

FORM-BASED CODE COMMITTEE

September 11, 2025



CHA | FBC

FORM-BASED CODE COMMITTEE

September 11, 2025

Agenda

1. Roll Call
2. Swearing In
3. Rules of Procedure & FBC Principles & Purpose
4. Prior Meeting Minutes - Vote
5. Old Business:
6. New Business:
 - a. **Case #FBC-25-21 1620 Read Ave.** Lot square footage reduction
7. Other Business & Announcements
 - a. Next meeting date: October 9, 2025 (application deadline: September 12, 2025 at 4 p.m.).
8. Adjourn



Roll Call & Swearing In

Rules of Procedure.

- If you plan to speak you must be sworn in.
- If you speak you must sign in at the podium.
- When you begin to speak, say your name, address and interest in the project for the record.
- Use the laser pointer to indicate what areas you are modifying when presenting.
- You may leave after your case is heard.
- When you leave the meeting, please refrain from speaking until you have fully exited the conference room.
- If you defer your case you will need to notify Staff when you would like to be heard.
- Major Modification Permits shall be issued within a week of the meeting through the online application portal.
- This meeting is being recorded.

Rules of Procedure.

Order of Business

The order of business for hearing the Form-Based Code cases will be as follows:

1. Staff presentation (7 minutes)
2. Applicant Presentation (7 minutes)
3. Community Comments & Comments by Other Persons (9 minutes total)
4. Applicant Response (2 minutes)
5. Committee Discussion (15 minutes)
6. Motion and Vote

FBC Intent

Sec. 38-692. Legal Requirements\ (5) Intent

A. This Downtown Code is intended to balance conservation and development by:

1. Promoting development that maintains Downtown's position as the region's predominant economic, civic, and cultural center.
2. Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods.
3. Providing standards for compatible transitions of use, building scale and height between existing and new development.
4. Guiding reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.
5. Promoting preservation and protection of historic resources.
6. Providing clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.

B. This Downtown Code is intended to achieve design excellence in the built environment by:

1. Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
2. Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.
3. Promoting high quality innovative landscape design that advances the function and beauty of Downtown.

C. This Downtown Code is intended to guide Downtown's prosperous and sustainable future by:

1. Providing clear regulations and processes that result in predictable, efficient, and coordinated review processes.
2. Promoting sustainable building and site design practices.
3. Promoting diverse housing options.
4. Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving).
5. Promoting conservation of land, energy, and natural resources.

FBC Principles & Purpose

Sec. 38-696. Code Administration\ (4) Code Modifications\ A. Purpose.

1. The standards established in this Downtown Code are intended to achieve the following principles:
 - a. Maintain a safe, walkable and attractive urban environment along the street;
 - b. Maximize opportunities for redevelopment and investment in the Downtown Core;
 - c. Provide a diversity of housing options;
 - d. Promote development that will support transit and commercial services the community desires;
 - e. Protect established single-family residential areas from incompatible development;
 - f. Protect integrity of established Historic Districts and significant historic/civic landmarks;
 - g. Balance development opportunity and conservation along the riverfront by promoting development scale/form that maintains public accessibility to the river and considers public/private benefits of scenic views along the river;
 - h. Consider impacts of topography, both in terms of reasonableness of the standard when applied to a particular site and the potential impacts on adjoining properties;
 - i. Increase the tree canopy; and
 - j. Support adopted plan policies and recommendations.



FBC Principles & Purpose

Sec. 38-696. Code Administration\ (4) Code Modifications\ A. Purpose.

2. However, specific site features (topographic changes, lot size or irregular dimension, physical barriers or easements) may create conditions that make compliance with a specific standard impractical or undesirable. It is also recognized that alternative design solutions may achieve the principles stated above but may not comply with a specific standard.
3. It is the responsibility of the applicant to meet the burden of clearly demonstrating the reason for the requested code exception and to provide sufficient documentation to illustrate how the modification is related to a site constraint and/or how the modification would equal or exceed the existing standard in terms of achieving the principles stated above.

FBC Committee Role

1. Review requests for Major Modifications to the FBC that do not qualify for Staff approval; and
2. Review Appeals to Staff decisions or interpretations.

These FBC Committee rulings are only related to the associated applications.

The Form-Based Code Committee must consider the principles stated in Sec. 38-696. (4)A.





Prior Meeting Minutes Vote



Old Business



New Business

Case # FBC-25-21

1620 Read Ave.

Zoning: U-RA-3 Residential Attached Zone

Major Modification Requests:

1. Requesting a reduction from the required minimum lot square footage for Single-unit detached to 2,035 SF.
Sec. 38-715(2)(A) Lot Parameters
Single-unit detached Area 2,500 SF min.
2. Requesting a reduction from the required minimum lot square footage for Two-unit to 3,100 SF.
Sec. 38-715(2)(A) Lot Parameters
Two-unit Area 3,500 SF min.

