

# FORM-BASED CODE COMMITTEE

February 13, 2025



CHA | FBC

# FORM-BASED CODE COMMITTEE

February 13, 2025

## Agenda

1. Roll Call
2. Swearing In
3. Rules of Procedure & FBC Principles & Purpose
4. Prior Meeting Minutes - Vote
5. Old Business:
  - a. **Case #FBC-24-27 122 W Main St.** Signage
6. New Business:
  - a. **Case #FBC-25-2 51 Station St.** Fenestration
  - b. **Case #FBC-25-3 633 Chestnut St.** Skyline Sign
7. Other Business & Announcements
  - a. Next meeting date: March 13, 2025 (application deadline: February 14, 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

# Case # FBC-24-27

## 122 W Main St.

Zoning: U-SH-4 Commercial Mixed Use Zone

### Major Modification Requests:

1. Allowance of a internally illuminated box-type plastic sign
  - a. **Section 38-754 Sign Illumination (A)**  
*Internally illuminated box-type plastic signs are not permitted*

#### Description of Work

To install (1) 3.96' x 3.96' illuminated sign cabinet on the front of the building. The faces on the sign cabinet will be plastic and according to FBC are not allowed. Since this is in the entertainment district, the customer would like to be able to "announce" or display weekly what concerts are playing or coming up.

# Picture of Meeting Sign

Case # FBC-24-27

122 W Main St.



Galaxy Note20 5G

# Site Images

Case # FBC-24-27

122 W Main St.



# Site Images

Case # FBC-24-27  
122 W Main St.



# Application Materials

Google Maps

Chattanooga, Tennessee

Google Street View

Jun 2023 [See more dates](#)



Google

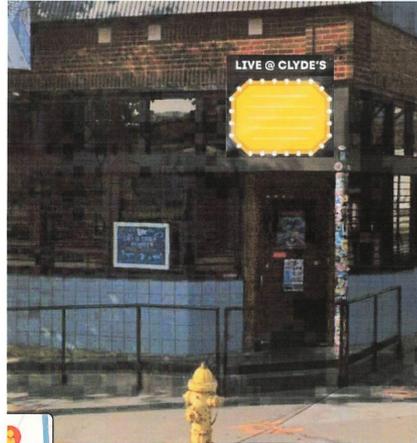
Image capture: Jun 2023 © 2024 Google



# Application Materials

Description	Date	Notes
Live @ Clyde's sign 127 W. Main St.	01/09/24 Due Date	

Page 1 of 1

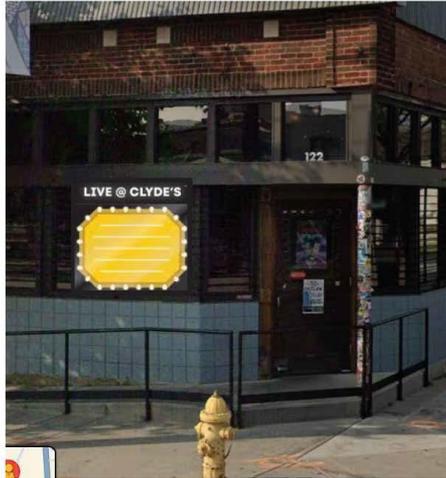


 <p>professional sign services</p> <small>© 2014 Professional Sign Services, Inc.</small>	<p><b>Customer Approval</b></p> <p>Date</p>	<p>This drawing was created by and is the exclusive property of Professional Sign Services. It is not to be copied in part or in whole without the written consent of Professional Sign Services under penalty of law.</p>	<p>professional sign services 165 Hamm Road Chattanooga, TN 37405 professionalsignservices.com 423-265-9675</p>
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# Application Materials

Description	Date	Notes
Live @ Clyde's sign	01/09/24	
	Due Date	

Page 1 of 1



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Customer Approval

Date

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professional sign services  
165 Hamm Road  
Chattanooga, TN 37405  
professionalsignservices.com  
423-288-9875



# Application Materials

Live @ Clyde's - 127 W. Main St.



