

FORM-BASED CODE COMMITTEE

January 9, 2025



CHA | FBC

FORM-BASED CODE COMMITTEE

January 9, 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-24-27 122 W Main St.** Signage
 - b. **Case #FBC-24-28 301 Market St.** New Construction
7. Other Business & Announcements
 - a. Next meeting date: February 13, 2025 (application deadline: January 10, 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-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

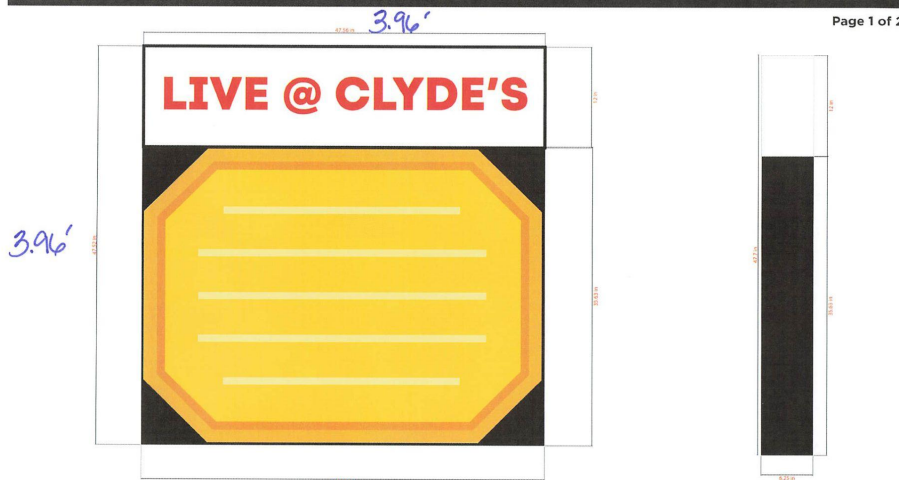
Image capture: Jun 2023 © 2024 Google




Application Materials

Description Live @ Clyde's sign	Date 12/12/2024 Due Date	Notes Address - 122 W. Main St. Chatt. TN 37408
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Page 1 of 2



 professional sign services <small>© 2012 Professional Sign Services, Inc. All rights reserved.</small>	Customer Approval Date	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.	professional sign services 165 Hammi Road Chattanooga, TN 37405 professionalsignservices.com 423-265-9675
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Staff Report

Case # FBC-24-27

122 W Main St.

Zoning: U-SH-4 Shopfront 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

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. 38-718 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

Staff Recommendation

Case # FBC-24-27

122 W Main St.

Zoning: U-SH-4 Shopfront Mixed Use Zone

Staff:

1. Applicant has not demonstrated how their proposed modification meets or exceeds the principles of the code.

Staff Recommendation: **DENY 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-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.

Case # FBC-24-28

301 Market St.

Zoning: D-SH-8 Shopfront 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
2. Requesting a increase in the maximum blank wall length
 - a. **Sec. 38-703(6) Fenestration** (C) Blank Wall Length 20' max
3. Requesting a increase in the maximum allowed square footage for a projecting sign and a reduction in minimum height from sidewalk
 - a. **Sec. 38-753(2) Projecting Signs** (D) Max square footage 20 SF / Min height from sidewalk 9'

Picture of Meeting Sign

Case # FBC-24-28
301 Market St.



Site Images

Case # FBC-24-28
301 Market St.



