

FORM-BASED CODE COMMITTEE

April 10, 2025



CHA | FBC

FORM-BASED CODE COMMITTEE

April 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-25-6 1619 Rossville Ave.** Rear Setback
 - b. **Case #FBC-25-7 2701 Chestnut St.** Signage
 - c. **Case #FBC-25-8 409 Spring St.** New Construction
7. Other Business & Announcements
 - a. Next meeting date: May 8, 2025 (application deadline: April 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 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-25-6

1619 Rossville Ave.

Zoning: U-CX-4 Commercial Mixed Use Zone

Major Modification Requests:

1. Requesting rear setback to be decreased from 5' to 0'
 - a. **Section 38-717(3)D Building Placement**
Rear: alley setback 5' minimum

Description of Work

Conversion of existing vacant 2-story building into 12 apartment units (6 per floor)

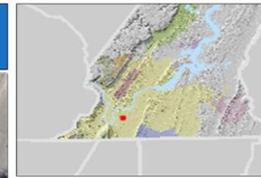
Picture of Meeting Sign

Case # FBC-25-6
1619 Rossville Ave.



Site Images

Case # FBC-25-6
1619 Rossville Ave.



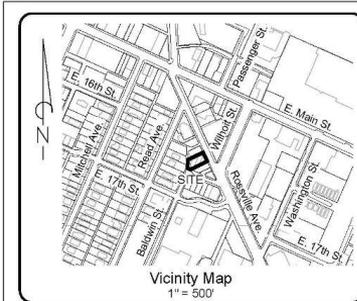
Legend

- Parcels
- Zoning_Collegedale
 - AG
 - C-1
 - C-2
 - C-3
 - I-1
 - MU-BC
 - MU-TIC
 - PCD
 - PRD
 - R-1-H
 - R-1-L
 - R-1-T
 - R-2
 - R-3
 - U-1
- Zoning_RevCond_RedBank
- Zoning_RedBank
 - C-1
 - C-2
 - C-3
 - L-1
 - M-1
 - R-1
 - R-2
 - R-3
 - R-4
 - R-TZ
 - R-1-A
 - RT-1
 - RZ-1
- Zoning_Soddy Daisy
 - A-1
 - C-2
 - C-3
 - M-1
 - M-2
 - O-1
 - MH
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3MD
 - R-5
 - R-TZ

Site Images

Case # FBC-25-6
1619 Rossville Ave.





- GENERAL NOTES:**
1. ADDRESS: 1619 ROSSVILLE AVE., CHATTANOOGA, TN 37408
 2. CURRENT ZONING: U-CX-4
 3. NORTH BASED ON: TN STATE PLANE GRID (NAD83)
 4. TAX PARCEL: 145LD-H-005
 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT A CURRENT TITLE REPORT MIGHT REVEAL
 6. BOUNDARY LINES SHOWN HEREON ARE BASED ON DESCRIPTION IN DEED BOOK 0351, PAGE 70 TRACT 1 (R.O.H.C.)
 7. FOR HORIZONTAL POSITIONING, RTK GPS DATA WAS OBSERVED 10/23/2024 USING A CARLSON BRX7 BASE/ROVER KIT. COORDINATES WERE DERIVED FROM THE TDOT GNSS NETWORK USING GEOID MODEL 2012A.
 8. AS USED IN THIS CERTIFICATION, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