# Staff Report

Case # FBC-24-27

122 W Main St.

Zoning: U-SH-4 Shopfront Mixed Use Zone

## Major Modification Requests:

1. Allowance of an internally illuminated box-type plastic sign
  - a. **Section 38-754 Sign Illumination (A)**  
*Internally illuminated box-type plastic signs are not permitted*

## Context:

*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. 38-718 U-SH**  
**(1) Intent** *The Shopfront Mixed Use (U-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-24-27

122 W Main St.

Zoning: U-SH-4 Shopfront Mixed Use Zone

## Modification Request Reason:

Briefly explain the reason for the requested modifications:

Without using plastic faces, there is no practical way to communicate shows each week happening at this location



# 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-24-27

122 W Main St.

Zoning: U-SH-4

## Major Modification Requests:

1. Allowance of a internally illuminated box-type plastic sign
  - a. Section 38-754 Sign Illumination (A)  
*Internally illuminated box-type plastic 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

Current code states no plastic faces can be used.



# New Business

# Case # FBC-25-2

51 Station St.

Zoning: U-IX-8 and U-IX-4 Industrial Mixed Use Zone

## Major Modification Requests:

1. Allowance of second skyline sign.
  - a. Section 38-719(6)(A) Fenestration
    - A. Groundstory 50% min

### Description of Work

Renovation of existing commercial space into a Kitchen, Bar, and service space. Reopening some preexisting openings for windows and doors. Tenant square footage is entirely air conditioned. All work to be done within the existing building footprint.

# Picture of Meeting Sign

Case # FBC-25-2  
51 Station St.





# Site Images

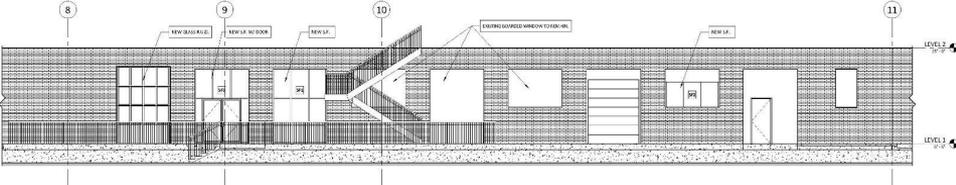
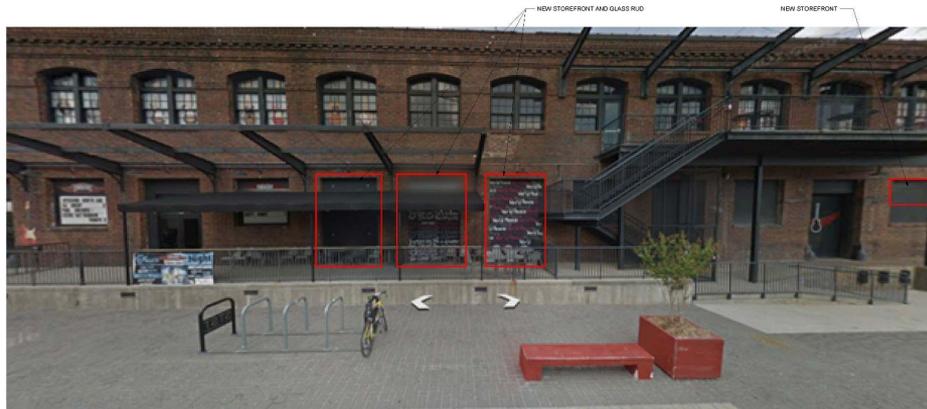
Case # FBC-25-2