Site Images

Case # FBC-24-28

301 Market St.



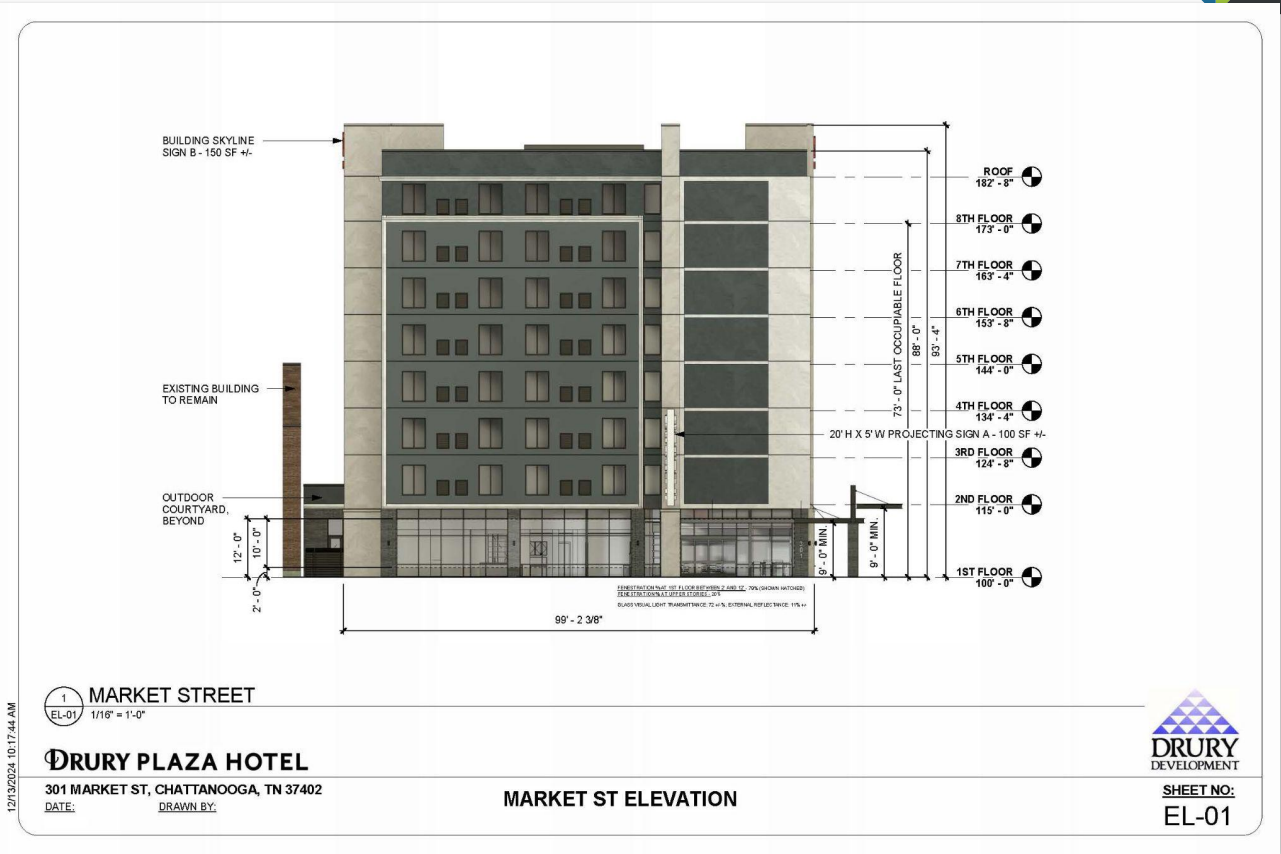
Application Materials

DRURY PLAZA HOTEL

DOWNTOWN CHATTANOOGA, TENNESSEE
12.13.2024 - FORM BASED CODE APPLICATION SET



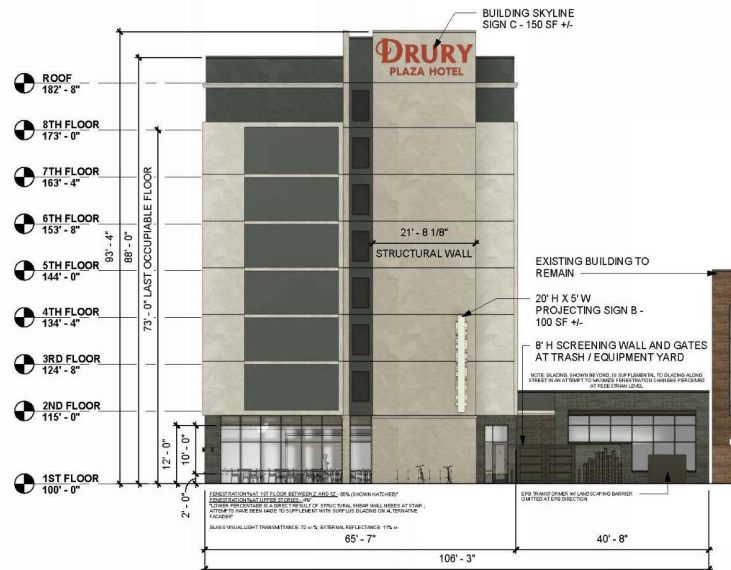
Application Materials



