

FORM-BASED CODE COMMITTEE

November 14, 2024



CHA | FBC

FORM-BASED CODE COMMITTEE

November 14, 2024

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-24-4 1846 Market St.** New Construction
6. New Business:
 - a. **Case #FBC-24-16 1601 Cowart St.** Projecting Sign
 - b. **Case #FBC-24-17 2701 Chestnut St.** New Construction
 - c. **Case#FBC-24-20 501 W 12th St.** New Construction
7. Other Business & Announcements
 - a. Next meeting date: TBD (application deadline: October 25, 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

Case # FBC-24-4

1846 Market St.

Zoning: U-CX-3

Major Modification Requests:

1. Requesting reduction of the parking setback on primary street from 30' to 6' due to lot size, shape and parking need.
 - a. **Section 38-717 (4)(A) Building Placement**
Parking Setbacks primary street 30' min
2. Request to exceed the allowed 4 parking space maximum by 12 spaces for a total of 16 proposed spaces.
 - a. **Section 38-741 (1)(E) Vehicle Parking**
The number of spaces provided shall not exceed the required number of spaces, before discounts, by more than twenty percent (20%).
3. Request to allow the parking and sidewalk to encroach the 6' perimeter parking landscape area. Minimum area required = 2,256 +/- SF, Total Area Provided = 1,948 +/- SF.
 - a. **Section 38-748 (4) Parking Lots**
Perimeter planting is required along the outer perimeter of the parking area except any perimeter that is adjacent to the building the parking supports. Breaks for pedestrian, bicycle and vehicular access are allowed.
4. Request to allow the landscape islands as shown with widths and areas less than the required minimum 13.5' width, and minimum 243 SF area due to lot size and shape and parking need.
 - a. **Section 38-748 (2)(C) Parking Lots**
An interior island abutting a single row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and two hundred sixteen (216') square feet in soil surface area for islands along compact parking spaces and two hundred forty three (243') square feet for islands along standard parking spaces.
5. Request to exceed the 15' maximum allowed building setback from Market St. by 32.2, for a total setback of 47.2.
 - a. **Section 38-717 (3)(A) Building Setbacks**
Primary street: 0' min/15' max
6. Request to exceed the 15' maximum allowed building setback from E 19th St. by 115.1, for a total setback of 130.1.
 - a. **Section 38-717 (3)(A) Building Setbacks**
Side street: 0' min/15' max

Picture of Meeting Sign

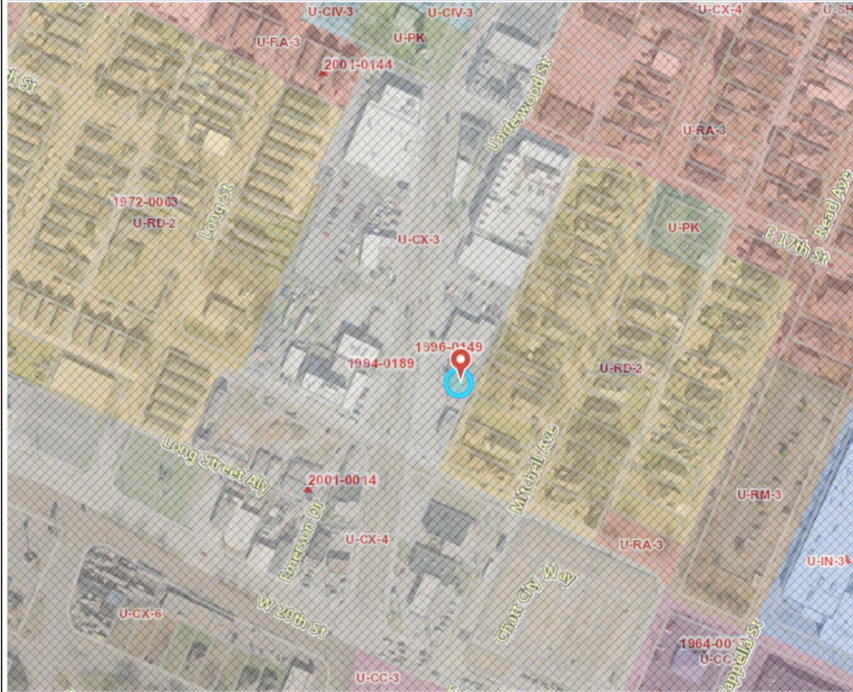
Case # FBC-24-4
1846 Market St.



Site Images

Case # FBC-24-4
1846 Market St.

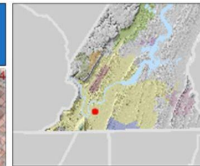
Chattanooga



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 HCGS 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.



Legend

- Parcels
- FBC_Boundary
- Short-term Vacation Rentals
- Cases Before 2002 Labels
- Cases Before 2002
- Unknown
- No
- Yes
- Special Permits
- Zoning Type Labels
- Zoning
- A-1, AGL, AGR
- Areas not Maintained by RPA
- AT
- C-1, TCSM, TCM
- C-2, LB
- C-3, GB
- C-4
- C-5, NC
- C-6
- C-7
- CC, CCD
- CV-3
- CV-4
- CV-5
- CX-12
- CX-8
- CX-3
- CX-4
- CX-5
- CX-6
- HC
- HCD
- HDR, HDRD
- I-1, I1, L-1, LL, LM-1, LM1
- M-3
- M-4
- IND
- IX-3
- IX-4
- IX-6
- IX-8
- LDR, LDRD
- M-1
- M-2
- M-3

Site Images

Case # FBC-24-4
1846 Market St.

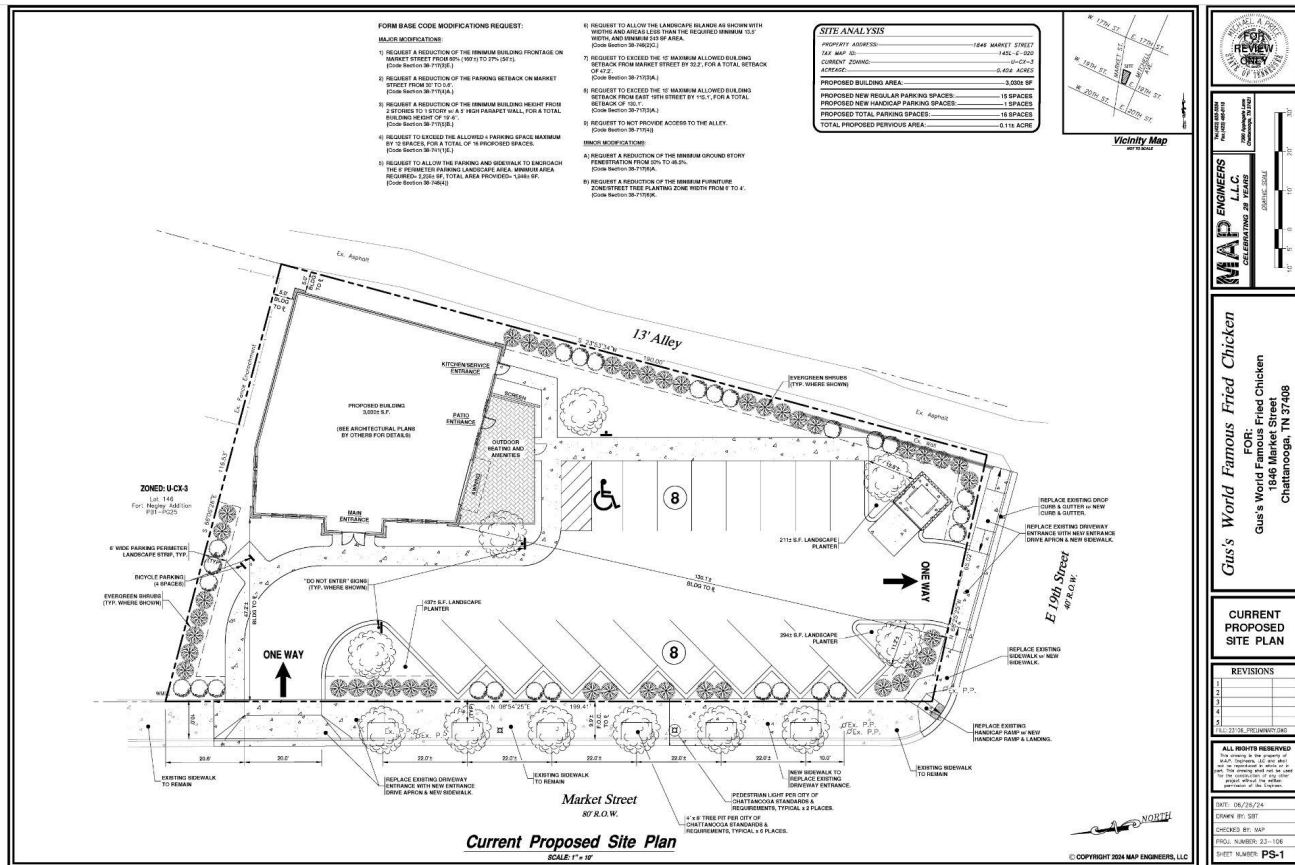


Neighboring Properties to the Site

Case # FBC-24-4
1846 Market St.



Application Materials



Staff Report

Case # FBC-24-4
1846 Market St.

Zoning: U-CX-3

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. 38-719 U-CX Commercial Mixed Use Zone**
(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-24-4
1846 Market St.