Picture of Meeting Sign

Case # FBC-25-21
1620 Read Ave.



Case # FBC-25-21
1620 Read Ave.

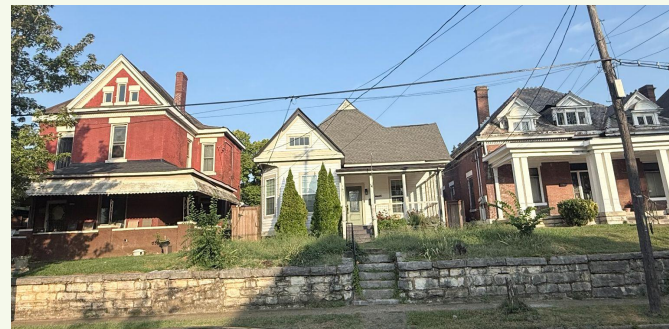
Case # FBC-25-21
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City of Chattanooga

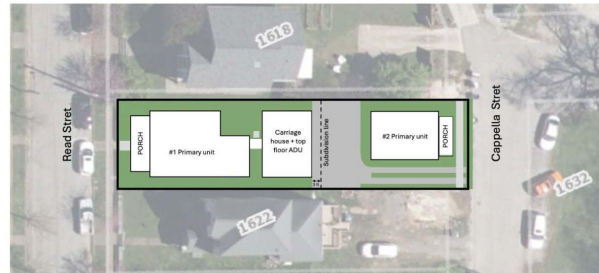
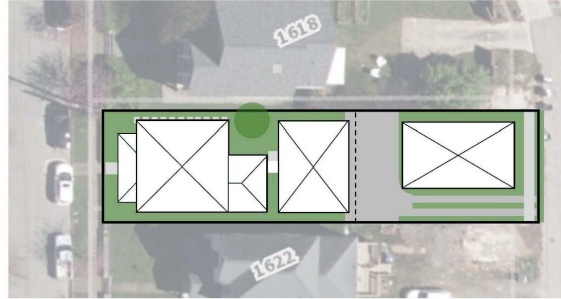