Application Materials



Application Materials



12/13/2024 10:17:57 AM

1 BROAD STREET
EL-03 1/16" = 1'-0"

DRURY PLAZA HOTEL

301 MARKET ST. CHATTANOOGA, TN 37402

DATE:

DRAWN BY:

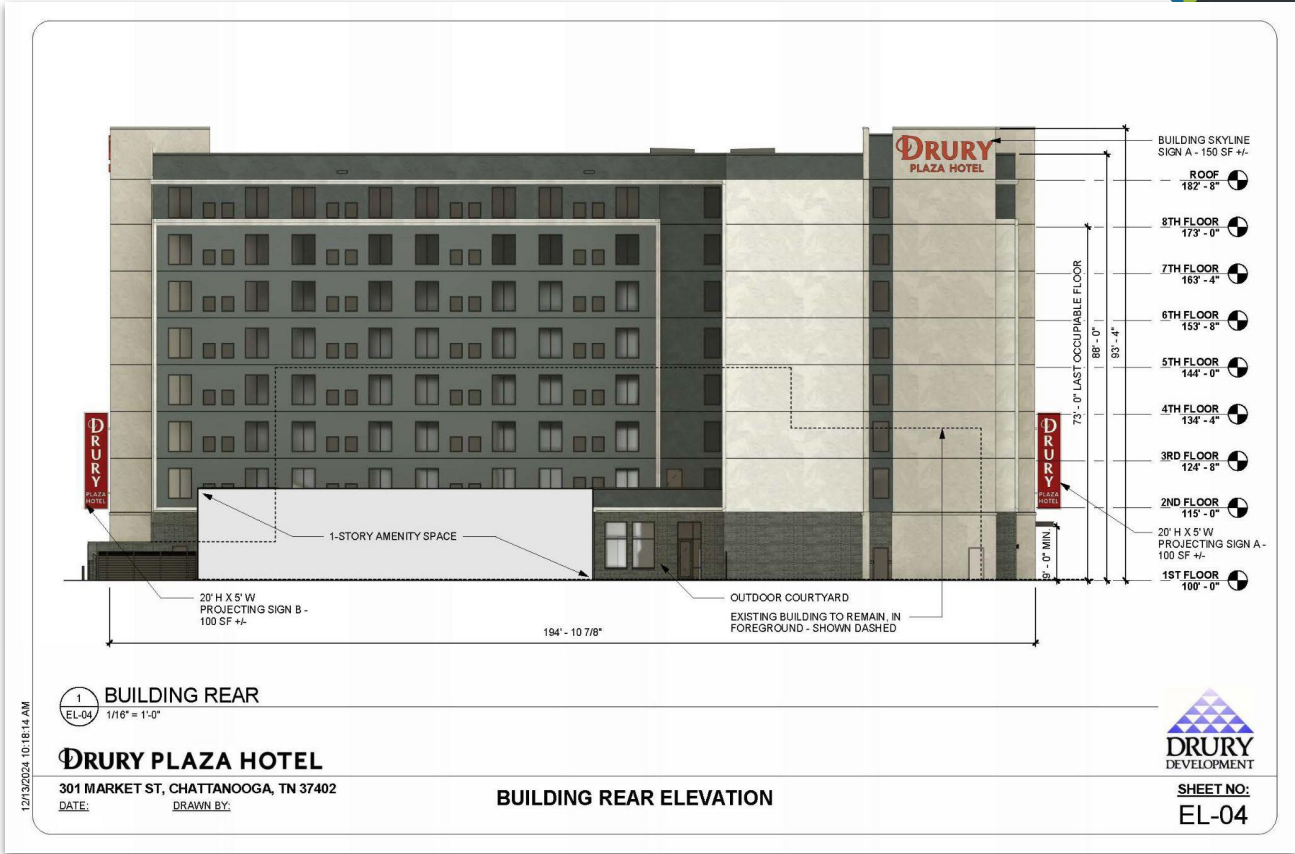
BROAD ST ELEVATION



SHEET NO:

EL-03

Application Materials



Application Materials



12/11/2024 11:25:28 AM

DRURY PLAZA HOTEL

301 MARKET ST, CHATTANOOGA, TN 37402

DATE: DRAWN BY:

BUILDING PERSPECTIVE / RENDERING



SHEET NO:

PX

Application Materials



12/11/2024 11:25:28 AM

DRURY PLAZA HOTEL
301 MARKET ST, CHATTANOOGA, TN 37402
DATE: DRAWN BY:

BUILDING PERSPECTIVE / RENDERING



SHEET NO:
PX

Application Materials



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301 MARKET ST, CHATTANOOGA, TN 37402

DATE:

DRAWN BY:

BUILDING PERSPECTIVE / RENDERING



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Application Materials



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301 MARKET ST, CHATTANOOGA, TN 37402

DATE: DRAWN BY:

BUILDING PERSPECTIVE / RENDERING



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Application Materials



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301 MARKET ST, CHATTANOOGA, TN 37402

DATE:

DRAWN BY:

BUILDING PERSPECTIVE / RENDERING



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Application Materials



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301 MARKET ST, CHATTANOOGA, TN 37402

DATE:

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BUILDING PERSPECTIVE / RENDERING



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Application Materials



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DRURY PLAZA HOTEL

301 MARKET ST, CHATTANOOGA, TN 37402

DATE:

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BUILDING PERSPECTIVE / RENDERING



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Application Materials



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DRURY PLAZA HOTEL

301 MARKET ST, CHATTANOOGA, TN 37402

DATE:

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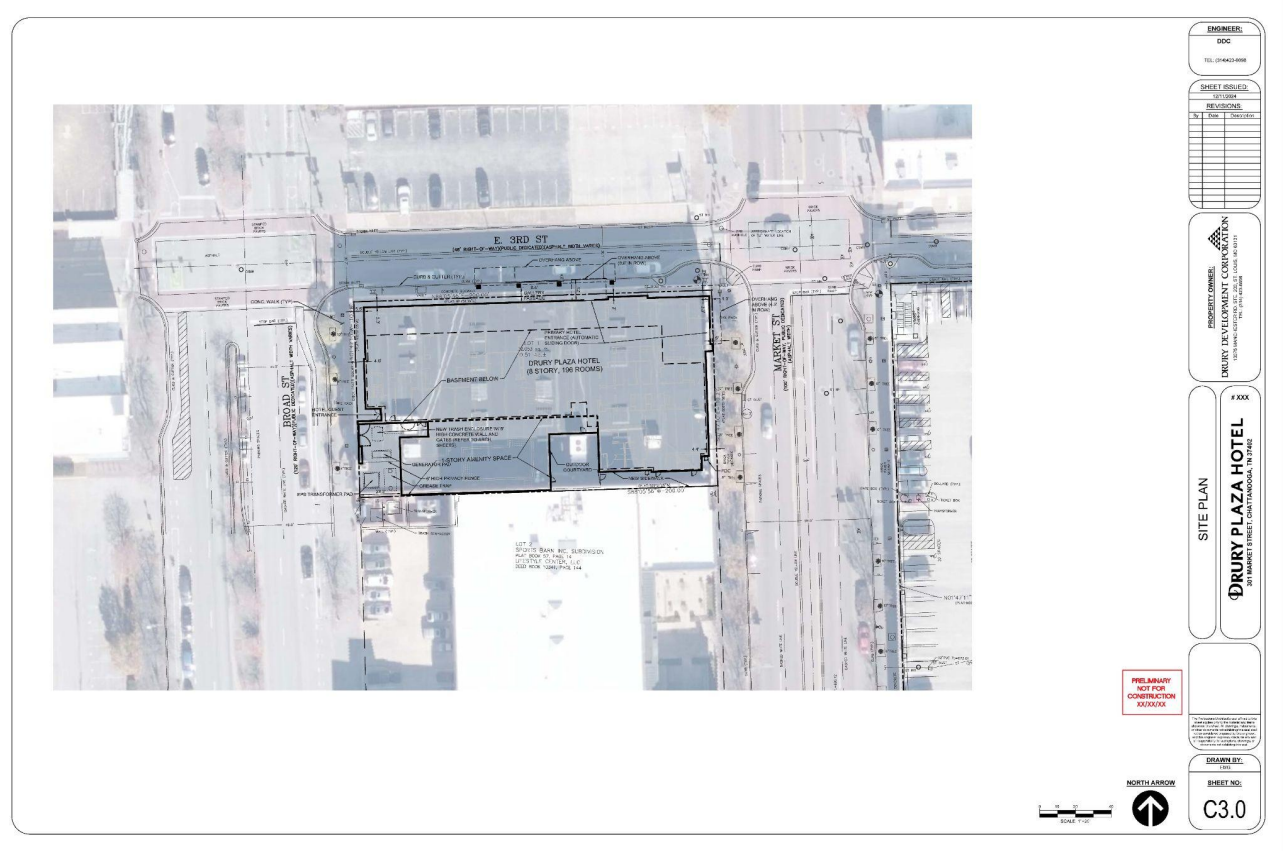
BUILDING PERSPECTIVE / RENDERING



