

FORM-BASED COMMITTEE

October 12, 2017



CHA | FBC

FBC Committee Role

- Review requests for Major Modifications to the FBC that do not qualify for Minor Modifications that can be Staff approved.
- Review appeals to Staff decisions or interpretations

FBC Committee Administration Guidelines

- It is the responsibility of the applicant to meet the burden of clearly demonstrating the reason for the requested code exception and provide sufficient documentation to illustrate how the modification is related to a site constraint and/or how the modification would equal or exceed the the existing standard. *Sec.38-696 (4) A. Pg 2-4*
- Modifications will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety and general welfare; and
- Modifications will not result in a substantial departure from the basic urban principle that buildings should directly front streets (as opposed to being set back from the right-of-way) and add value and animation and pedestrian walkability of the street edge. *Sec. 38-696 (4) C. Pg 2-6*

Rules of Procedure

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. Comments by Other Persons (total of 9 minutes)
4. Applicant Response (2 minutes)
5. Committee Discussion
6. Motion and Vote

Additional Rules of Procedure

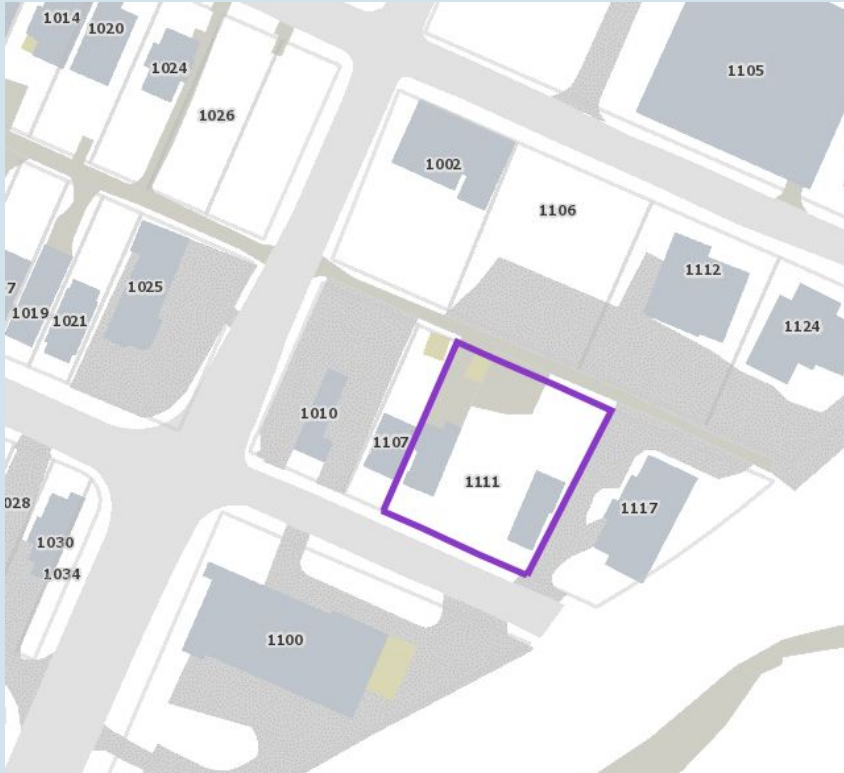
- If you plan to speak you must be sworn in.
- If you speak you must sign in at the podium.
- When you begin to speak say your name, address and interest in the project for the record.
- Failure to have representation for a case shall result in a denial or deferral.
- If you leave the meeting, please wait until exiting to wooden doors to speak.
- Use the laser pointer to indicate what areas you are modifying when presenting.

Agenda

1. Roll Call
2. Swearing In
3. Approval of Minutes
4. Old Business: None.
5. New Business:
 - a. Case # 17-FB-00024 located at 1111 E 11th St
 - b. Case # 17-FB-00025 located at 609 Houston St
 - c. Case # 17-FB-00026 located at 1400 Williams St
6. Other Business: Review of the 12 month FBC edits
7. Announcements
 - a. Next meeting date for the FBC Committee is: November 9, 2017
8. Adjourn

Case # 17-FB-00024

1111 E 11th St



Modification Requested:

1. Reduction of the width of the landscape island from 13.5 feet wide to 8 feet wide using Silvacells to provide soil volume.
2. Reduction the verge and sidewalk size from 6ft to 5ft to meet the current sidewalk pattern.
3. Movement of ground floor sign from the first floor to the 3rd floor.
4. Reduction of landscape island from 1 to 0 on the right side of the parking area (closest to the building)
5. Reduction of landscape island from 1 to 0 on the left side of the parking area (closest to the building), alternatively provided with landscaping and existing tree.