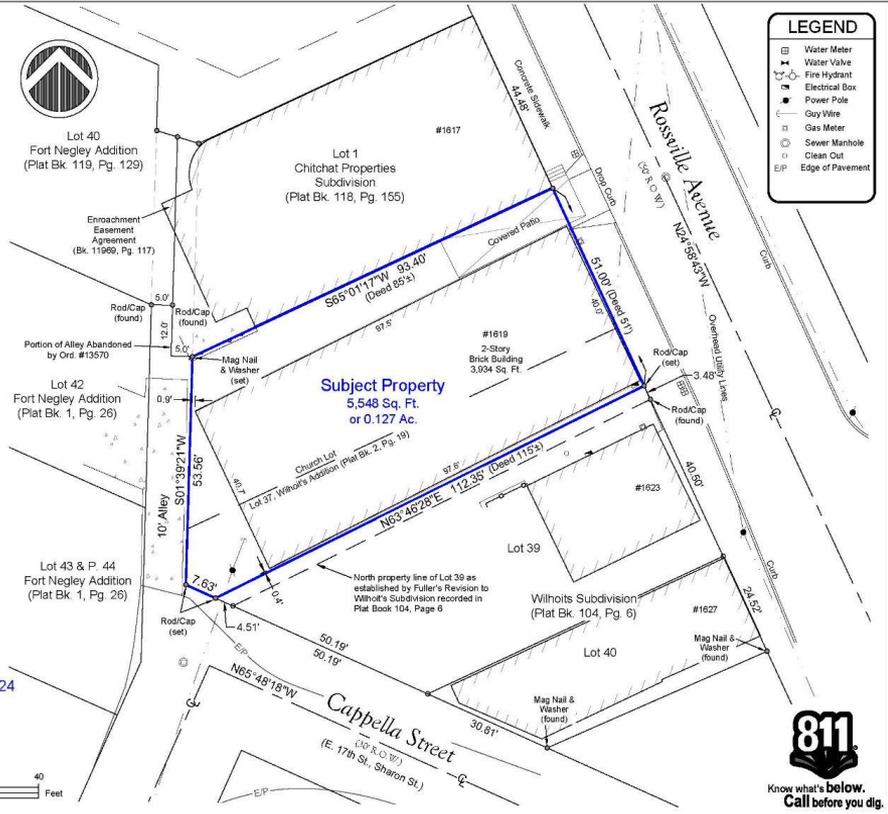
SURVEYOR'S CERTIFICATION

I, certify that I have surveyed the property hereon, that the survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I)



Roger B. Riemer TN RLS No. 1804

I hereby certify, after examination of the current F.E.M.A.-Flood Insurance Rate Map Community-Panel No. 47085C0241G, that the subject property lies in zone(s) "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears an effective date of 02/03/2016.



LEGEND

- Water Meter
- Water Valve
- Fire Hydrant
- Electrical Box
- Power Pole
- Guy Wire
- Gas Meter
- Sewer Manhole
- Clean Out
- EIP
- Edge of Pavement



For:
The Haslen Group, LLC
3154 St. Elmo Ave.
Chattanooga, TN 37408

Boundary Survey
Part of Church Lot
Wilhoits Subdivision
(Plat Bk. 2, Page 19)
Chattanooga, Hamilton County, TN

NO.	DATE	REVISION

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Drawing, when made and design, cannot be used in any form or by any means, without the prior written consent of ASA Engineering & Consulting, Inc.

PROJECT NO.: 24001
DATE: 10/23/2024
SCALE: AS SHOWN
DRAWN BY: CFI
CHECKED BY: RBR
TITLE: Boundary Survey

Staff Report

Case # FBC-25-6
1619 Rossville Ave.

Zoning: U-CX-4 Commercial Mixed Use Zone

Major Modification Requests:

1. Requesting rear setback to be decreased from 5' to 0'
 - a. **Section 38-717(3)D Building Placement**
Rear: alley setback 5' minimum

Context:

- The The Urban Context consists of medium-intensity residential and commercial areas. Multi-family housing is predominant with opportunities for single-family detached and single-family attached. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be vertical mixed use. Equal emphasis is given to pedestrians, bicyclists and automobiles.
- **Sec. 38-717 U-CX**
(1) Intent The Commercial Mixed Use (U-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.

Staff Report

Case # FBC-25-6
1619 Rossville Ave.

Zoning: U-CX-4 Commercial Mixed Use Zone

Modification Request Reason:

Briefly explain the reason for the requested modifications:

The existing site is an odd triangular shape and the existing building is rectangular. At the southwest corner of the existing building the current condition is 0.9' between building corner and property line. We are proposing reuse of the existing building exterior walls and existing footprint. Due to structural issues we will be removing approximately 20' of the rear of the building and would like to create new construction to match the existing footprint. All other existing exterior walls will remain.

Staff Recommendation

Case # FBC-25-6
1619 Rossville Ave.

Zoning: U-CX-4 Commercial Mixed Use Zone

Staff:

1. Maximize opportunities for redevelopment and investment in the Downtown Core;
2. Specific site feature (irregular dimension) created condition making compliance with a specific standard impractical.