Zoning: U-CX-3

Modification Request Reason:

Briefly explain the reason for the requested modifications:

The existing property is an unusual shape and size, with a width along Market Street of 199.41' and a depth of only 65.02'. The code would require a new building to reach 160' along Market Street, which for a proposed 3040 SF building would mean a depth of 19' that is not conducive to the proposed restaurant. The required parking setback of 30' does not allow for the construction of a parking lot onsite that meets the minimum parking dimensions and needed parking for the restaurant. The existing buildings to be removed are single story buildings and the proposed restaurant is a single story building. The maximum allowed parking count of 4 spaces is not conducive for a dine-in restaurant, nor does it account for curb side food pickup customer parking.

Staff Report

Case # FBC-24-4
1846 Market St.

Zoning: U-CX-3

Description of Work:

1. Demolition of existing empty buildings and parking lot. Construction of new commercial restaurant and parking.

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 proposed restaurant will be a significant improvement upon the current state of the existing property, which is comprised of two existing abandoned single story commercial buildings. The development will provide a new restaurant for both local and non-local customers, will enhance the current street frontage, provide needed parking, and convert an abandoned commercial use into a new commercial use contributing to the economy.



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-24-4
1846 Market St.

Zoning: U-CX-3

Staff:

1. The Form Based Code promotes adaptive reuse of vacant/ abandoned properties.
2. The property is located near the FBC boundary line and not in the downtown core.
3. The applicant has worked with the Councilperson and affected neighborhood to revise the design to address community concerns.
4. Councilwoman Dotley has expressed her support for the project based on the collaborative meeting held between the community and the developers.

Staff Recommendation: **APPROVE APPLICANT'S REQUEST FOR THE SIX DEFERRED MODIFICATIONS**

Committee Discussion, Motion and Vote

Case # FBC-24-4

1846 Market St.

Zoning: U-CX-3

Major Modification Requests:

1. Requesting reduction of the parking setback on primary street from 30' to 6' due to lot size, shape and parking need.
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5. Request to exceed the 15' maximum allowed building setback from Market St. by 32.2, for a total setback of 47.2.
 - a. **Section 38-717 (3)(A) Building Setbacks**
Primary street: 0' min/ 15' max
6. Request to exceed the 15' maximum allowed building setback from E 19th St. by 115.1, for a total setback of 130.1.
 - a. **Section 38-717 (3)(A) Building Setbacks**
Side street: 0' min/ 15' max



New Business

Case # FBC-24-16

1601 Cowart St.

Zoning: U-CX-4

Major Modification Requests:

1. Requesting modification of projecting sign requirements to allow for 9' in max sign height, 27 max SF, 3' in max sign width

Section 38-753 (Sign Types)

(2)(d) Projecting signs are limited to the following dimensions (See table)

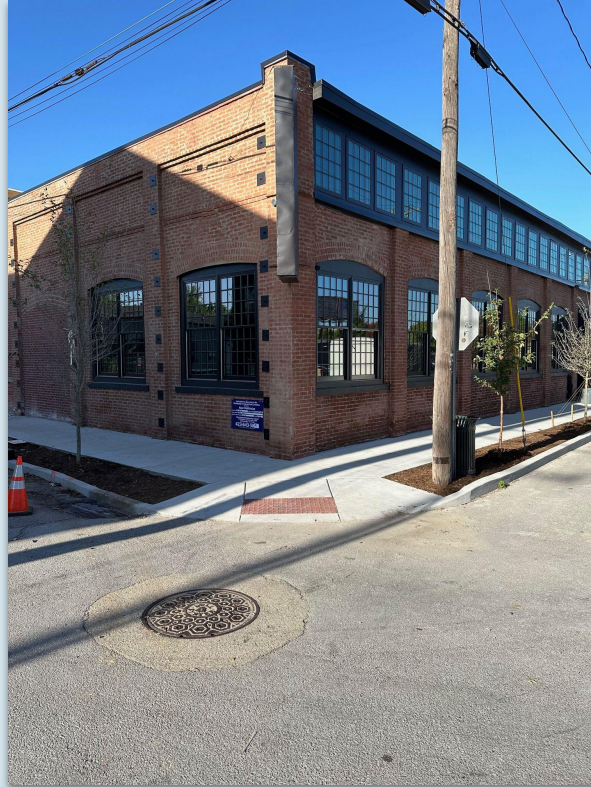
Description of Work

This sign is just a new metal cut out sign to replace the current metal sign that says "sir signal". The frame will remain original. It will be metal with the letters cut out with white plexiglass behind the metal. That will allow for a soft light to illuminate the letters. The sign is already hanging at the location. The signs dimensions are 3 ft by 9 ft tall. 27 square feet. It is 10 ft off of the sidewalk.

Picture of Meeting Sign

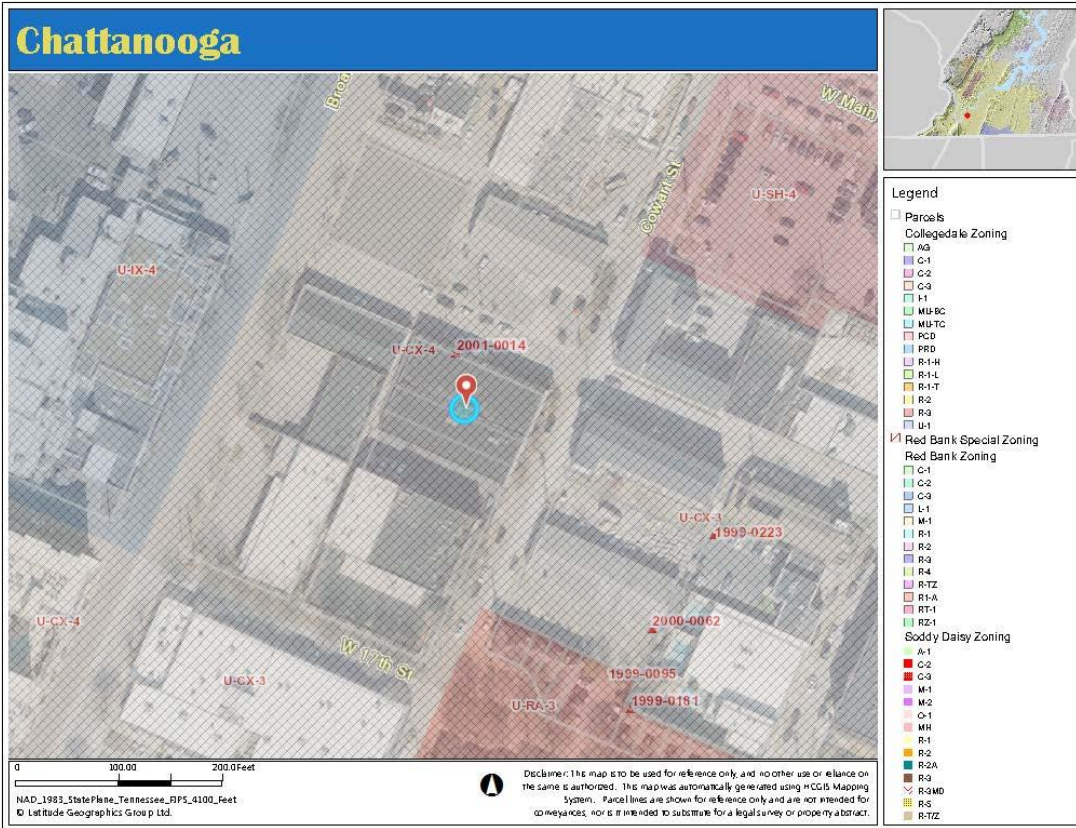
Case # FBC-24-16

1601 Cowart St.



Site Images

Case # FBC-24-16
1601 Cowart St.

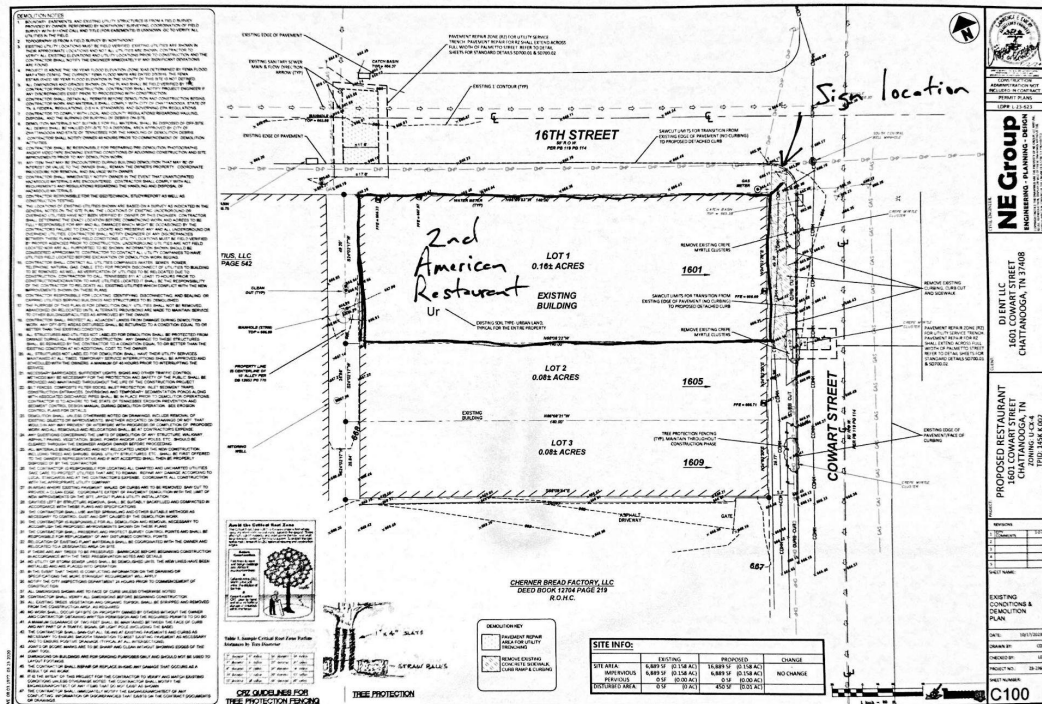


Site Images

Case # FBC-24-16



Application Materials



Application Materials

a m e r i c a n
r e s t a u r a n t



AN

a m e r i c a n
r e s t a u r a n t

Application Materials



Staff Report

Case # FBC-24-16

1601 Cowart Street

Zoning: U-CX4- Commercial Mixed Use Zone

Major Modification Requests:

1. Requesting modification of projecting sign requirements to allow for 9' in max sign height, 27 max SF, 3' in max sign width

Section 38-753 (Sign Types)

(2)(d) Projecting signs are limited to the following dimensions (See table)

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. 38-719 U-CX Commercial Mixed Use Zone
(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.
- Applicant is to match historic sign in location and size.



