

Case # FBC-25-18
500 Broad St.



Site Images

Case # FBC-25-18
500 Broad St.



Public Works GIS

City of Chattanooga

The information has been provided by the City of Chattanooga and is not to be used for any other purpose. The City of Chattanooga accepts no responsibility as to the reliability of the information.

0 80 160
Feet



Site Images

Case # FBC-25-18

500 Broad St.



CUPCAKE KITCHEN NEW BUILDING

500 BROAD STREET CHATTANOOGA, TN 37402



DISMISSED
T.B. SITE SHEET
S.P. 8. SITE PLAN
A.E. 1. EXISTING & RCP
A.E. 2. ELEVATIONS

CODE SECTIONS CITY OF CHATTANOOGA
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ELECTRICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 ACCESSIBILITY ACT

FIRE DEPARTMENT INFORMATION
CHIEF PAUL WYNN
CHATTANOOGA FIRE DEPARTMENT
210 WILSON STREET
CHATTANOOGA, TN 37402
423-242-5555

BUILDING OFFICIAL
DALLAS BUDER
CITY OF CHATTANOOGA
1201 MARKET STREET
SUITE 100
CHATTANOOGA, TN 37402
423-242-5555

PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE NEW
CONSTRUCTION OF A CUPCAKE KITCHEN, THE
BUILDING IS A TWO STORY BUILDING WITH
STUCCO EXTERIOR WALLS WITH A CONCRETE SLAB ON
GRADE FLOOR.

USE, MATERIALS

AREA OF REFINISHING - 2817 SF.
OCCUPANCY TYPE, BUSINESS GROUP 8 (B.C. SECTION 504)
CONSTRUCTION TYPE, TYPE II IS NOT SPRINKLERED
TYPE II & B NOT SPRINKLERED - 10
TYPE II & B NOT SPRINKLERED - 10

MINIMUM BUILDING HEIGHT IN FT ABOVE GRADE PLANE (B.C. TABLE 504.3)
TYPE II & B NOT SPRINKLERED - 10
TYPE II & B NOT SPRINKLERED - 10

ALLOWABLE AREA
NOT SPRINKLERED FOR TYPE II & B - 10,000 SQ FT
NOT SPRINKLERED FOR TYPE II & B - 10,000 SQ FT

OCCUPANT LOAD (2017-10 GROSS-1) OCCUPANTS
EXISTING OCCUPANT
TOTAL OCCUPANTS IN OCCUPANTS (TABLE 1004.6)

PLUMBING FIXTURES (B.C. TABLE 204.1)
WATER CLOSURES 2 PER 10
CLOSET DRESSING 1 PER 40
SERVING COUNTER 1 PER 100
SERVING FOUNTAIN 1 PER 100

MINIMUM NUMBER OF EXITS (B.C. TABLE 1009.3)
1000 OCCUPANT LOAD PER EXISTING 1000
MINIMUM NUMBER OF EXITS (B.C. TABLE 1009.3)
1000 OCCUPANT LOAD PER EXISTING 1000

STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL
HAVE A WIDTH OF NOT LESS THAN 36 INCHES (B.C. SECTION 1011.2)
2817 SF TABLE 1011.2

MINIMUM EXIT ACCESS TRAVEL DISTANCE WITHOUT SPRINKLERED
2817 SF TABLE 1011.2

STAIRS WITH ONE EXIT OR EXIT ACCESS DOORWAY (B.C. TABLE 1009.2.1)
STAIRS WITH ONE EXIT OR EXIT ACCESS DOORWAY (B.C. TABLE 1009.2.1)
STAIRS WITH ONE EXIT OR EXIT ACCESS DOORWAY (B.C. TABLE 1009.2.1)

MINIMUM CORRIDOR WIDTH (B.C. TABLE 1009.2.1)
WITH ONE OCCUPANT LOAD PER EXISTING 1000
WITH ONE OCCUPANT LOAD PER EXISTING 1000

EXIT PASSAGEWAY WIDTH AND CAPACITY (B.C. TABLE 1009.2)
THE MINIMUM WIDTH OF AN EXIT PASSAGEWAY SHALL BE DETERMINED
AS SPECIFIED IN SECTION 1009.2.1 BUT THE MINIMUM WIDTH SHALL BE NOT
LESS THAN 36 INCHES, EXCEPT THAT EXIT PASSAGEWAYS SERVING AN
OCCUPANT LOAD OF LESS THAN 30 SHALL BE NOT LESS THAN 30 INCHES IN WIDTH.