Staff Recommendation: **APPROVE APPLICANT'S REQUEST**



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-25-6

1619 Rossville Ave.

Zoning: U-CX-4

Major Modification Requests:

1. Requesting rear setback to be decreased from 5' to 0'
 - a. **Section 38-717(3)D Building Placement**
Rear: alley setback 5' minimum

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 existing building exterior walls will be reused, maintaining the existing character of the street and bringing new life and activity to the area. The existing primary street facade (Rossville Ave) will be revitalized, keeping the existing masonry details and increasing the street transparency by installing windows into existing openings that are currently brick infill. The existing door opening will be relocated to the west along the primary street, maintaining the primary site ingress from Rossville Ave.

Case # FBC-25-7

2701 Chestnut St.

Zoning: **C-CIV: Civic Zone**

Major Modification Requests:

1. Allowance of a rooftop sign type.
Sec. 38-753(3)A)3 Sign Types
1. Roof signs are not allowed.
2. Allowance of message center sign.
Sec. 38-753(5)B Sign Types
1. Message center signs must be approved by special permit.



Picture of Meeting Sign

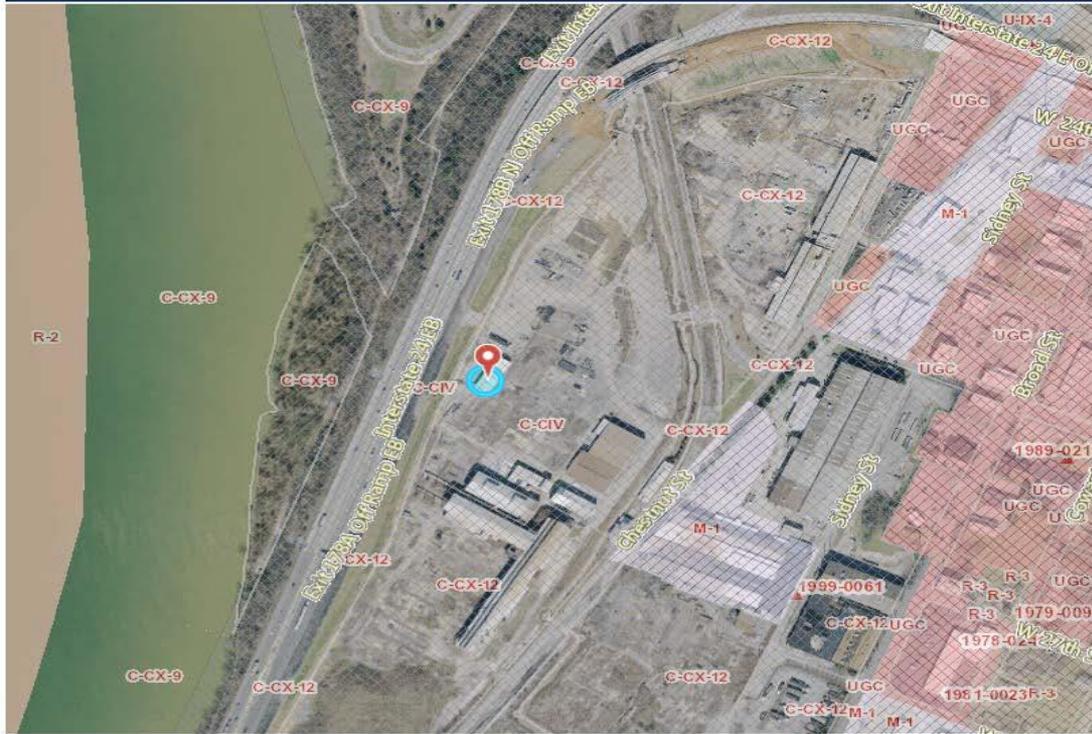
Case # FBC-25-7
2701 Chestnut St.



Site Images

Case # FBC-25-7
2701 Chestnut St.