51 Station St.





# Application Materials



1 PARTIAL SOUTH ELEVATION  
3/10' x 11/0'

**METHOD**  
ARCHITECTURE

2148 Rossie Ave.  
Columbia, TN 37406  
615.737.7666  
www.method-architecture.com



CONSTRUCTION DOCUMENTS

**WANDERLINGER TAVERN**  
311 EASTON STREET  
CANTONWOOD, TENNESSEE

No.	Description	Date
1	Proposed	3/10/18

**ELEVATIONS**

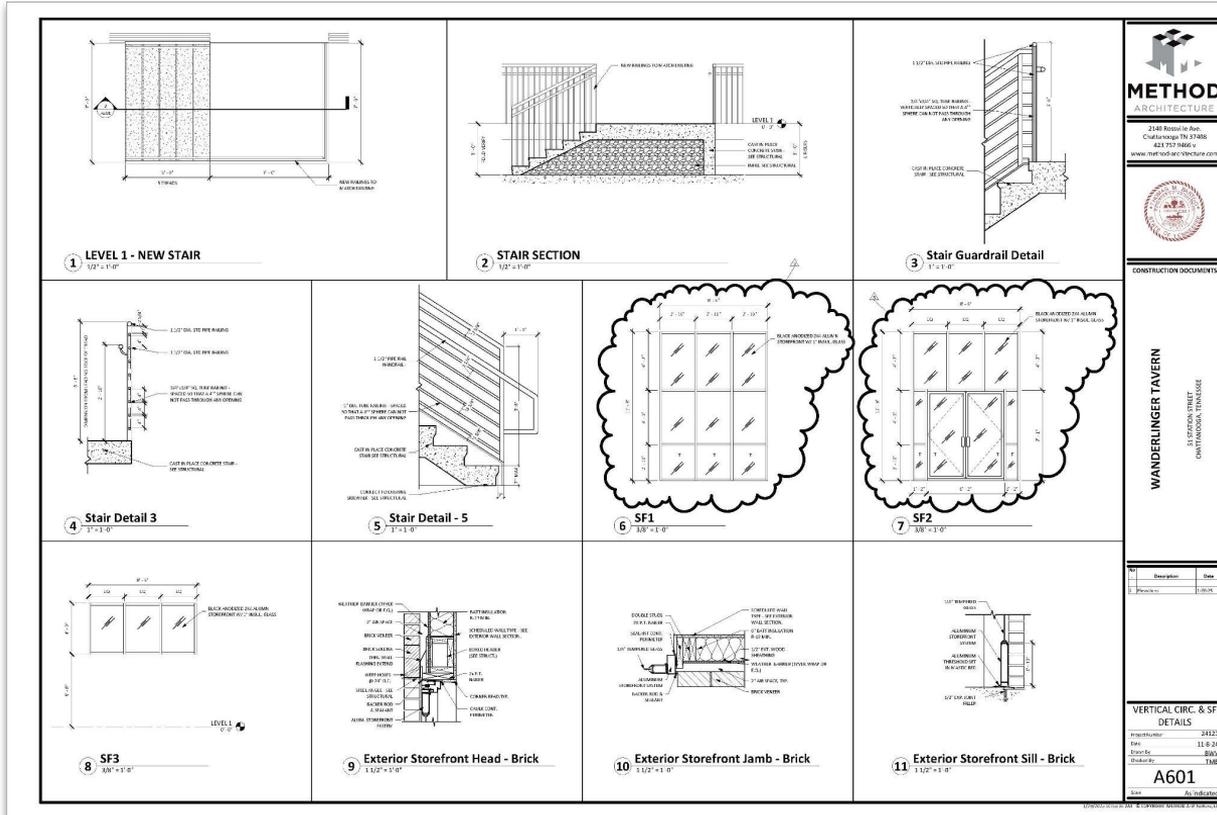
Project Number	24121
Date	11.8.18
Drawn By	BAV
Checked By	TAB

**A301**

Scale: 1/8" = 1'-0"



# Application Materials



# Staff Report

Case # FBC-25-2, 51 Station St.

Zoning: U-IX-8 and U-IX-4 Industrial Mixed Use Zone

## Major Modification Requests:

1. Requesting a decrease from the minimum ground story fenestration from 70% to 55% and upper story from 20% to 4%
  - a. **Sec. 38-703(6) Fenestration (A) Ground story/60% min (B) Upper Story / 20% min**

## 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 Shopfront Mixed Use Zone**  
*(1) Intent 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.*

DOWNTOWN CORE (D) | D-SH: Shopfront Mixed Use Zone



The public realm standards below apply to all streets, unless noted otherwise.