(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-24-16

1601 Cowart St.

Zoning: U-CX-4 Commercial Mixed Use Zone

Modification Request Reason:

Variance Request

the proposed sign exceeds the maximum square footage for a projecting sign

Request Details

[Edit](#)

Briefly explain the reason for the requested modifications:

We would like to modify the existing sign so that it matches the style of the building that has been updated and restored. The sign will read "american restaurant" with back lights that are not too bright, so it will not be a disruptive or interfere with the surrounding apartments or businesses.



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-24-16
1601 Cowart St.

Zoning: U-CX-4

Staff:

1. While proposed sign exceeds the maximum size for a projecting sign on a 2 story building, it will be with the same dimensions as the existing sign therefore not increasing the nonconformity.

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

Committee Discussion, Motion and Vote

Case # FBC-24-16

1601 Cowart St.

Zoning: U-CX-4 Commercial Mixed Use Zone

Major Modification Requests:

1. Requesting modification of projecting sign requirements to allow for 9' in max sign height, 27 max SF, 3' in max sign width.
Section 38-753 (Sign Types)
(2)(d) Projecting signs are limited to the following dimensions (See table)

Case # FBC-24-17

2701 Chestnut St.

Zoning: C-CIV: Civic Zone

Major Modification Requests:

1. To orient the public entrance towards the Riverwalk, not the primary street.
Sec. 38-698 Measurements and Exceptions / Rules for All Zones E. PEDESTRIAN ACCESS
1. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are allowed. Sec. 38- 771 C-CIV (6) PUBLIC REALM. Pedestrian Access (G) Entrance facing primary street: Required.
2. Utilize a garage door to conceal the stadium's dumpster/compactor.
Sec. 38-698 Measurements and Exceptions / Rules for All Zones (7). Structural Screening A. Service Areas
1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings.
2. Service areas must be screened on 3 sides by a wall a minimum of 6 feet in height or to the top of the equipment, whichever is higher up to 8 feet maximum. Service areas must be screened on the 4th side by a solid gate at a minimum of 6 feet in height 6'
3. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur.
3. Use chain link material to enclose the MLB hitting bay.
Sec. 38- 750 Walls and Fences (1) Materials D. Chain-link fence, barbed wire or concertina wire is not permitted.
4. Building loading and unloading will be located between the building and the primary street
Sec. 38- 745 Vehicle Loading and Drop off Areas (2) Location D. Loading areas may not be placed between a public street (not including an alley) and the associated building.

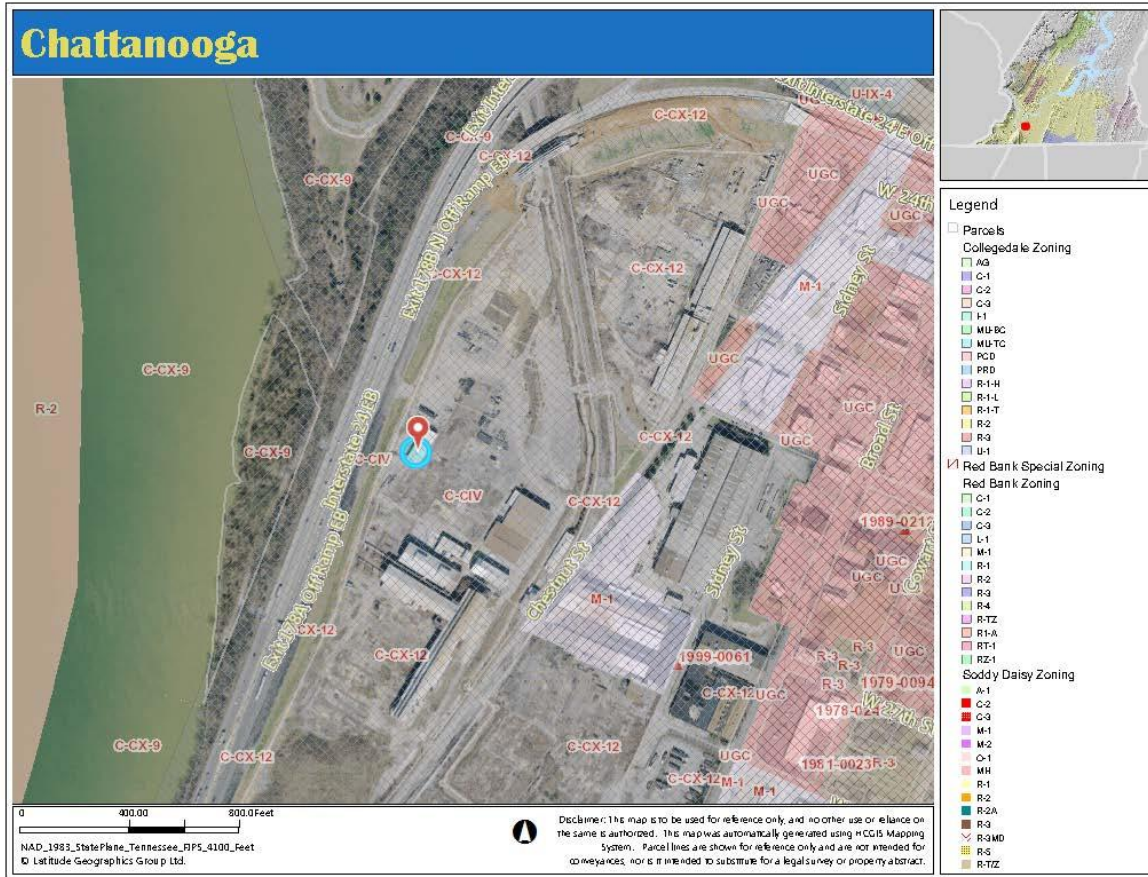
Picture of Meeting Sign

Case # FBC-24-17
2701 Chestnut St.



Site Images

Case # FBC-24-17
2701 Chestnut St.



