

# FORM-BASED CODE COMMITTEE

December 12, 2024



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# FORM-BASED CODE COMMITTEE

December 12, 2024

## 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-24-26 129 N Market St.** New Pole sign
7. Other Business & Announcements
  - a. Next meeting date: January 9, 2025 (application deadline: December 13, 2024 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-24-26

## 129 N Market St.

Zoning: E-SH-3 Commercial Mixed Use Zone

### Major Modification Requests:

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

#### Description of Work

The topper to the iconic pylon sign was recently taken without our permission. We would like to replace the sign topper with an exact replica of the former "Longhorn" sign, bearing the name of the future tenant of the building.

# Picture of Meeting Sign

Case # FBC-24-26

129 N Market St.



# Site Images

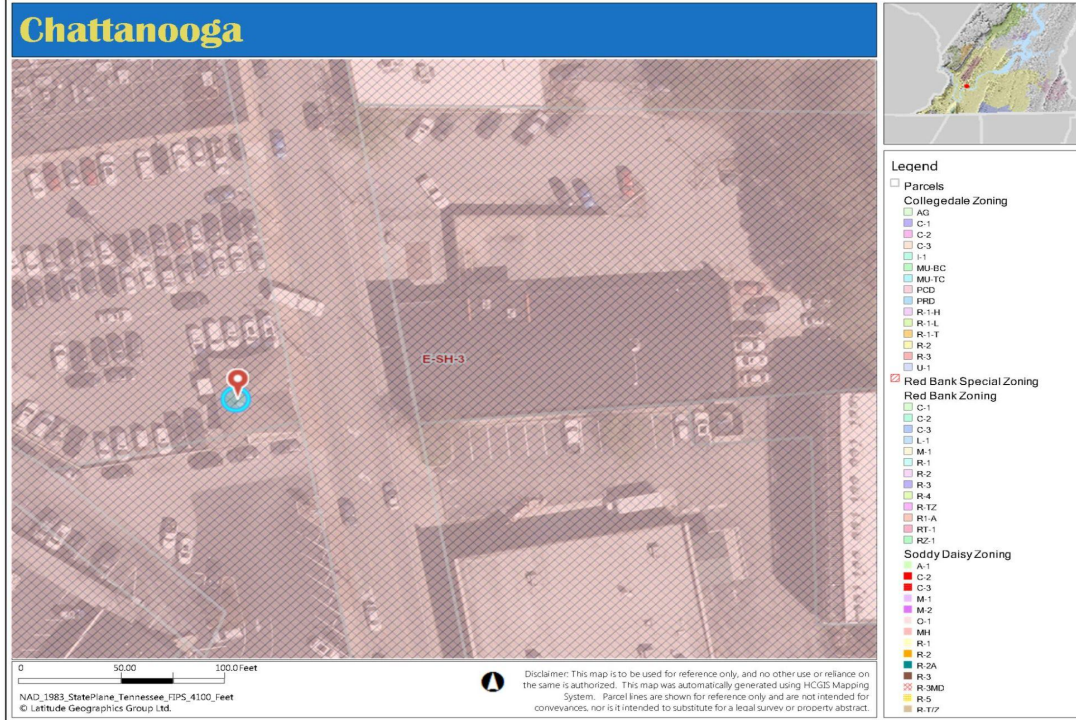
Case # FBC-24-26  
129 N Market St.



# Site Images

Case # FBC-24-26

129 N Market St.



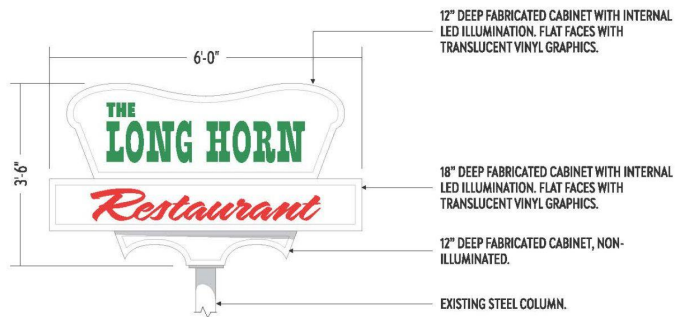


# Application Materials





# Application Materials



# Staff Report

Case # FBC-24-26

641 N Market St.

Zoning: E-SH-3 Shopfront Mixed Use Zone

## Major Modification Requests:

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

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

# Staff Report

Case # FBC-24-26

129 N Market St.

Zoning: E-SH-3 Industrial Mixed Use Zone

## Modification Request Reason:

Briefly explain the reason for the requested modifications:

129 North Market Street is a unique and iconic structure that was built in the 1960s and has been a staple of North Chattanooga ever since. We believe the pylon sign that accompanies the building is as iconic as the building itself. Unfortunately, the topper to the sign was recently taken from our property without permission and we were unable to retrieve it. We have created an exact duplicate of the original sign and intend to install it on the same pole upon receipt of a building permit from the City.

We engaged Larry Richey from Southern Ad Signs to recreate and reinstall this unique sign topper. His design is an exact replica of what was previously there. As you may know the building is currently vacant. When we re-lease the building, the lettering on the pylon sign is likely to change but will be placed within the structure of this replacement. Any new lettering would be part of a separate permit application if required.

# Staff Recommendation

Case # FBC-24-26  
129 N Market St.

Zoning: E-SH-3 Shopfront Mixed Use Zone

## Staff:

1. The Form Based code promotes the preservation and protection of historic resources.
2. The Form Based Code BC supports projects that reinforce the unique characteristics of a neighborhood.

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



# 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-24-26

129 N Market St.

Zoning: E-SH-3

## Major Modification Requests:

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

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 believe that in granting this approval we are meeting and exceeding Sec. 38. 696 (4) A) 1. f. which seeks to protect the integrity of established significant historic/civic landmarks. We beleive the original sign served as a landmark for the building and contributed to its visual identity. We believe that reinstating this sign will enhance the aesthetic appeal and historical integrity of the property and surrounding area.



# Final Information

- Other Business & Announcements - Next meeting date: October 24, 2024 (application deadline: December 27, 2024 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**