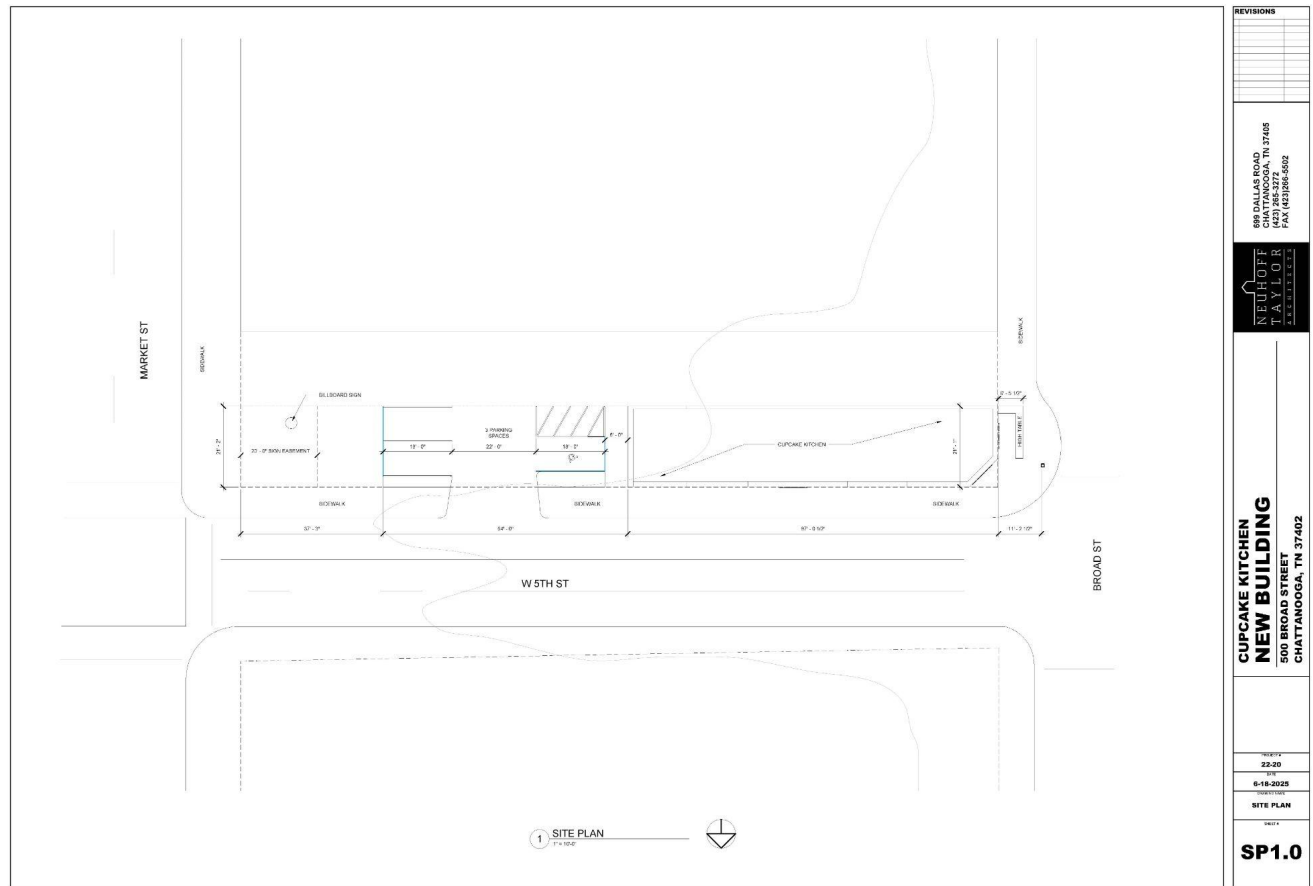


REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	ISSUED FOR PERMIT	6-19-2025	NEUHOFF TAYLOR
CUPCAKE KITCHEN NEW BUILDING		500 BROAD STREET CHATTANOOGA, TN 37402	
T1.0		T1.0	