Site Images

Case # FBC-24-17

2701 Chestnut St.



Site Images

Case # FBC-24-17

2701 Chestnut St.

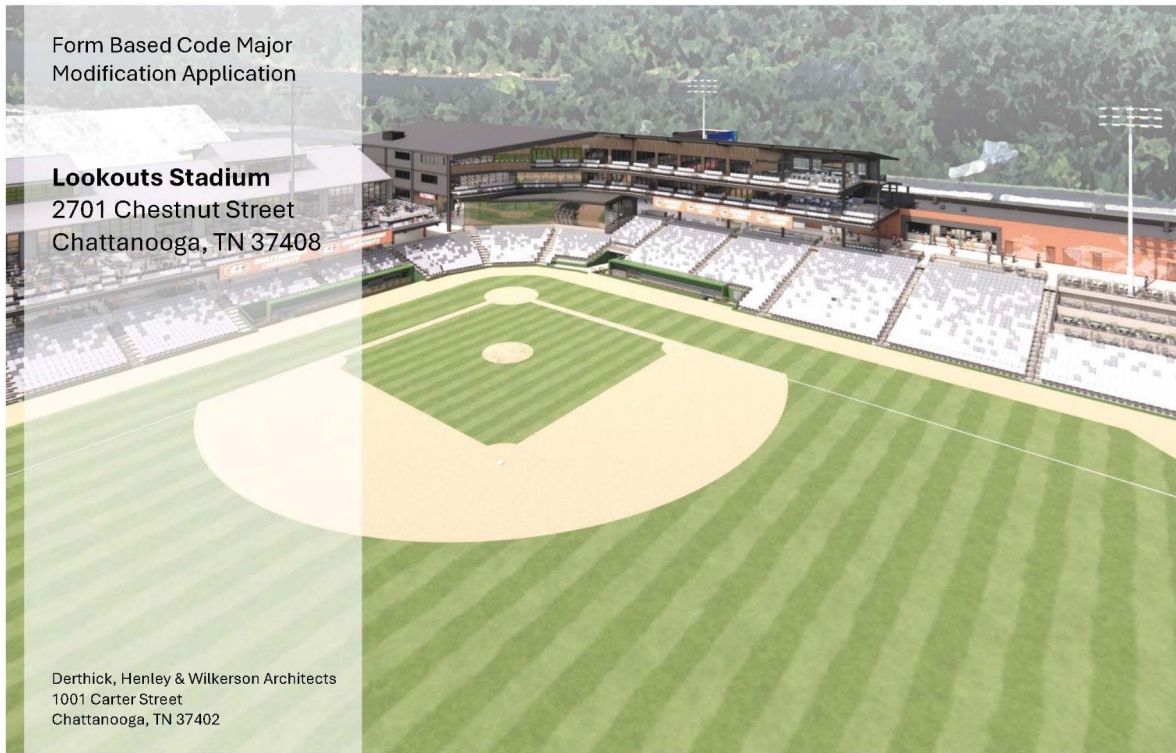


Application Materials

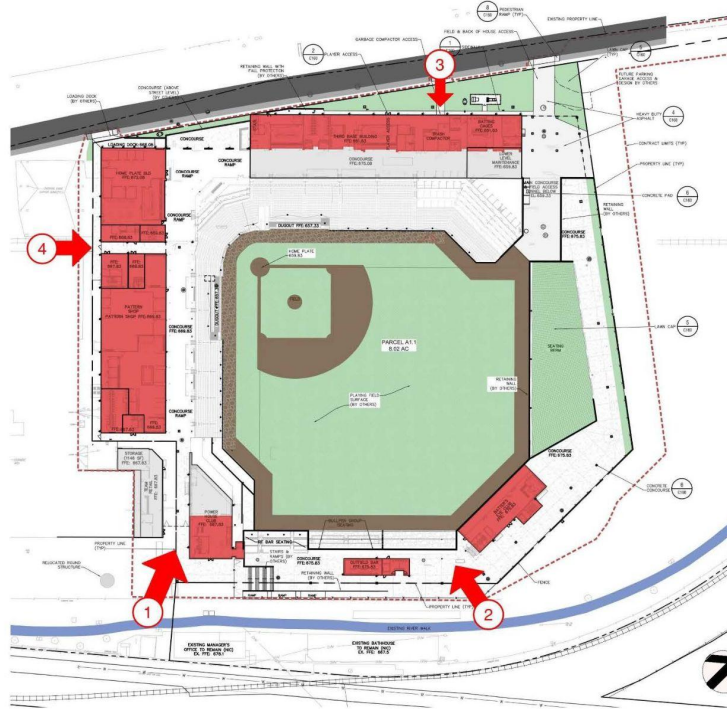
Form Based Code Major
Modification Application

Lookouts Stadium
2701 Chestnut Street
Chattanooga, TN 37408

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



Application Materials



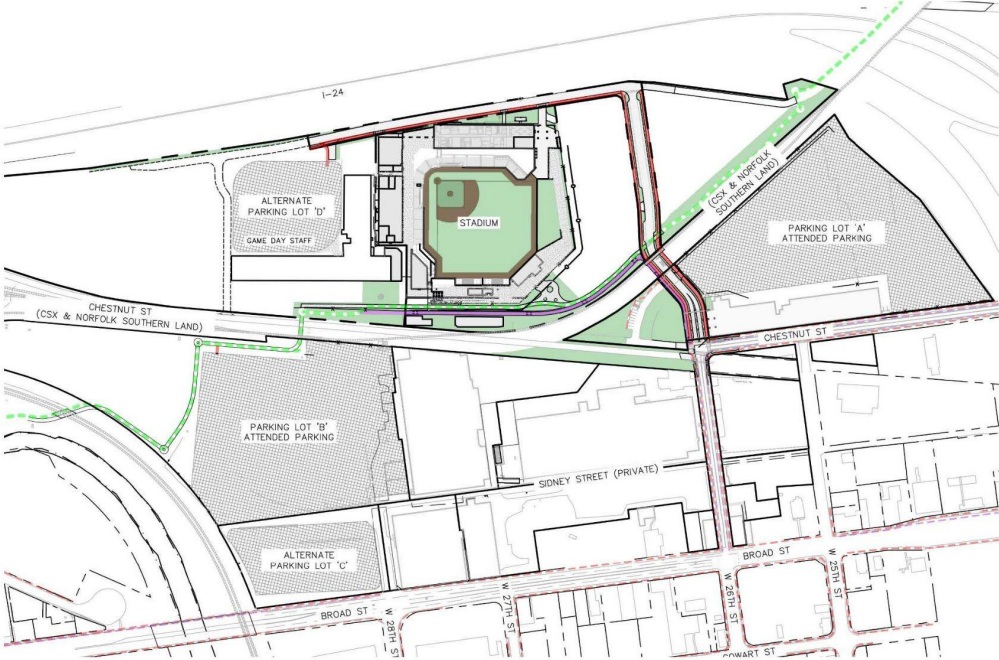
Pedestrian Entrance not facing Primary Street

The project provides an entrance from the public realm (labeled as 3 and 4). However, this entrance is only available to staff and players.

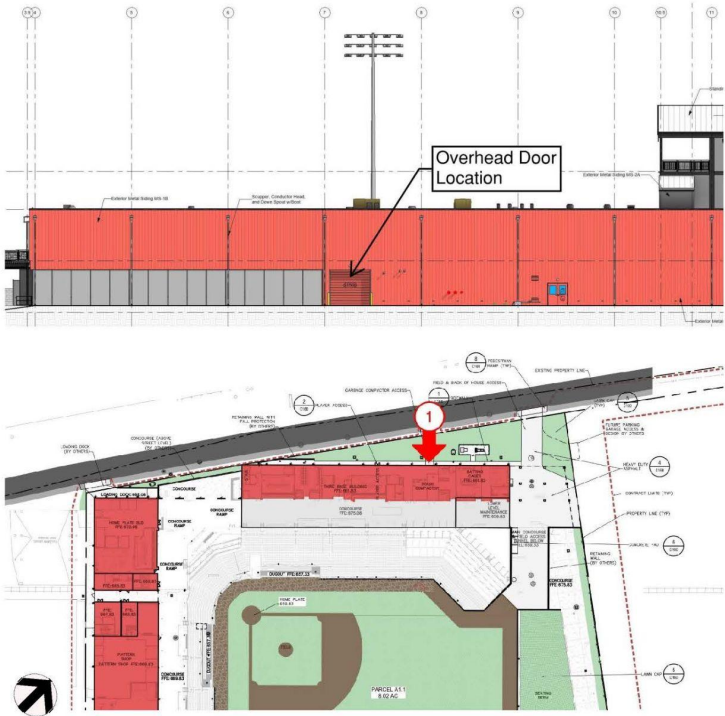
The master developer focused on utilizing the Riverwalk as the “front door” (labeled as 1 and 2) to the stadium which allows the general public to utilize multiple transit options to access the Stadium while providing connectivity to many surrounding neighborhoods.

An overall site plan with parking is provided on the next page for context.

Application Materials



Application Materials

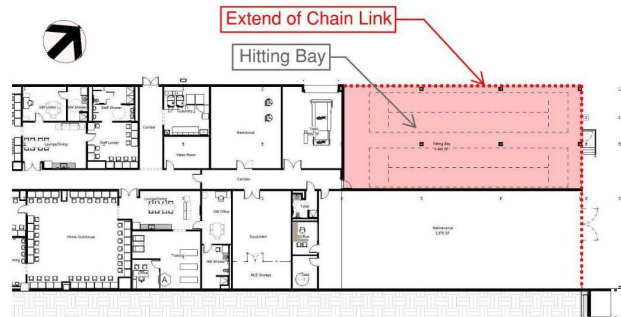
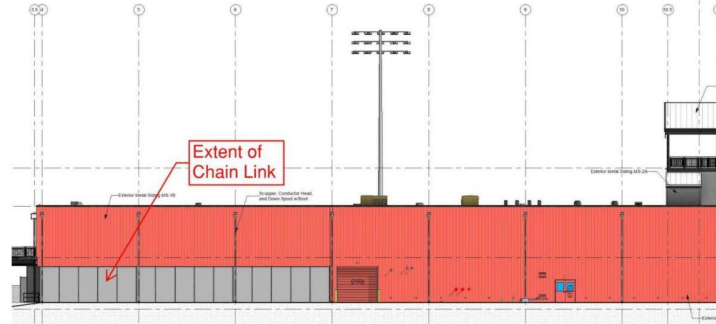


Garage Door to be seen from the Public Realm.

The Stadium will house a single dumpster / compactor located on the first floor. It has been located to allow all concourse and suite trash to be disposed through a shoot directly to the dumpster. With limited site circulation and road exposure the West façade was the most functional location.

To accommodate the dumpster there will be an overhead coiling door (12'-0" Wide, 11'-4" High) on the West Facing façade of the Ballpark (1 on the plan). The exterior wall containing the door is finished with a flush metal panel. The metal panels of the wall and overhead coiling door will be the same finish and color to maintain an attractive urban environment along the street.

Application Materials



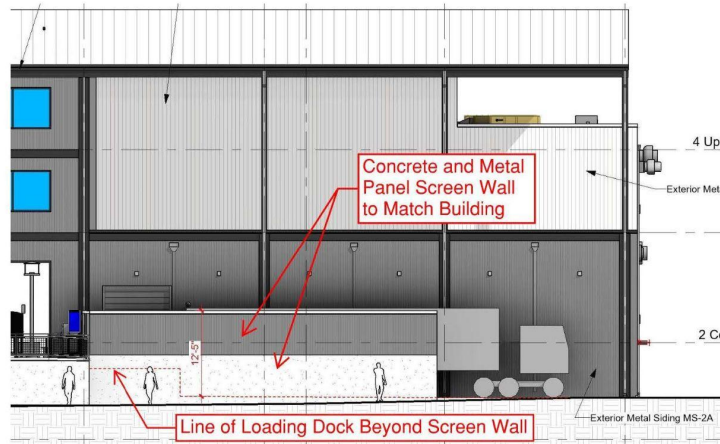
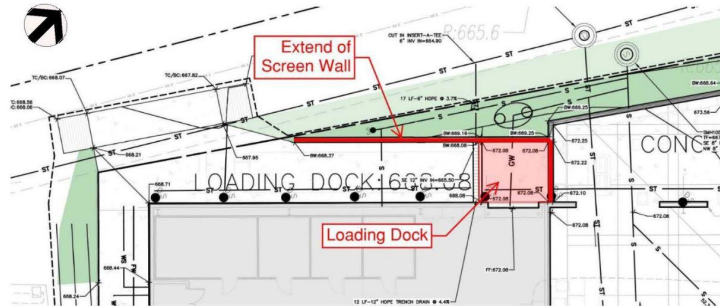
Chain Link Material Incorporated into Building Façade.