Chattanooga



- Legend**
- Parcels
 - Collegedale Zoning
 - A2
 - C-1
 - C-2
 - C-3
 - F-1
 - MU-BC
 - MU-TC
 - PCD
 - PRD
 - R-1-H
 - R-1-L
 - R-1-T
 - R-2
 - R-3
 - U-1
 - Red Bank Special Zoning
 - Red Bank Zoning**
 - C-1
 - C-2
 - C-3
 - L-1
 - M-1
 - R-1
 - R-2
 - R-3
 - R-4
 - R-TZ
 - R-1-A
 - R-T-1
 - RZ-1
 - Soddy Daisy Zoning**
 - A-1
 - C-2
 - C-3
 - M-1
 - M-2
 - C-1
 - MH
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3D
 - R-5
 - R-M
 - R-TZ

0 400.00 800.0 Feet
 NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
 © Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using MCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

Site Images

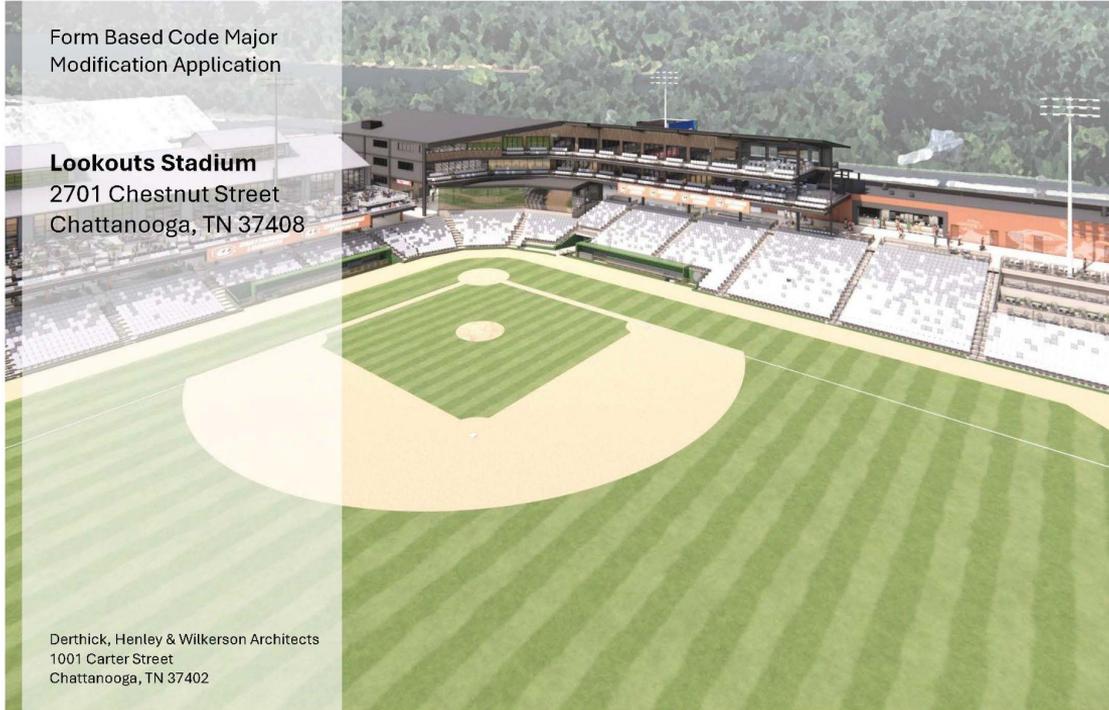
Case # FBC-24-17
2701 Chestnut St.



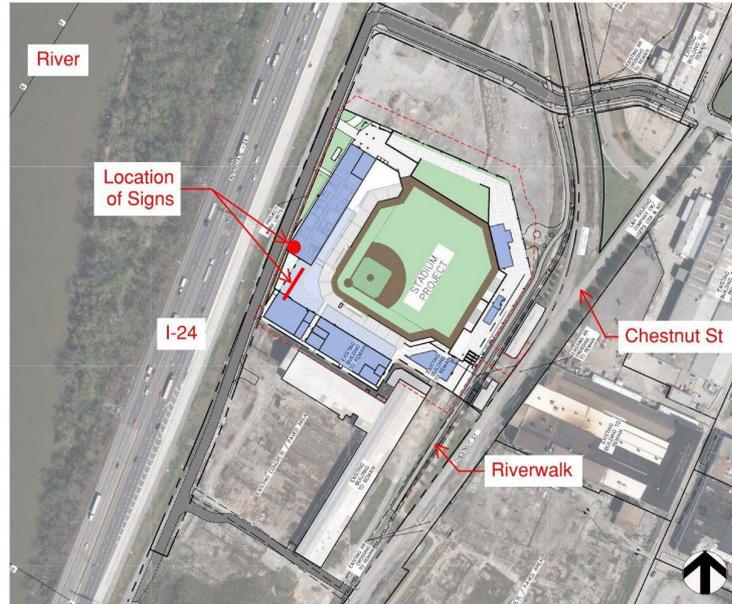
Form Based Code Major
Modification Application