SHEET NO:

PX

Application Materials



VICINITY MAP

- 1) Present zoning classifications: M-L-1
- 2) Area subdivided by this plat is 1.31 acres.
- 3) This plat subdivides the property described in Deed Books 2559-264 and 2946-331.
- 4) This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
- 5) The purpose of this plat is to abandon the interior lot line as shown and establish new lot lines as shown.
- 6) Water source is Tennessee - American Water Company
- 7) Sanitary Sewer are available.
- 8) Street Address: #391.
- 9) City Ordinance #9992 entitled "Stormwater Runoff and Erosion Control" shall apply to any discharge of silt from this subdivision of property.

APPROVED FOR RECORDING
JANUARY 1946
DATE 2-3-46
per [signature]
[signature]
[signature]
[signature]

State of _____
County of _____
Plat file _____
Office _____
Records _____ at Book _____
No. 57-14
PAMELA HIRST, REGISTER
K. M. McIntosh, Deed

57-14

Lots 1 and 2,
Sports Barn, Inc., Subdivision

Chattanooga, Hamilton County, Tennessee

Scale: 1" = 40'

July 1, 1996

We, the undersigned, hereby adopt this plat as our plan of subdivision and certify that we are the owners of the property in fee simple.

Mahesh M. Jadhav

Sports Barn, Inc.
301 Market Street
Chattanooga, Tennessee 37401

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)

HOPKINS SURVEYING GROUP, INC.
David L. Hopkins, Jr. - Registered Land Surveyor No. 120
900 Manufacturers Road - P.O. Box 4366
Chattanooga, Tennessee 37405

(423) 267-3751 Office / (423) 267-0611 Facsimile
Copyright - By Hopkins Surveying Group, Inc.



Drawing No. 1096-317-2(B)
Field Book: _____

135N

Relevant CARTA Transit Route

Case # FBC-24-28
301 Market St.

Project location



CARTA ROUTES / RUTAS DE CARTA

ROUTE	ROUTE NAME	ROUTE	ROUTE NAME
1	Alton Park	10A	Avondale
2	North Shore Shuttle	10C	Campbell Street / Highway 58
3	Enterprise South	10G	Glenwood
4	Eastgate / Hamilton Place	13	Rossville
4	Hamilton Place Express	14	Mocs Express (Free Shuttle)
5	North Brainerd / Cromwell Road (Dial-A-Ride)	15	St. Elmo / Incline Shuttle
6	East Brainerd (Dial-A-Ride)	16	Northgate
7	Chattanooga Housing Authority	21	Golden Gateway
9	East Lake	28	Amnicola Highway
		33	Downtown Shuttle

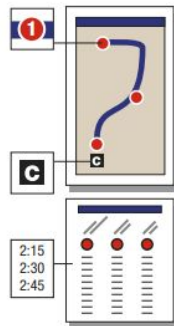
HOW TO READ CARTA MAPS AND SCHEDULES / CÓMO LEER LOS MAPAS Y HORARIOS DE CARTA

The bus stops here at listed times below the symbol. /
El bus para aquí en horas determinadas listadas debajo del símbolo.