The first floor of the West Building will house the stadium's Hitting Bay. This space is required by MLB to be at the same level as the locker rooms and the field, and should be a covered exterior environment for the players.

Since the field is recessed, most of the first floor is below grade with the exception of West face of the building facing the Loop Road. To enclose the Hitting Bay there will be vinyl-coated chain link material incorporated into the building façade on the first floor level. For safety it is required to enclose the space with fencing to protect from stray balls, while maintaining the same outdoor environment.

This will not be a free standing fence but constructed as part of the building envelope. The vinyl-coated chain link wall will be 11'-4" tall and 90'-0" long.

Application Materials



Loading to be Between Building and Primary Street.

The primary Commissary (Storage) for the stadium is located behind home plate in the South West corner of the property. This allows efficient distribution throughout the stadium.

As the property only has access to the public realm on one side, loading/unloading will always be adjacent to the public realm. The project team will emphasize uniform materials and landscaping to maximize the buffer between this area and the public realm. Trucks will not be blocking the sidewalk or access while unloading. We do not anticipate any negative impacts to the public realm as most deliveries will occur in the early morning.

Staff Report

Case # FBC-24-17 2701 Chestnut St.

Zoning: C-CIV: Civic Zone

Major Modification Requests:

- To orient the public entrance towards the Riverwalk, not the primary street.**
Sec. 38-698 Measurements and Exceptions / Rules for All Zones E. PEDESTRIAN ACCESS
1. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are allowed. Sec. 38- 771 C-CIV (6) PUBLIC REALM. Pedestrian Access (G) Entrance facing primary street: Required.
- Utilize a garage door to conceal the stadium's dumpster/compactor.**
Sec. 38-698 Measurements and Exceptions / Rules for All Zones (7). Structural Screening A. Service Areas
1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings.
2. Service areas must be screened on 3 sides by a wall a minimum of 6 feet in height or to the top of the equipment, whichever is higher up to 8 feet maximum. Service areas must be screened on the 4th side by a solid gate at a minimum of 6 feet in height 6'
3. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur.
- Use chain link material to enclose the MLB hitting bay.**
Sec. 38- 750 Walls and Fences (1) Materials D. Chain-link fence, barbed wire or concertina wire is not permitted.
- Building loading and unloading will be located between the building and the primary street**
Sec. 38- 745 Vehicle Loading and Drop off Areas (2) Location D. Loading areas may not be placed between a public street (not including an alley) and the associated building.

CHESTNUT STREET (C) | Allowed Uses

See Sec. 38-738 for ADDITIONAL USE PROVISIONS

Use Category Specific Use	C-CX	C-CIV	C-PK	Definition / Standards
Public/Institutional Uses				
Parks and Open Space, except as listed below:	P	P	P	38-738.(2)B.
Cemetery	--	--	--	
Golf course	--	--	--	
Utilities				38-738.(2)C.
Minor utilities	P	P	P	
Major utilities	--	--	--	
Waterfront Recreation	P	P	P	
Wireless Communications	SZ	SZ	--	38-568.(16)
Open Activation	P	P	--	
Commercial Uses				
Adult-Oriented Business	--	--	--	38-738.(3)A. 38-568.(18)
Animal Care				38-738.(3)B.
Animal care, indoor	P	--	--	
Animal care, outdoor	P	--	--	
Day Care	P	P	--	38-738.(3)C.
Indoor Recreation	P	P	--	38-738.(3)D.
Medical, except as listed below:	P	--	--	38-738.(3)E.
Hospital	SC	--	--	38-568.(19)
Office	P	P	--	38-738.(3)F.
Outdoor Recreation				38-738.(3)G.
Multi-Use Stadium/Arena	--	P	--	
Waterfront Recreation	P	P	P	
Overnight Lodging				38-738.(3)H.
Bed and breakfast	P	--	--	
Hotel, motel	P	--	--	
Short-term vacation rental	P	--	--	Chapter II Article XX
Travel trailer camp or other camping facility	--	--	--	
Parking				38-738.(3)I.
Commercial parking	P	--	--	38-568
Remote (off-site) parking	P	--	--	38-568
Passenger Terminal	P	--	--	38-738.(3)J.
Personal Service	P	--	--	38-738.(3)K.
Restaurant	P	--	--	38-738.(3)L.
Mobile Food Units	P	L	--	20-149

KEY: P = Permitted L = Limited Use SZ = Special Exception from the Board of Zoning Appeals Required
SC = Special Exception from City Council Required -- = Not Permitted

Staff Report

Case # FBC-24-17 2701 Chestnut St.

Zoning: C-CIV Civic Zone

Context:

- Sec. 38-771.C-CIV: Civic Zone(1) Intent 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:

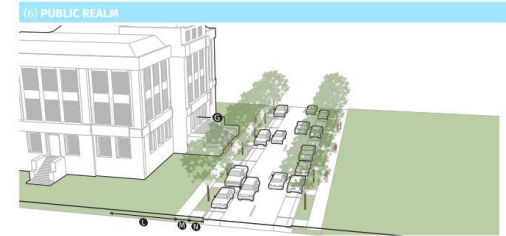
Briefly explain the reason for the requested modifications:

1. The project provides an entrance from the public realm. However, this entrance is only available to staff and players. The Pedestrian entrance does not face the Primary Street. The general public will utilize the Riverwalk as the "front door" to the stadium.
2. A garage door will be seen from the Public Realm to conceal the stadium's dumpster / compactor.
3. Chain Link Material will be incorporated into the building façade to enclose an MLB Hitting Bay which is required to be on the field level, next to locker rooms, covered, and open to the environment.
4. Building loading and unloading will be located between the building and the primary street as the site is only accessible on one side.

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

1. The master developer focused on utilizing the Riverwalk as the "front door" to the stadium utilizing multiple transit options and closer access to parking options.
2. The finishes of the building exterior and the overhead door will be of the same finish and color to maintain an attractive urban environment along the street.
3. The chain link is required for safety and will be incorporated into the building envelope. This will not be a freestanding fence.
4. A screen wall has been incorporated utilizing the same materials as the building and landscaping will be incorporated to maximize the buffer between this area and the public realm. Trucks will not block the sidewalk during loading / unloading.

CHESTNUT STREET (C) | C-CIV: Civic Zone



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

Fenestration		Setbacks	
1 Ground story	n/a	1 Primary/Side Street	0' min
2 Upper story	n/a	Sidewalk*	
3 Blank wall length	n/a	1 Clear pedestrian zone	4' min
Story Height		Street Tree/Furniture Zone*	
1 Ground floor elevation	n/a	1 Primary Street: Street tree/furniture zone depth	n/a
2 Ground story: floor to floor	n/a	2 Side Street: Street tree/furniture zone depth	n/a
3 Upper story: floor to floor	n/a	Street tree planting type	n/a
Pedestrian Access		Tree spacing	n/a
1 Entrance facing primary street	Required	*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)).	
2 Entrance spacing along primary street	n/a		
Building Elements Allowed			
Awning/canopy	◆		
Balcony	◆		
Forecourt	◆		
Gallery	◆		
Porch	◆		
Stoop	◆		



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

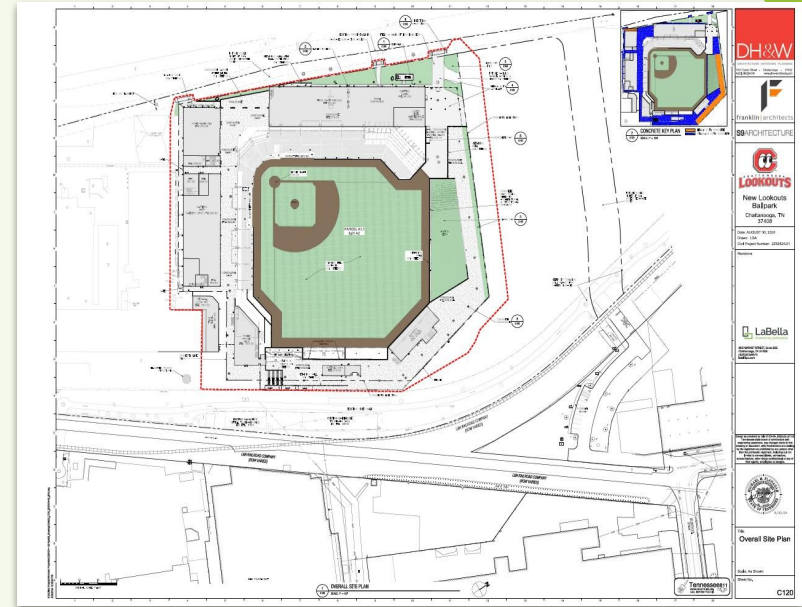
Case # FBC-24-17
2701 Chestnut St.

Zoning: C-CIV

Staff:

1. Form Based code promotes multiple transportation options and pedestrian friendly environments.
2. Attention is being paid to the finishes to maintain an attractive urban environment
3. Committee may want to include a condition that there is enhanced landscaping along Chestnut St. in addition to the screen wall
4. The chain link material will not be a freestanding fence and it is required for player safety.

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



Committee Discussion, Motion and Vote

Case # FBC-24-17 2701 Chestnut St.