<b>Fenestration</b>		<b>Setbacks</b>	
① Ground story	70% min	① A Street	0' min/5' max
② Upper story	20% min	② B Street	0' min/10' max
③ Blank wall length	20' max	<b>Sidewalk*</b>	
<b>Story Height</b>		① Clear pedestrian zone	
① Ground floor elevation	0' min/2' max	A Street	10' min
② Ground story, floor to floor	15' min	B Street	6' min
③ Upper story, floor to floor	9' min	<b>Street Tree/Furniture Zone*</b>	
<b>Pedestrian Access</b>		① Street tree/furniture zone depth	6' min
① Entrance facing primary street	Required	<b>Street tree planting type</b>	
② Entrance spacing along primary street	50' max	A street	Tree pit
<b>Building Elements Allowed</b>		B street	Verge/tree pit
Awning/canopy	◆	<b>Tree spacing</b>	30' avg. on-center
Balcony	◆		
Forecourt	◆		
Gallery	◆		
Porch	◆		
Stoop	◆		

\*Where there is insufficient ROW to meet the minimum requirements, the Director of the Land Development Office may approve modifications (see Sec. 38-696(4)).

# Staff Report

Case # FBC-25-2

51 Station St.

Zoning: U-IX-8 and U-IX-4

## Modification Request Reason:

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

### **TOM BARTOO**

Akosua, The tenant improvement drawings indicate solid masonry walls to be removed and replaced with storefront windows along Station Street. This will result in a net gain of openings facing the street. How would you like us to base the calculation of a net gain to an existing condition? Would you like to know how much of the existing tenant exterior wall is being opened? Given the provisions of FBC for openings in zone U-IX-8, the tenant improvement work will increase the ground floor opening from 0% to 19% open.



# 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-25-2

Zoning: U-IX-8 and U-IX-4 Industrial Mixed Use Zone

## Major Modification Requests:

1. Requesting a decrease from the minimum ground story fenestration from 50% to 19%
  - a. ***Sec. 38-719(6) Fenestration (A) Ground story/50% min***

# Case # FBC-25-3

633 Chestnut St.

Zoning: D-CX-12 Commercial Mixed Use Zone

## Major Modification Requests:

1. Allowance of second skyline sign.
  - a. Section 38-753(3)(A) Sign Types Building Skyline signs
    - A. Buildings that exceed 4 stories in height may have one additional skyline sign located within the top third of the building facade fronting the primary street.