Numbers on the map represent scheduled stops; other stops are identified by bus stop signs. /
Los números en el mapa representan las paradas programadas; otras paradas están identificadas por señales de parada de bus.

The connection point shows where routes intersect and transfers to other routes may be available. /
El punto de conexión muestra dónde las rutas se intersectan y dónde se pueden hacer trasbordos hacia otras rutas.

Times are approximate and depend on traffic and weather conditions. /
El horario es aproximado y depende del tráfico y condiciones climáticas.



Staff Report

Case # FBC-24-28, 301 Market St.

Zoning: D-SH-8 Shopfront 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**
2. Requesting a increase in the maximum blank wall length
 - a. **Sec. 38-703(6) Fenestration (C) Blank Wall Length 20' max**
3. Requesting a increase in the maximum allowed square footage for a projecting sign and a reduction in minimum height from sidewalk
 - a. **Sec. 38-753(2) Projecting Signs (D) Max square footage 20 SF / Min height from sidewalk 9'**

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

(6) PUBLIC REALM



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

Fenestration		Setbacks	
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	Sidewalk*	
Story Height		① Clear pedestrian zone	
④ Ground floor elevation	0' min/2' max	A Street	10' min
⑤ Ground story, floor to floor	15' min	B Street	6' min
⑥ Upper story, floor to floor	9' min	Street Tree/Furniture Zone*	
Pedestrian Access		③ Street tree/furniture zone depth	
⑦ Entrance facing primary street	Required	Street tree planting type	
⑧ Entrance spacing along primary street	50' max	A street	Tree pit
Building Elements Allowed		B street	Verge/tree pit
Awning/canopy	◆	Tree spacing	
Balcony	◆	30' avg. on-center	
Forecourt	◆	*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)).	
Gallery	◆		
Porch	◆		
Stoop	◆		

Staff Report

Case # FBC-24-28 301 Market St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

	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

Modification Request Reason:

Briefly explain the reason for the requested modifications:

- Modification 1 – Fenestration along Broad St.: A concrete shear wall, required for lateral stability, is present along part of the façade facing Broad St. Said walls are not to be penetrated with openings, thus making it difficult to achieve the fenestration requirement. Also, a location at grade is required to act as a utility/trash yard. Broad St. is the appropriate access point, given it hosts our neighbor's utility/trash area directly to the south. It is our understanding this area should be screened rather than highlighted by glazing, again impacting our ability to meet the fenestration requirement along the ground level. We are able to achieve 55% fenestration at the ground story level and 4% at the upper stories. We are requesting a decrease in the minimum percentage of fenestration required.
- Modification 2 – Blank Wall along Broad St.: The need for a structural shear wall along Broad St. mentioned in Modification 1 creates another necessary modification for an increase in the amount of blank wall coverage allowed.
- Modification 3 – Projecting signage: Given the scale of the building, it is our desire to increase the signage maximum dimensions to ensure the function and branding of the building is comprehended at the pedestrian level. The restrictions of a 20 SF sign, with 8' maximum height, located between 9'-24' above sidewalk grade causes concern for us that the sign would feel inadequately sized, particularly given the scale of the 8 story building.

Staff Recommendation

Case # FBC-24-28

301 Market St.

Zoning: D-SH-8 Shopfront Mixed Use Zone

Staff:

1. The Form Based Code supports redevelopment and investment in the Downtown Core
2. The Form Based Code promotes development that will support transit and commercial services the community desires.

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-24-28

Zoning: D-SH-8 Shopfront Mixed Use Zone

Major Modification Requests:

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3. Requesting an increase in the maximum allowed square footage for a projecting sign and a reduction in minimum height from sidewalk
 - a. **Sec. 38-753(2) Projecting Signs** (D) Max square footage 20 SF / Min height from sidewalk 9'



Final Information

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