Lookouts Stadium
2701 Chestnut Street
Chattanooga, TN 37408

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

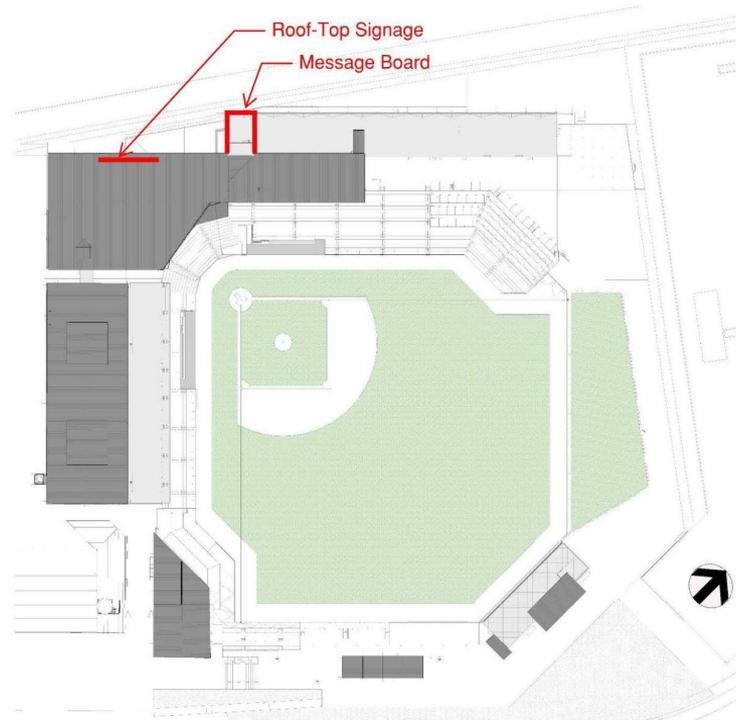


Application Materials



Roof-Top Sign and Message Center

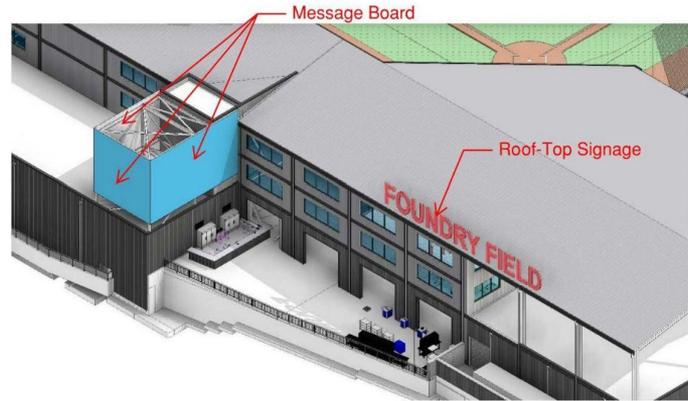
The new Stadium will be located at 2701 Chestnut Street, between Interstate 24 and the Riverwalk. The Roof-Top Sign and Message Center will be located on the West side of the stadium facing the Interstate.



Roof-Top Signage

We respectfully request consideration for applicable major modifications to permit Roof-top signage for the Lookouts Stadium, which is approximately four stories in height. While the building does not meet the standard eligibility requirement of 10 stories, the multi-use stadium designation supports signage of a similar nature to other sports stadiums and commercial arenas. Roof-top signage is a common and effective feature for stadiums, especially given its visibility to a major Interstate Interchange. The proposed signage will not interfere with local street networks or the public realm. Given the scale of the building and the nature of the signage, it is necessary to exceed the 300-square-foot limit and incorporate lighting comparable to that of the AT&T Field Signage to ensure both visibility and functionality.

The Stadium Sign is approximately 65'-0" long with letters up to 10'-0" tall.