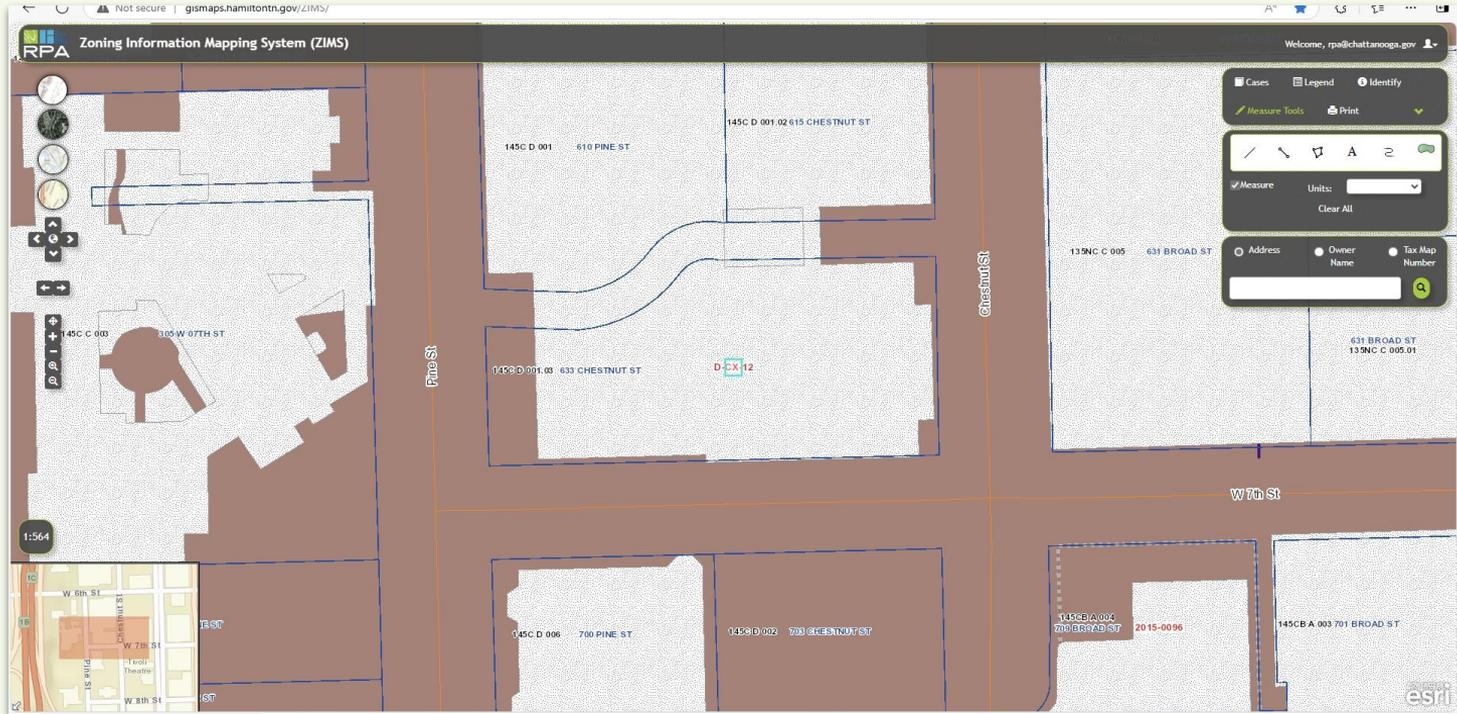
# Picture of Meeting Sign

Case # FBC-25-3  
633 Chestnut St.



# Site Images

Case # FBC-25-3  
633 Chestnut St.



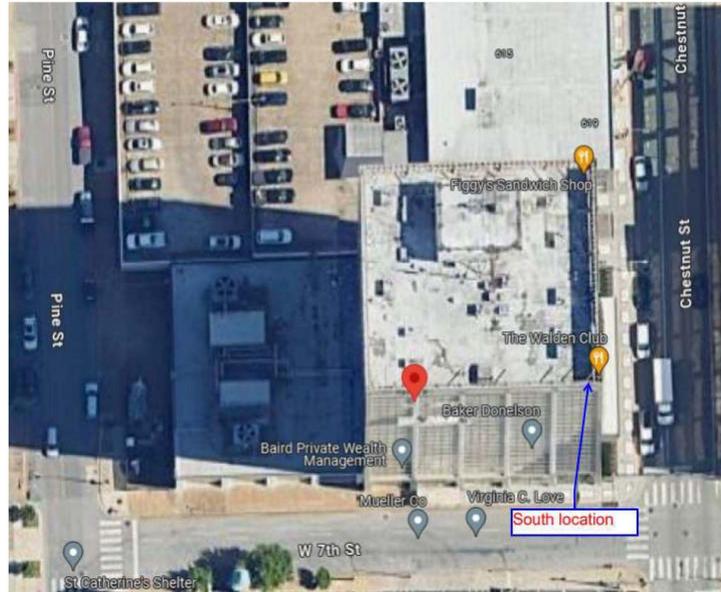
# Site Images

Case # FBC-25-3  
633 Chestnut St.