Zoning: C-CIV Zone

Major Modification Requests:

1. To orient the public entrance towards the Riverwalk, not the primary street.
Sec. 38-698 Measurements and Exceptions / Rules for All Zones E. PEDESTRIAN ACCESS
1. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are allowed.
Sec. 38- 771 C-CIV (6) PUBLIC REALM. Pedestrian Access (G) Entrance facing primary street: Required.
2. Utilize a garage door to conceal the stadium's dumpster/compactor.
Sec. 38-698 Measurements and Exceptions / Rules for All Zones (7). Structural Screening A. Service Areas 1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings.
2. Service areas must be screened on 3 sides by a wall a minimum of 6 feet in height or to the top of the equipment, whichever is higher up to 8 feet maximum. Service areas must be screened on the 4th side by a solid gate at a minimum of 6 feet in height 6'
3. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur.
3. Use chain link material to enclose the MLB hitting bay.
Sec. 38- 750 Walls and Fences (1) Materials D. Chain-link fence, barbed wire or concertina wire is not permitted.
4. Building loading and unloading will be located between the building and the primary street
Sec. 38- 745 Vehicle Loading and Drop off Areas (2) Location D. Loading areas may not be placed between a public street (not including an alley) and the associated building.

Case # FBC-24-20

501 W 12th St.

Zoning: **W-N: Neighborhood Zone**

Major Modification Requests:

1. Requesting to increase the maximum building setback from 15' to 20'
Section 38-765(3) Building Placement
B. Building Setbacks: A Street 0' min/ 15' max
2. Requesting an increase in the maximum ground floor elevation from 5' to 7'
Section 38-765(6) Public Realm
D. Ground Floor Elevation 16" min/ 5' max
3. To orient primary entrances towards an internal street, not the primary street.
Section 38-698 Measurements and Exceptions / Rules for All Zones
E. Pedestrian Access. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are allowed.
Sec.38- 765 W-N (6) Public Realm
G. Pedestrian Access. Entrance facing primary street: Required.
4. Requesting to increase the maximum driveway width from 20' to 26'
Section 38-765(4) Access / Parking Location
A. Driveway width in setback 20' max
5. Reduce the required parking setback from the 30' min to 22.5'
Section 38-765(4) Access / Parking Location
B. Parking setback: A Street 30' min

Picture of Meeting Sign

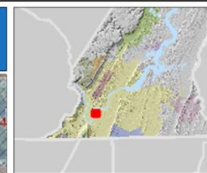
Case # FBC-24-20
501 W 12th St.



501 W 12th St.



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 HCGIS 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.

☐ Parcels

-  **Parcels**
Collegedale Zoning
 AG
 C-1
 C-2
 C-3
 I-1
 M-1B/C
 MU/TC
 P-DB
 PRD
 R-1H
 R-1L
 R-1T-17
 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
 R1-A
 RT-1
 RZ-1
Soddy Daisy Zoning
 A-1
 **C-2**
 **C-3**
 M-1
 M-2
 O-1
 MB1
 R-1
 R-2
 R-2A
 R-3
 **R-3MD**
 R-5
 R-T17

Site Images

Case # FBC-24-20

501 W 12th St.



Neighboring Properties to the Site

Case # FBC-24-20

501 W 12th St.



Application Materials



RaganSmith
a Piper-Saunders company



No. Date: Revision:

1
2
3
4
5
6
7
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9
10
11
12

Client: Chattanooga, TN
Project: One Westside Phase 1-B
Drawing: 10/25/24

Project: One Westside Phase 1-B
Drawing: 10/25/24

Project: One Westside Phase 1-B
Drawing: 10/25/24

ONE WESTSIDE PHASE 1-B

501 W 12TH ST
CHATTANOOGA, TN 37402

Drawing:
WESTSIDE OVERALL PLAN

10/25/24
CONSTRUCTION DOCUMENTS

C0.2



MAP OF GROUP A SINGLE CHART THROUGH RESERVATION PROPERTY

This technical drawing is a map showing a single chart through reservation property. The map includes various geographical features, roads, and land parcels. Key elements include:

- Land Parcels:** Numerous numbered and lettered parcels are shown, some in red (e.g., 1-10, 11-20, etc.) and others in green or blue.
- Roads and Trails:** A network of roads and trails is depicted, including "Highway 1", "Road 1", "Trail 1", and "Trail 2".
- Topography:** Contour lines indicate elevation changes across the landscape.
- Water Features:** Areas labeled "WATER" are shown in blue, representing lakes or rivers.
- Annotations:** Detailed notes provide information about specific areas, such as "BANDONED AREA", "CAMP SITE", "PARKING AREA", and "TRAILHEAD".
- Scale:** A scale bar at the bottom indicates distances from 0 to 1 mile.
- Legend:** A legend at the bottom left explains symbols used throughout the map, including "Road", "Trail", "Water", and "Land Parcel".

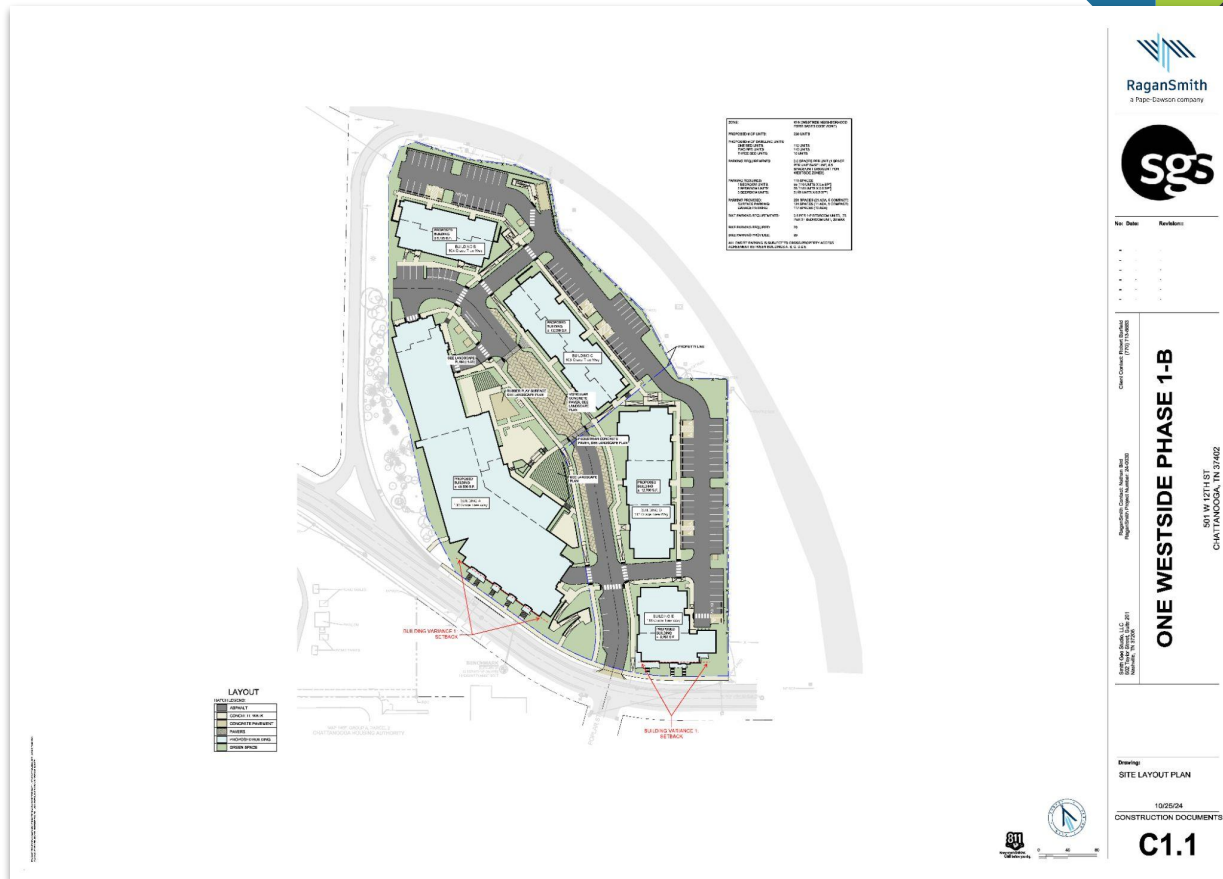


C1.0

ONE WESTSIDE PHASE 1-B

501 W 12TH ST
CHATTANOOGA, TN 37402

Application Materials



Application Materials



RaganSmith
a Page-Seaton company



No. Date: Revision:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 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2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 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Nav. Date:	Revised:
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Client Contact: Robert Barfield

Regan Smith Contact: Nathan Bird

Smiley Game Studios, LLC

ONE WESTSIDE PHASE 1-B

501 W 12TH ST
CHATTANOOGA, TN 37402

Drawings:
ENLARGED LAYOUT PLAN

10/25/24
CONSTRUCTION DOCUMENTS

C1.3



[illegible][illegible]

No:	Date:	Revision:
-----	-------	-----------

Client Contact: Robert Burfield

Reagan-Smith Contact: Nathan Blind

Sensory Case Studies, LLC

ONE WESTSIDE PHASE 1-B

501 W 12TH ST
CHATTANOOGA, TN 37402

Drawings:
GRADING AND DRAINAGE
PLAN

10/25/24
CONSTRUCTION DOCUMENTS

C3.1





RaganSmith
a Pape-Dawson company



No.	Date	Particulars
1	1/1/20	Balance b/d
2	1/1/20	By Cash
3	1/1/20	By Bank
4	1/1/20	By Debtors
5	1/1/20	By Creditors
6	1/1/20	By Balance c/d
7	1/1/20	
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Client Contact: Robert Barfield