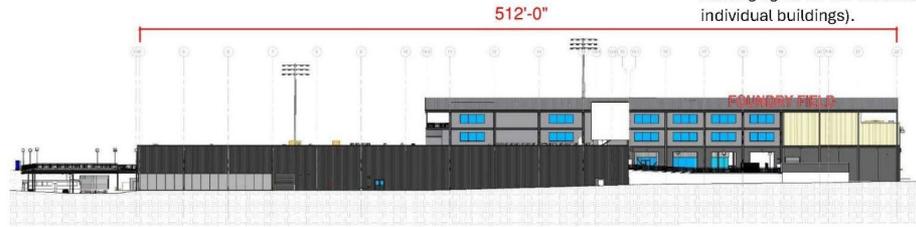


Message Board

We respectfully request consideration for applicable major modifications to permit Message Center signs for the Lookouts Stadium.

The message boards will be incorporated into the envelope of the building and includes three LED screens facing three different directions. Two of the boards are 40'-0" Wide and 25'-0" Tall. The third board is 26'-0" Wide and 25'-0" Tall.

The message boards will not be available for advertisements from the general public. This will be the marquee for the stadium, displaying team schedules and announcements, as well as noting the 'Founding Partners' (Those who have sponsored naming rights for the stadium and individual buildings).



West Elevation



View from Interstate 24 Heading North



View from Interstate 24 Heading South

Staff Report

Case # FBC-24-17 2701 Chestnut St.

Zoning: **C-CIV: Civic Zone**

Major Modification Requests:

1. Allowance of a rooftop sign type.
Sec. 38-753(3)A)3 Sign Types
 1. *Roof signs are not allowed.*
2. Allowance of message center sign.
Sec. 38-753(5)B Sign Types
 1. *Message center signs must be approved by special permit.*



(3) Building Skyline Signs

A. Location

1. Buildings that exceed 4 stories in height may also have one additional skyline sign located within the top third of the building for each building face.
2. If a building of 4 or fewer stories is specifically designed for assemblies of large groups of people (such as theaters, sports arenas, conference centers) or it is a hospital, a Skyline Sign may be placed on the top third of the building façade fronting the primary street.
3. *Roof signs are not allowed.*

B. Dimensions

Building skyline signs cannot exceed 300 square feet in area or be longer than 50% of the top floor linear façade footage, whichever is less. This allotment does not count against the allocation for ground floor building sign area.

(4) Monument (Ground) Signs

A. Location

1. One monument sign is permitted for each existing building with an existing setback greater than 18 feet. Monument signs are not permitted for new buildings or for existing buildings with smaller setbacks.
2. A monument sign cannot be located in the sight distance triangle or otherwise obstruct lines of sight for vehicular or pedestrian traffic.
3. A monument sign cannot be closer than 18 feet to any public right-of-way, and cannot be located in the Pedestrian or Street Tree zone.
4. Pole-mounted signs are not permitted.

B. Dimensions

A monument sign cannot exceed 6 feet in height or 10 feet in width. Maximum sign size is 60 square feet. Height is measured from the top of the sign to the lowest point of the ground upon which the proposed sign is to be located.

C. Materials

Sign materials that match the materials of the associated building must be used.

(5) Other Signs

A. Temporary signs, banners, construction, or realtor signs are governed by the Chattanooga Sign Ordinance.

B. *Message center signs must be approved by special permit from the Board of Sign Appeals as specified in Article X, Sec. 3-106 of the Chattanooga Sign Code.*

Staff Report

Case # FBC-24-17 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: 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:

Section 38-753 (5)

We are requesting to permit a Roof-Top sign on the new Lookouts Stadium, which is only 4 stories in height. The letters will be illuminated and exceed 300 sf. We are also requesting to permit a 3-sided Message Board which will be incorporated in the West face of the stadium's building envelope facing the Interstate.



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)

Staff Recommendation

Case # FBC-25-7
2701 Chestnut St.

Zoning: C-CIV

Staff:

1. Attention is being paid to the finishes to maintain an attractive urban environment.
2. The proposed sign types are appropriate to the type of facility.

Staff Recommendation: **APPROVE APPLICANT'S REQUESTS**



View from Interstate 24 Heading North

Committee Discussion, Motion and Vote

Case # FBC-25-72701 Chestnut St.

Zoning: C-CIV Zone

Major Modification Requests:

1. Allowance of a rooftop sign type.
Sec. 38-753(3)A)3 Sign Types
 1. Roof signs are not allowed.
2. Allowance of message center sign.
Sec. 38-753(5)B Sign Types
 1. Message center signs must be approved by special permit.