Second skyline  
sign

# Application Materials



**DENVSE**  
SIGNAGE &  
ARCHITECTURAL  
ELEMENTS  
1.855.941.7446  
denyse.com

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Management Company  
United Community Bank

Property Name & Address  
United Community Bank  
633 Chestnut St.  
Chattanooga, TN 37450  
(West End)

Sales Order  
35220

Denvse Representative  
Jason Woolen

Designer  
C.Craig

Date  
09.25.2024

Revision Date  
10.09.2024 ccraig

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and Graphics\United  
Community  
Bank\Chattanooga, TN\633  
Chestnut  
St\Production\Design  
Main 16 2x6

- Concept
- Preliminary
- Production

Overall Site Map



# Application Materials



Existing Electrical conditions for reference

## DENYSE

SIGNAGE &  
ARCHITECTURAL  
ELEMENTS  
1.800.941.7446  
denyse.com

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Management Company  
**United Community Bank**

Property Name & Address  
**United Community Bank**  
633 Chestnut St.  
Chattanooga, TN 37450  
(Wave #25)

Sales Order  
35220

Denyse Representative  
Jason Woolen

Designer  
C.Craig

Date  
09.26.2024

Revision Date  
10.08.2024 corrsg

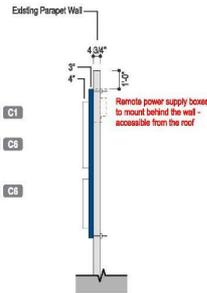
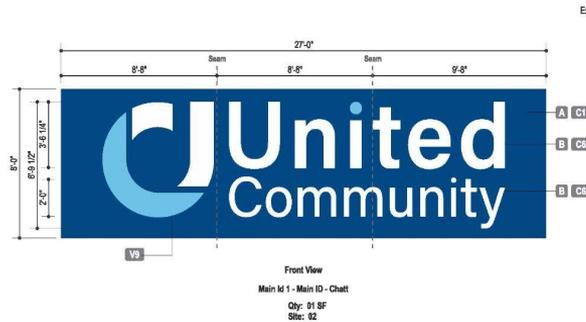
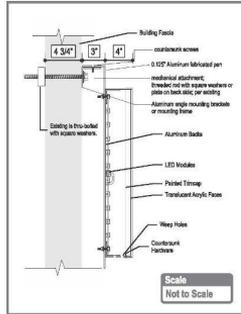


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- Concept
- Preliminary
- Production



# Application Materials



## Colors & Finishes

Colors shown here may not exactly match manufacturer color chart swatch or actual sample. Check for other possible samples or applications for custom color print or production options. DenySee color samples on color specifications.

- C1** Pantone 301 C
- C6** White
- V9** Perforated Vinyl - Paint to match Pantone 297 C
- L1** 6500K White LEDs

## Fonts Used

Client Provided Logo

## Construction Specifications

- A** 3" Deep Aluminum fabricated cabinet, non-illuminated. Fabricated in 3 separate sections for install. Mechanically attached to existing building facade.
- B** 4" Deep aluminum fabricated channel letters; internally illuminated with LED. Letters and logo to include first surface applied painted, perforated vinyl and second surface diffuser as needed
- C** Translucent 0.187" acrylic with first surface applied painted, perforated vinyl and second surface diffuser as needed

## Electrical Notes

Disconnect switch(es) UL 414 labels  Vert - 2" Dia. Louvered  
 FINAL ELECTRICAL WORK UP BY OTHERS  
 Suitable for Wet Location

Electrical Requirements:  
 Connection Type: permanent continuous operation  
 Number of Circuits: \_\_\_\_\_ 20 amp Dedicated Branch Circuit(s)  
 Primary Wire Size: 12 awg / conduit size: 1/2"  
 Secondary Wire Size: 18 awg  
 Max. Line Current: \_\_\_\_\_

Inspected and labeled in accordance with I.E. Standard for Electric Signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

This light product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Disposal of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 40979 Acrylic Adhesive

## DENYSEE

SIGNAGE &  
 ARCHITECTURAL  
 ELEMENTS  
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 denysee.com

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Management Company  
 United Community Bank

Property Name & Address  
 United Community Bank  
 833 Chestnut St.  
 Chattanooga, TN 37450  
 (Wave #25)