Reagan-Smith Contact: Nathan Bird

Smith Group Spazio, LLC

ONE WESTSIDE PHASE 1-B

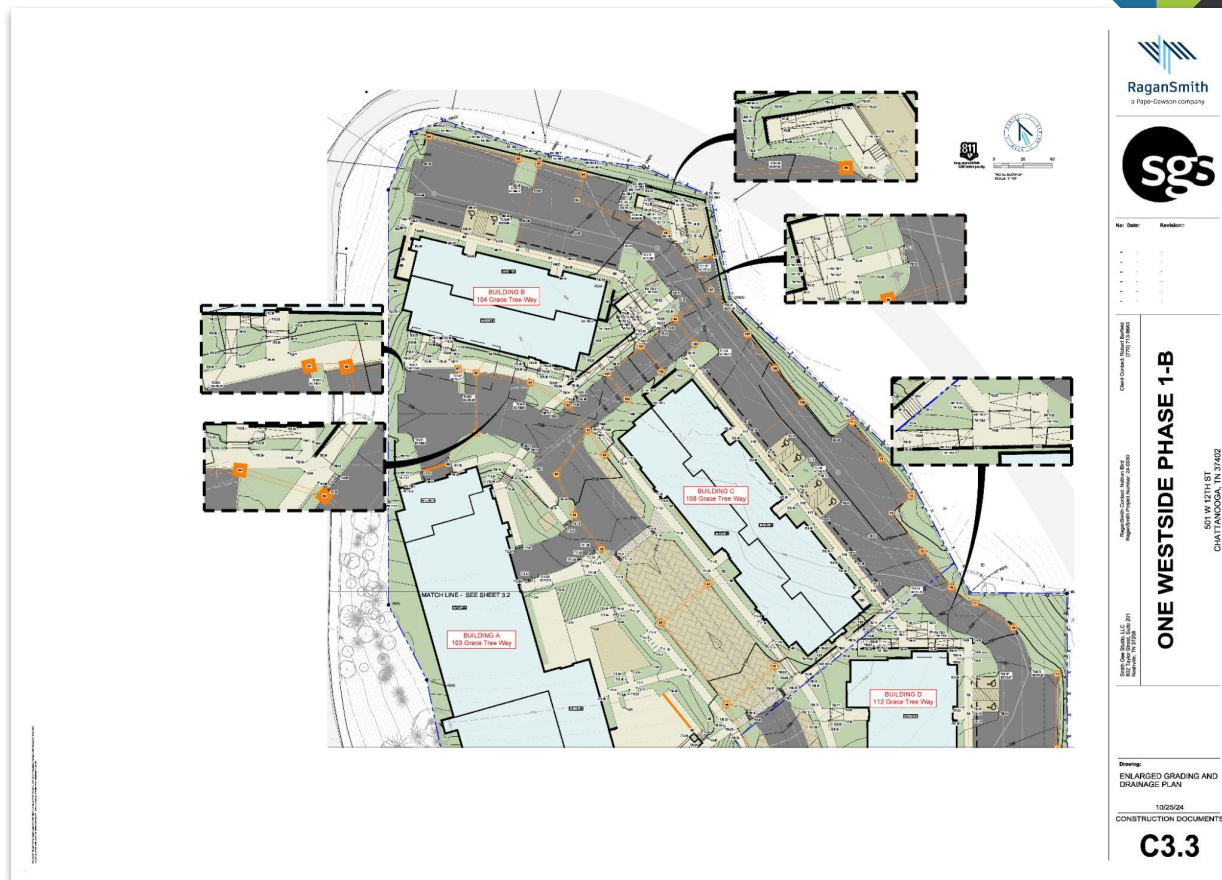
501 W 12TH ST
CHATTANOOGA, TN 37402

Drawing:
**ENLARGED GRADING AND
DRAINAGE PLAN**

10/25/24
CONSTRUCTION DOCUMENTS

C3.2

Application Materials



Application Materials



ADDRESSING ASSIGNED BY GIS & E911 DATED 10/23/24

8/8/2024 4:51:38 PM



No. Date: Revision:

Client: City of Chattanooga
Project: ONE WESTSIDE PHASE 1-B

Location: 501 W 12th St
501 W 12th St
Chattanooga, TN 37402

Scale: 1" = 100'
Date: 08/09/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Drawing:
SITE PLAN - COLORIZED

08/09/2024
100% CD SET

A100f

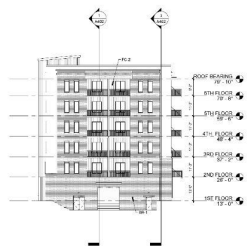
Application Materials



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

10/23/2024 1:11:08 PM



NO DATE REVISION

ONE WESTSIDE PHASE 1-B
BUILDING A

100 GRACE TREE WAY
CHATTANOOGA, TN 37422

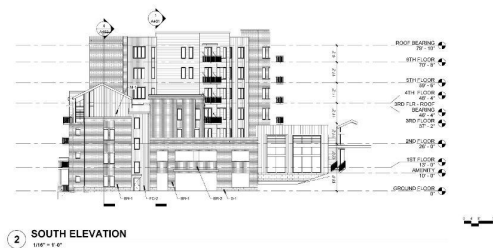
10/23/2024 1:11:08 PM
100% CONSTRUCTION
DOCUMENTS SET

Drawn:
EXTERIOR ELEVATIONS

10/23/2024
100% CONSTRUCTION
DOCUMENTS SET

A301

Application Materials



10/25/2024 1:11:23 PM



Not Date Revision

Client: City of Nashville
Project: One Westside Phase 1-B
Drawing: Exterior Elevations

Architect: HKS, Inc.
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309

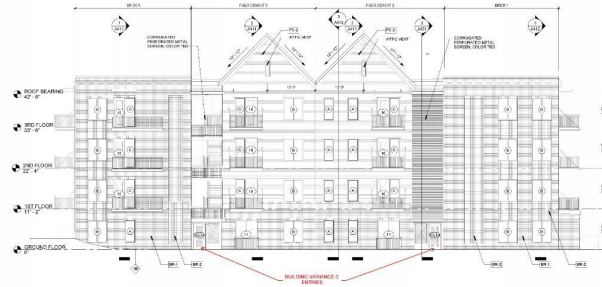
Engineer: HKS, Inc.
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309

10/25/2024
100% CONSTRUCTION
DOCUMENTS SET

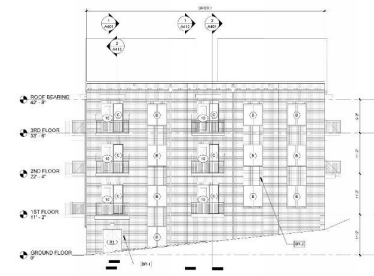
A302

ONE WESTSIDE PHASE 1-B
BUILDING A
103 GRACE TREEWAY
CANTANAGUA, TN 37425

Application Materials



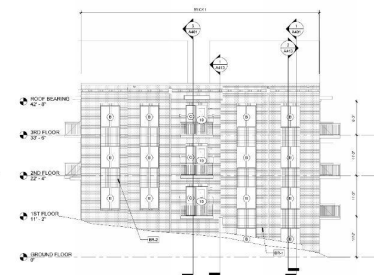
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND	
BR.1	HORIZONTAL BRICK
BR.2	RIGHT HANDER COURSE BRICK, DETAIL
FC.1	LAP SIDING
FC.2	VERTICAL LAP SIDING
FC.3	ALTERNATE LAP SIDING
FC.4	FIBER CEMENT PANEL
BS.1	METAL SIDING
ST.1	STONE



NOT DATE REVISION

CHARTER CONSULTING, LLC
3000 N. W. 10TH AVE., SUITE 100
FORT LAUDERDALE, FL 33309
TEL: 954.575.1234
WWW.CHARTERCONSULTING.COM

ONE WESTSIDE PHASE 1-B
BUILDING B
551 W. 12TH ST.
CHATTANOOGA, TN 37402

100% CONSTRUCTION
DOCUMENT SET
EXTERIOR ELEVATIONS

10/25/2024
100% CONSTRUCTION
DOCUMENT SET
A301

10/25/2024 1:08:58 PM

Application Materials



NO. DATE: REVISION:

CHARTER CONSULTING, INC.
10000 Highway 100, Suite 100
Chattanooga, TN 37421

10000 Highway 100, Suite 100
Chattanooga, TN 37421

10000 Highway 100, Suite 100
Chattanooga, TN 37421

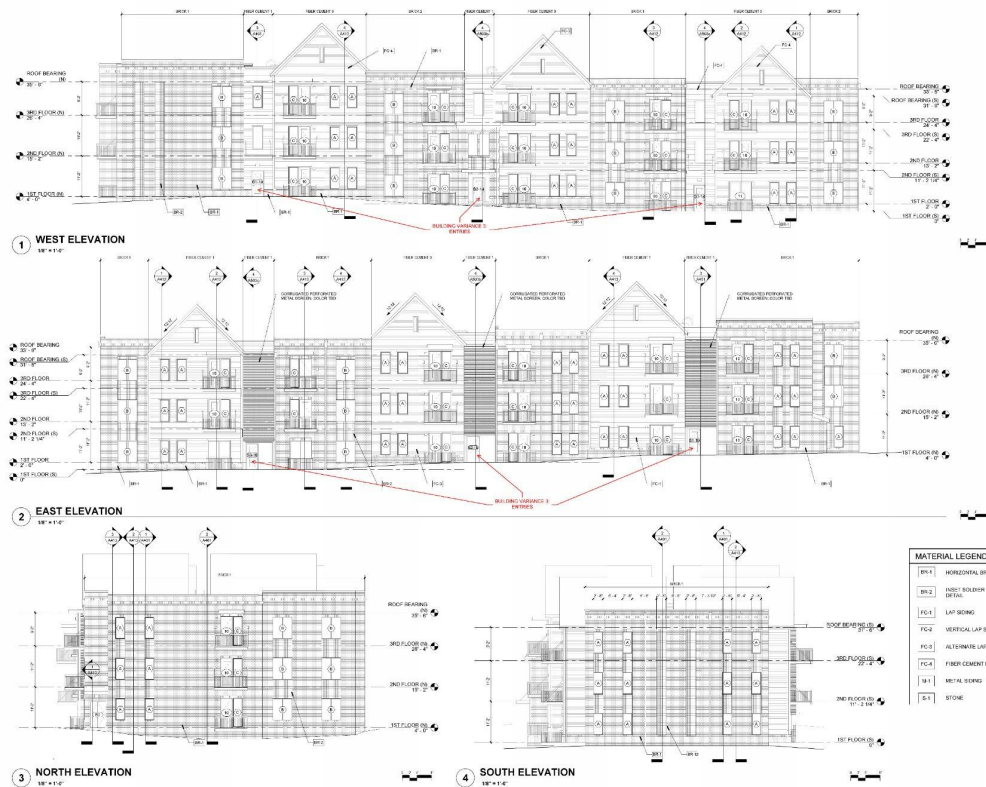
Drawing:
EXTERIOR ELEVATIONS

10000 Highway 100, Suite 100
Chattanooga, TN 37421

A301

**ONE WESTSIDE PHASE 1-B
BUILDING C**
851 W 12TH ST
CHATTANOOGA, TN 37402

Application Materials



NOT DATE DRAWING

CHATTANOOGA PROJECT NO. 100520204

100520204 100520204

100520204 100520204

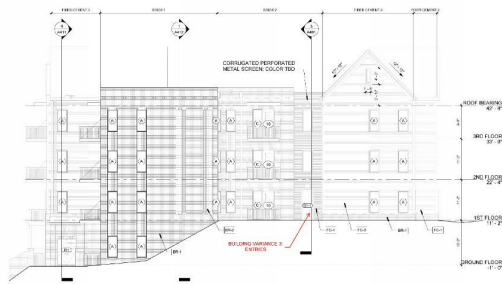
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100520204 100520204

ONE WESTSIDE PHASE 1-A BUILDING D 501 W 12TH ST CHATTANOOGA, TN 37402

100520204
100% CONSTRUCTION
DOCUMENT SET
A301



MATERIAL LEGEND	
BR-1	HORIZONTAL BRICK
BR-2	INSET SOLDIER COURSE BRICK DETAIL
FC-1	LAP SIDING
FC-2	VERTICAL LAP SIDING
FC-3	ALTERNATE LAP SIDING
FC-4	FIBER CEMENT PANEL
M-1	METAL SIDING
S-1	STONE



No:	Disec	Fluoresc
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Client Contact: Robert Bartfield
 10/20/2004 10:34 AM

5025 Cleveland, River Levels

Smith Cove Studio, LLC
8323 Tucker Street, Suite 201

Drawing:
EXTERIOR ELEVATIONS

10/25/2024

A301

ONE WESTSIDE 1 PHASE 1-A
BUILDING E
501 W 12TH ST
CHATTANOOGA, TN 37402

Staff Report

Case # FBC-24-20

Zoning: **W-N Neighborhood Zone**

Major Modification Requests:

1. Requesting to increase the maximum building setback from 15' to 20'
Section 38-765(3) Building Placement
B. Building Setbacks: A Street 0' min/ 15' max
2. Requesting an increase in the maximum ground floor elevation from 5' to 7'
Section 38-765(6) Public Realm
D. Ground Floor Elevation 16" min/ 5' max
3. To orient primary entrances towards an internal street, not the primary street.
Section 38-698 Measurements and Exceptions / Rules for All Zones
E. Pedestrian Access. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are allowed.
Sec.38- 765 W-N (6) Public Realm
G. Pedestrian Access. Entrance facing primary street: Required.
4. Requesting to increase the maximum driveway width from 20' to 26'
Section 38-765(4) Access / Parking Location
A. Driveway width in setback 20' max
5. Reduce the required parking setback from the 30' min to 22.5'
Section 38-765(4) Access / Parking Location
B. Parking setback: A Street 30' min

Staff Report

Case # FBC-24-20

Zoning: **W-N Neighborhood Zone**

Context:

The Westside Context Area is one of Chattanooga's oldest neighborhoods with a rich and complex history that is now home both private and public housing as well as neighborhood amenities such as the historic James A Henry School. The Westside Evolves Transformation Plan aims to reflect the history and culture of the community and to enhance and promote social, economic, and physical benefits to its residents. The Plan values community-building and connection through the introduction of high-quality housing, a higher quality of life and well-being, and diverse education and employment opportunities.

- **Sec. 38-765**

(1)Intent; The Neighborhood (W-N) zone is intended to accommodate a mix of medium- and high intensity multi-family housing options, mixed with neighborhood commercial and public uses, in a pedestrian-friendly environment that remains respectful of the neighborhood's rich history. Live/ work is allowed subject to standards that limit the

WESTSIDE (W) | (W) Westside Context

Sec. 38-764. (W) Westside Context



(1) General Character

The Westside Context Area is one of Chattanooga's oldest neighborhoods with a rich and complex history that is now home both private and public housing as well as neighborhood amenities such as the historic James A Henry School. The Westside Evolves Transformation Plan aims to reflect the history and culture of the community and to enhance and promote social, economic, and physical benefits to its residents. The Plan values community-building and connection through the introduction of high-quality housing, a higher quality of life and well-being, and diverse education and employment opportunities.

(2) Built Environment

Buildings will vary in footprint and height. Buildings can be up to 7 stories. Mixed-use with residential and neighborhood amenity is encouraged, with parking primarily to the rear of buildings. Building coverage is relatively high and should reflect the history of the neighborhood as an integral part of the downtown environment.



(3) Streets and Blocks

Streets and rights-of-way are typically narrow to discourage automotive use of the streets. Traffic will be forced to move slowly. A network of streets frame a pattern of mid-sized walkable blocks. The typical block pattern includes detached and attached sidewalks, bike paths, street trees, on-street and surface parking, and open space and landscaping. Residential and commercial access is typically via secondary streets and shared service drives to a surface parking lot or structured parking.

(4) Parking and Mobility

Parking is primarily provided on-street, in surface lots, and in structures. Parking is primarily located to the rear of buildings. In street design, priority is given to pedestrians and bicyclists. There is access to multiple modes of transportation and frequent pedestrian activity. There are no minimum parking requirements for this Context Area and therefore when parking spaces are provided, there are no requirements that spaces be located on the site of the building they serve.

Staff Report

Case # FBC-24-20

Zoning: **W-N Neighborhood Zone**

Request Details

[Edit](#)

Briefly explain the reason for the requested modifications:

Building modifications

1. Building setback from Primary Street: Due to topography of site, request to increase maximum building setback from 15' to 20' from property line
2. Ground floor elevation: Due to topography of site, two entries of building E are 7' above the curb. Request modification from 5' to 7'
3. Street facing building entries: Nature of development has several entries facing private street / parking. This is in addition to many entries facing primary street
4. Driveway width: Fire Marshal requires driveway width of 26' rather than the 20' max of FBC

Landscape modifications

1. Tree wells: Request using a verge instead of required tree wells due to topography. Tree wells would result in unacceptably steep sidewalk cross section

Transportation modifications

- Parking setback: One parallel parking spot is 22.5' from property line, required setback is 30' from "A street". Minor modification only up to 5'. This modification is asking for 8'. Civil relays parking spot is perpendicular to the street and will be visually unobtrusive
- Clear pedestrian width: 8' sidewalk width requirement on Primary Street not attainable due to ROW. 6' sidewalks provided

Staff Report

Case # FBC-24-20

Zoning: **W-N Neighborhood Zone**

Description of Work:

1. New multi building development to include multi-family housing.

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

Building modifications 1 & 2 are necessary due to site topography. Site design addresses FBC requirements as closely as possible; Building modification 3 is due to development of overall site with multiple buildings; Building modification 4 of drive width is required by Fire Marshal; Landscape modification 1 is due to site topography; Transportation modification 1 is a single parallel parking spot along new private street. Parking spot is perpendicular to Primary Street and will be visually unobtrusive; Transportation Modification 2 is due to available ROW;



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-24-20
501 W 12th St.

Zoning: W-N

Staff:

1. Form Based code promotes reinvestment in older neighborhoods that builds upon and reinforces their unique characteristics.
2. The project was developed with clear and consistent procedures for effective public involvement through Westside Evolves.
3. The Form Based Code supports developments that maintains Downtown's position as the regions predominant economic, civic and cultural center.

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

Committee Discussion, Motion and Vote

Case # FBC-24-20 501 W 12th St.

Zoning: W-N Neighborhood Zone

Major Modification Requests:

1. Requesting to increase the maximum building setback from 15' to 20'
Section 38-765(3) Building Placement
B. Building Setbacks: A Street 0' min/ 15' max
2. Requesting an increase in the maximum ground floor elevation from 5' to 7'
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4. Requesting to increase the maximum driveway width from 20' to 26'
Section 38-765(4) Access / Parking Location
A. Driveway width in setback 20' max
5. Reduce the required parking setback from the 30' min to 22.5'
Section 38-765(4) Access / Parking Location
B. Parking setback: A Street 30' min

Final Information

- Other Business & Announcements - Next meeting date:TBD (application deadline: November 15, 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