859 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3277
FAX (423) 266-5002

NEUHOFF
TAYLOR
ARCHITECTS

Application Materials



1 FLOOR PLAN
84' x 110'

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

NEUHOFF
TAYLOR

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

PROJECT #	22-20
DATE	6-18-2025
DRAWN DATE	
FLOOR PLANS	
SHEET #	

A1.0

Application Materials



1 ELEVATION
14' - 7.0'



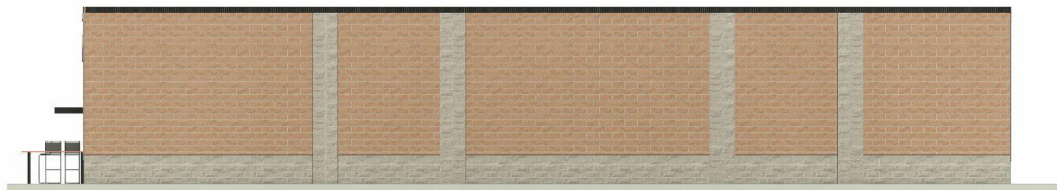
4 ELEVATION
1:46" x 1:20"



3 ELEVATION
138' & 142'



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



5 ELEVATION
14'-10"

CUPCAKE KITCHEN
NEW BUILDING
 500 BROAD STREET
 CHATTANOOGA, TN 37405
 (423) 385-3272
 FAX (423) 206-5502

[illegible]

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

PROJECT	22-20
DATE	6-18-2025
DRAWING TITLE	INTERIOR ELEVATIONS

A2.1

[illegible]

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423) 268-5502



NEUHOFF
TAYLOR
ARCHITECTS

Staff Report

Case # FBC-25-18 Broad St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

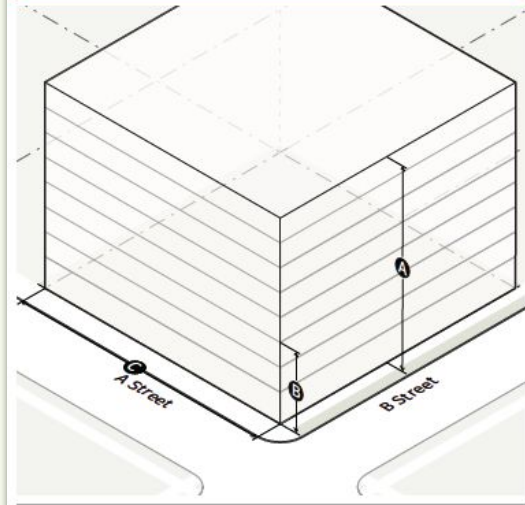
Major Modification Requests:

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.
2. Requesting a reduction from the minimum fenestration requirements from 70% to 7%.
Sec. 38-703(6)(A) Public Realm
Fenestration ground story 70% min.
3. Requesting a reduction from the minimum building frontage requirements from 80% to 50%.
Sec. 38-703(3)(F) Building Placement
Building frontage B street 80% 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.
2. Requesting a reduction from the minimum fenestration requirements from 70% to 7%.
Sec. 38-703(6)(A) Public Realm
Fenestration ground story 70% min.
3. Requesting a reduction from the minimum building frontage requirements from 80% to 50%.
Sec. 38-703(3)(F) Building Placement
Building frontage B street 80% 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.



345 Broad St.



Site Images

Case # FBC-25-19



Application Materials



Application Materials



PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

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**

Stamp:
STRATUS
SHOP DRAWINGS
REQUIRED

Stamp:
SURVEY
VERIFY DIMENSIONS
PREPARE DATA

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 ELECTRIC CODE.

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

CLIENT: EMBASSY SUITES L.	ORDER NUMBER: 000000	PROJECT NUMBER: 88870	Rev # Req # Date/Artist Description
ADDRESS: 345 BROAD STREET CHATTANOOGA, TN 37402	ATTN/PHONE: 000000	PROJECT MANAGER: JAMES PEAKE	Initial Submission 33ft 103.3 sf
PAGE NO.: 8	ELECTRONIC FILE NAME: 3:\ACCOUNT\SRH\ONEMBASSY SUITES\2024\ Embassy Suites, Chattanooga Embassy Suites, Chattanooga, Sales_R2		

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

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
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'

Case # FBC-25-20

214 Tremont St.

Zoning: **E-RM-3 Residential Multi Unit 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.



Public Works GIS

City of Chattanooga

This information has been filed with the City of Chattanooga and is not known to be correct or accurate. The City of Chattanooga accepts no responsibility as to the veracity of the information.