1620 Read Ave.



Application Materials

Development Program

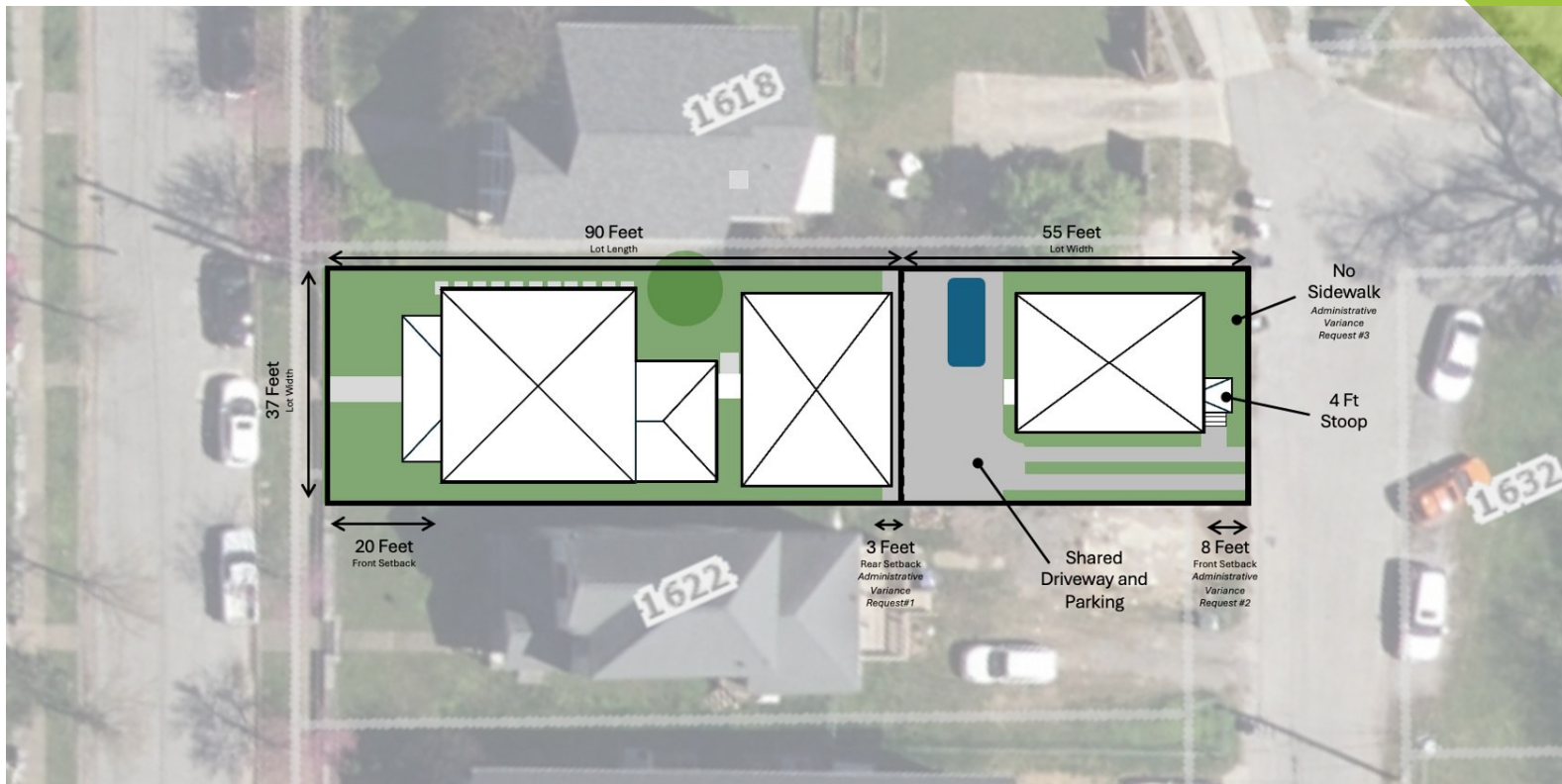


Front Lot (3,100 sq ft)

- Primary Home: 2.5 story, 2,062 gross sq ft (including 196 sq ft finished attic)
 - 3 bedrooms, 2.5 bathrooms
 - Covered Porch: 184 gross sq ft
- Carriage House: 1,080 gross sq ft
 - Garage: 240 sq ft
 - Office: 300 sq ft
 - Guest Suite: 1 bedroom, 1 bathroom — 560 sq ft

Application Materials

Updated Site Plan



Application Materials

- Access: Carriage house accessed via rear driveway easement over rear lot via secondary street Cappella Street

Rear Lot (2,300 sq ft)

- Entitled for: Future two-story single-family home (~1,500 sq ft expected)
- Access: Via secondary street Cappella Street; off-street parking located in rear of property in between rear lot and front lot accessory carriage house
- Timing: Will be marketed and sold once shovel-ready

Application Materials

Primary Residence Façade



Application Materials

Detached Accessory Garage and Guest Suite



Application Materials

2nd Unit



Staff Report

Case # FBC-25-21 1620 Read Ave.

Zoning: U-RA-3 Residential Attached Zone

Major Modification Requests:

1. Requesting a reduction of required lot square footage for Single-unit detached to 2,035 SF.
Sec. 38-715(2)(A) Lot Parameters
Single-unit detached Area 2,500 SF min.
2. Requesting a reduction from the required minimum lot square footage for Two-unit to 3,330 SF.
Sec. 38-715(2)(A) Lot Parameters
Two-unit Area 3,500 SF min.

(2) LOT PARAMETERS		
		
Lot Type	A Area	B Width
Single-unit detached*	2,500 SF min	25' min
Two-unit	3,500 SF min	35' min
Single-unit attached*	1,350 SF min	16' min
Multi-unit (up to 4 units)	5,000 SF min	50' min
Public	5,000 SF min	50' min
Specifications		
C Building coverage		80% max
*See Sec. 38-738(6)C.3		

Staff Report

Case # FBC-25-21 1620 Read Ave.

Zoning: U-RA-3 Residential Attached Zone

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. 38-715 U-RA: The Residential Attached (U-RA) zone is intended to accommodate a mix of single-family, two-family and lower intensity multi-family housing options in a pedestrian-friendly environment.

Modification Request Reason:

Briefly explain the reason for the requested modifications:

The requested modification allows the lot to be subdivided so that each single-family home can occupy its own parcel, fronting a public street. This enables both homes to be sold separately while maintaining a walkable, street-facing design and screened, shared parking between them.



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-25-21 1620 Read Ave.

Zoning: U-RA-3 Residential Attached Zone

Major Modification Requests:

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Sec. 38-715(2)(A) Lot Parameters
Two-unit Area 3,500 SF min.

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

Walkable urban form: Both homes have primary entrances facing public streets, maintaining an active street edge and avoiding rear-loaded or auto-oriented designs.

Compatible scale and placement: The buildings meet all height, setback, and frontage requirements, preserving the visual rhythm and massing of the block.

Efficient land use and housing diversity: The modification enables two fee-simple homes on a single through-lot, increasing attainable ownership options without increasing overall unit count.

Minimized impact of vehicles: Parking is internal to the site and fully screened from public view, avoiding driveway interruptions along either street.

Final Information

- Other Business & Announcements - Next meeting date: October 9, 2025 (application deadline: September 11, 2025 at 4 p.m.).
- Major Modification Permits shall be issued within a week of the meeting through the online application portal.
- For any additional questions, please contact Staff:
 - Check the FBC Website: [Form Based Zoning](#)

Adjourn