Sales Order  
 35220

DenySee Representative  
 Jason Woolen

Designer  
 C.Craig

Date  
 09.25.2024

Revision Date  
 10.09.2024 corr/g

Concept  
 Preliminary  
 Production

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 and Graphics\United  
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 Chestnut  
 SF\Production\Design  
 Main to 2\2

Concept  
 Preliminary  
 Production

2

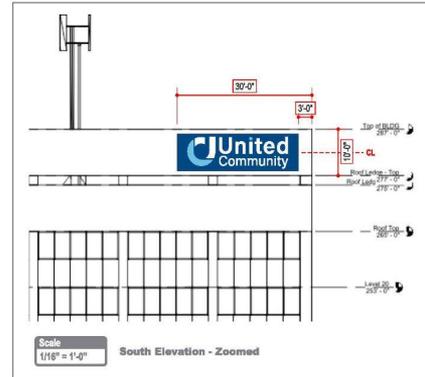
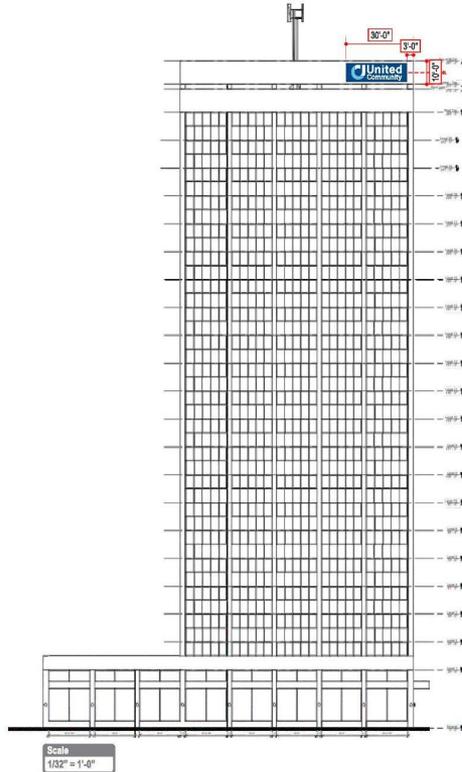


Scale  
 1/4" = 1'-0"



Customer Signature Required

# Application Materials



## DENVSE

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SCREENING  
ELEMENTS  
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Management Company  
United Community Bank

Property Name & Address  
United Community Bank  
633 Chestnut St,  
Chattanooga, TN 37405  
(Wave #23)

State Order  
35220

Danyse Representative  
Jason Woolen

Designer  
C.Craig

Date  
09.26.2024

Revision Date

19.09.2024 ccraig

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and Graphics\United  
Community  
Bank\Chattanooga, TN\633  
Chestnut  
St\Production\Design  
Main 16-202

- Concept
- Preliminary
- Production



# Staff Report

Case # FBC-25-3  
633 Chestnut St.

Zoning: D-CX-12

## Major Modification Requests:

1. Allowance of second skyline sign..
  - a. Section 38-753(3)(B) Sign Types Building Skyline signs
    - A. Buildings that exceed 4 stories in height may have one additional skyline sign located within the top third of the building facade fronting the primary street.

## 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. 38-702 D-CX Commercial Mixed Use Zone**  
**(1) Intent** *The Commercial Mixed Use (D-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-25-3  
633 Chestnut St.  
Zoning: D-CX-12

## Modification Request Reason:

Briefly explain the reason for the requested modifications:

An application for a sign permit was submitted on 10/11 to replace existing skyline sign for United Community Bank. This sign was partially removed during the repainting of the building. While a portion of the old sign remains, the letters were removed and have not yet been replaced due to the bank's logo design change.

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 replacement of the existing sign would not increase the level of non-conformance.



# 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-25-3

633 Chestnut St.

Zoning: D-CX-12

## Major Modification Requests:

1. Allowance of second skyline sign.
  - a. Section 38-753(3)(A) Sign Types Building Skyline signs
    - A. Buildings that exceed 4 stories in height may have one additional skyline sign located within the top third of the building facade fronting the primary street.

# Final Information

- Other Business & Announcements - Next meeting date: March 13, 2024 (application deadline: February 14, 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**