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 multi-use stadium designation supports signage of a similar nature to other sports stadiums and commercial arenas. Roof-top signage is a common and effective feature for stadiums, especially given its visibility to a major Interstate Interchange. The proposed signage will not interfere with local street networks or the public realm.

The Message Board is intended to be the Marquee for the stadium, displaying team schedules and announcements, as well as noting the 'Founding Partners' (Those who have sponsored naming rights for the stadium and individual buildings).

Case # FBC-25-8

409 Spring St.

Zoning: **E-CX-3 Commercial Mixed Use Zone**

Major Modification Requests:

1. Requesting a increase in building stories from 3 to 4 for a total of 60'.
 - a. **Sec. 38-730 (5) Height and Mass (A) E-CX-3, 3 stories/ 50' max.**

Picture of Meeting Sign

Case # FBC-25-8
409 Spring St.



Site Images

Case # FBC-25-8
409 Spring St.



Site Images

Case # FBC-25-8
409 Spring St.



Application Materials



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REFERENCE DATE: APRIL 1, 2025

dtj Spring Street Site
DESIGN RP Communities

Initial Site Concept
Character Imagery





Staff Report

Case # FBC-25-8, 409 Spring St.

Zoning: E-CX-3 Commercial Mixed Use Zone

Major Modification Requests:

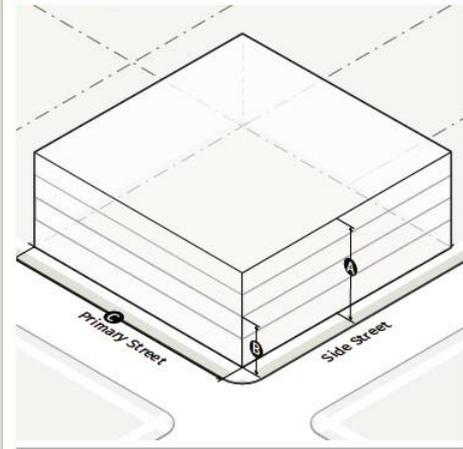
1. Requesting a increase in building stories from 3 to 4 for a total of 60'.
 - a. **Sec. 38-730 (5) Height and Mass (A) E-CX-3, 3 stories/ 50' max.**

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. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be mixed use (either vertical or horizontal). Pedestrians and bicycles are accommodated, but many people continue to rely on automobiles for transportation.
- **Sec. 38-730. E-CX Commercial Mixed Use Zone**
The Commercial Mixed Use (E-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.

E-CX: Commercial Mixed Use Zone | URBAN EDGE (E)

(5) HEIGHT AND MASS



Building Height

A Maximum height

E-CX-3	3 stories/50' max
E-CX-4	4 stories/60' max

Maximum height within 30 feet of a protected zone 2 stories/24' max

B Minimum height: A Street 2 stories min

Building Mass

C Street-facing building length 250' max

Staff Report

Case # FBC-24-28 301 Market St.

Zoning: **E-CX-3 Commercial Mixed Use Zone**

1. Requesting a increase in building stories from 3 to 4 for a total of 60'.
 - a. **Sec. 38-730 (5) Height and Mass (A) E-CX-3, 3 stories/ 50' max.**

Modification Request Reason:

Briefly explain the reason for the requested modifications:

On Bell Ave, there will still only be 3-stories visible above the street. The existing topography of the site allows for a story below road grade.

Staff Recommendation

Case # FBC-25-8
409 Spring St.

Zoning: E-CX-3 Commercial Mixed Use Zone

Staff:

1. Maintains a safe, walkable and attractive urban environment along the street.
2. Provides a diversity of housing options.

Staff Recommendation: **APPROVE APPLICANT'S REQUEST**



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-25-8

Zoning: E-CX-3 Commercial Mixed Use Zone

Major Modification Requests:

1. Requesting a increase in building stories from 3 to 4 for a total of 60'.
 - a. **Sec. 38-730 (5) Height and Mass (A) E-CX-3, 3 stories/ 50' max.**

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 are providing additional setbacks from W. Bell Ave, Harper Street and Spring St. to provide a more pleasing aesthetic and a better pedestrian experience.

Final Information

- Other Business & Announcements - Next meeting date: May 8, 2025 (application deadline: April 11, 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