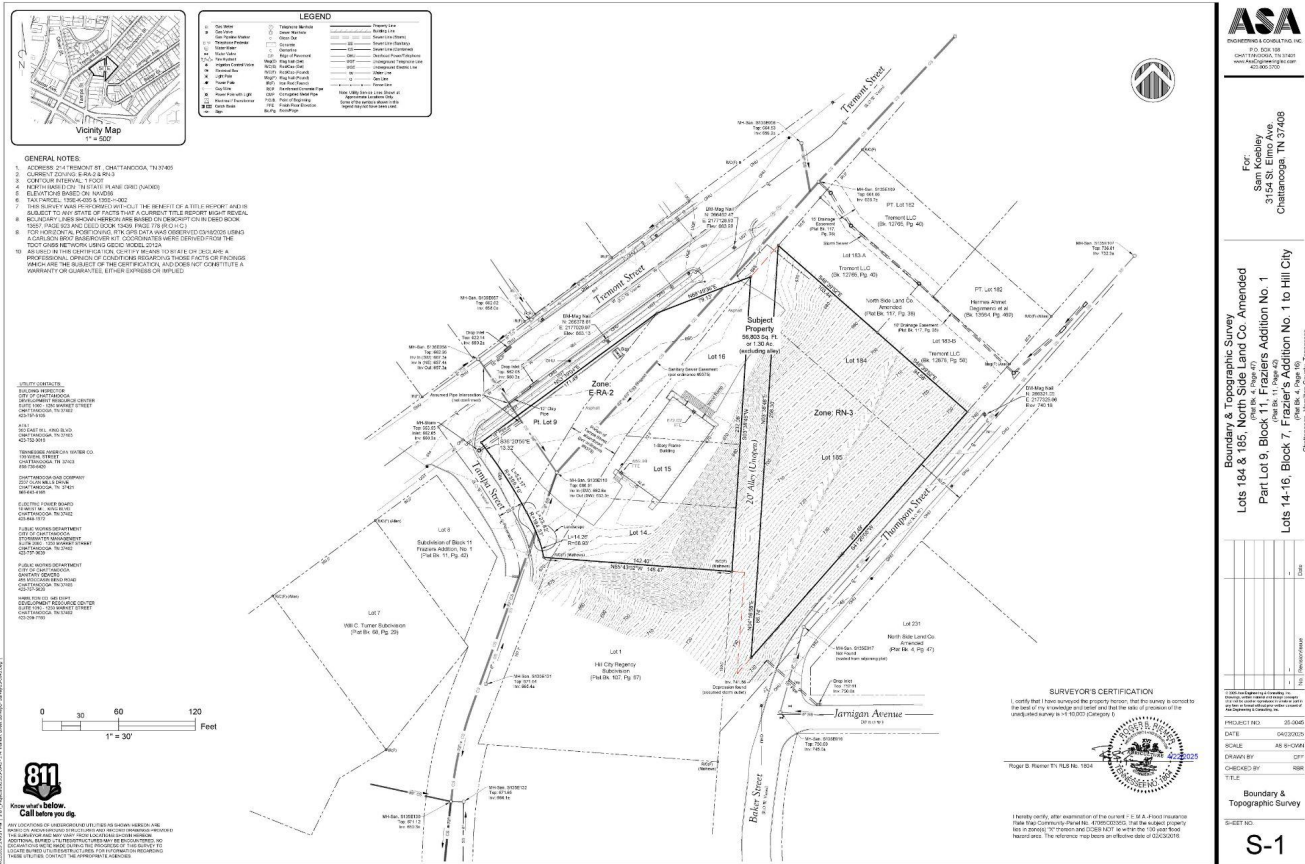


Site Images

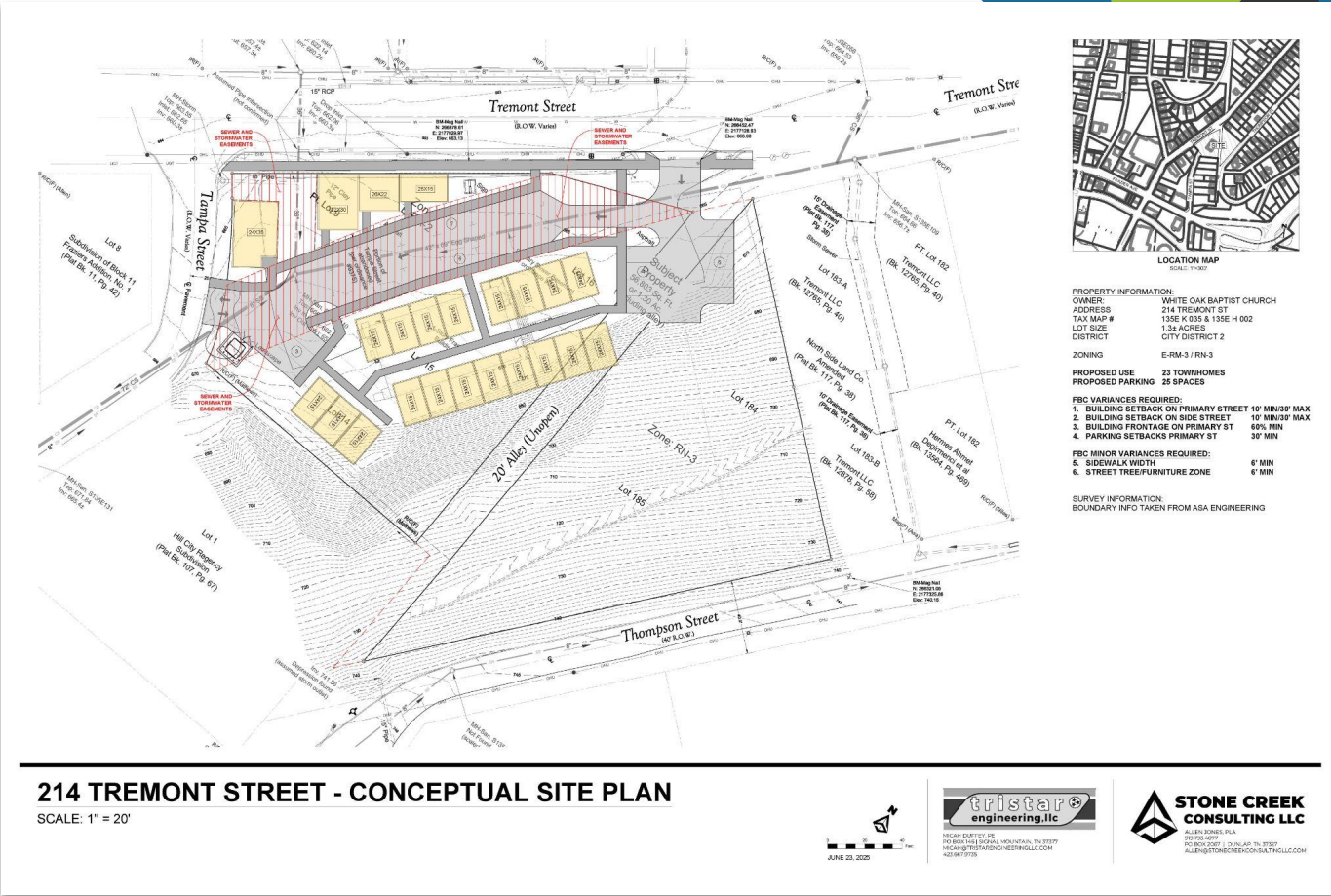
214 Tremont St.



Application Materials



Application Materials



Staff Report

Case # FBC-25-20 214 Tremont St.

Zoning: E-RM-3 Residential Multi Unit Zone

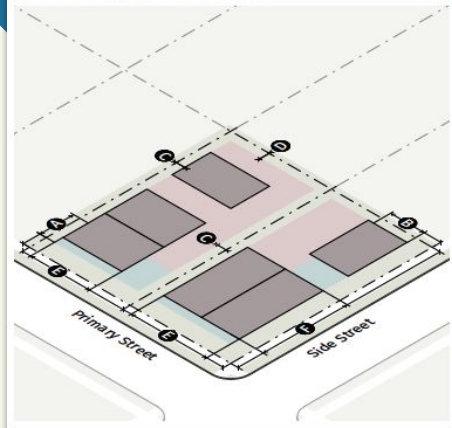
Major Modification Requests:

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.

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. 38-729 E-RM Residential Multi-Unit Zone**
The Residential Multi-Unit (E-RM) zone is intended to accommodate a mix of higher intensity multifamily 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.)

F Primary street	60% min
G 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-RM-3 Residential Multi Unit 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-RM-3 Residential Multi Unit 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