Application and Checklist

Case # 17-FB-00024
1111 E 11th St

FORM-BASED CODE COMMITTEE
MAJOR MODIFICATION APPLICATION

Page 1 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00024 Received By: EAD 9/15/17

General Information and Instructions

Please fill this Major Modification Application and the Major Modification Checklist out completely. Type or print your information legibly. Upon submitting this application, the owner/agent is confirming that they have had a meeting with the Land Development Office, have checked to see if they are within 300 feet of a Neighborhood Association, and have had or scheduled their neighborhood meeting before the Committee Meeting. The applicant is also aware that modifications cannot "significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management and other matters affecting the public health, safety and general welfare" (Sec. 38-696. (4) C). All work must be stopped, including, but not limited to: any cut and fill, construction and/or alteration of the building or property that is the subject of this application.

1. Contact Information

Property Owner(s) Name: Sigma Kappa National Housing Corp - Amanda BOWEN
Mailing Address: 695 Pro-Med Lant STE 300
City, State, Zip Code: Carmel IN 46032
Phone Number: 865-742-2416 Email: abowen131@gmail.com

Applicant/Agent Name: Justin Dumsday, AIA River Street Architecture, llc
Mailing Address: 714 Cherry St
City, State, Zip Code: Chattanooga, TN 37402
Phone Number: 423-634-0806 Email: jdumsday@rsa.archi

2. Property Information

Property Address (for which the modification is requested):
Mailing Address: 1111 E 11th St
City, State, Zip Code: Chattanooga TN
Zoning: U-RM-3 Council District: 8 Parcel Number: 146I C 007

A. Is this property a Lot of Record? Yes No If yes, you must provide proof that the lot was legally platted with the Hamilton County Register of Deeds on or before June 20, 1961.

B. Do you own the property? Yes No If no, what is your interest? Architect for Sigma Kappa

3. Neighborhood Meeting(s)

Neighborhood Meetings must be held with any Neighborhood Association within 300 feet of the subject property before any case will be added to the Agenda. Proof of the meeting, such as a sign in sheet is required. Please list associations below:

Neighborhood: MLK Neighborhood Assoc Date of Meeting: Wed Oct 4th 6:30PM
Neighborhood: _____ Date of Meeting: _____
Neighborhood: _____ Date of Meeting: _____

FORM-BASED CODE COMMITTEE
MAJOR MODIFICATION APPLICATION

Page 2 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00024 Received By: EAD 9/15/17

4. Variance Request Information

A. What physical conditions on the property create the hardship? (Check all that apply)

Unusual Shape Topography Easements Existing Development
 Drainage Floodplain Other: Keep an existing Willow Oak

B. Are you appealing a Staff decision on their interpretation of the regulations? Yes No

C. Is the use of the property changing? Yes No Existing Use: Residential New Use: Residential

D. Explain your specific request(s):



Number	Type of Variance	Code Requirement	Variance Request
Example	Setback	10 ft side setback	Reduction of setback to 7 ft due to narrow lot.
1.	Parking Island size	13.5ft wide	8ft wide with use of Silvacells below parking to allow for root growth for trees
2.	Verge and Sidewalk size	6ft	Reduce from 6ft to 5ft to better match neighboring pattern on the dead end street.
3.	SIGN	GROUND FLOOR SIGN ON GROUND FLOOR	MOVEMENT OF ONE GROUND FLOOR SIGN TO THE 3RD FLOOR. SAD
4.	PARKING ISLAND	1 AT THE END OF THE PARKING ON THE RIGHT SIDE	1 TO 0 ISLAND ON THE RIGHT SIDE CLOSEST TO THE BUILDING SAD
5.	PARKING ISLAND	1 AT THE END OF THE PARKING ON THE LEFT SIDE	1 TO 0 ISLAND ON THE LEFT SIDE IN EXCHANGE FOR RETENTION OF LARGE TREE & BUFFER SAD
6.			
7.			
8.			

E. Briefly explain the reason for the requested modifications:
There is an existing Willow Oak on property that the city forester stated is in good condition and the sorority would like to keep. This is interfering with the ability to park in rear of the property. In addition the parking in rear would match the parking of the existing three other sororities

F. 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. Tree island - intent is to provide root area for healthy tree. This technology allows root growth
2. Intent for tree island distance to help shade and provide vegetation. The existing willow oak is larger than any planted tree. parking is on the north and shaded by building

Application and Checklist

Case # 17-FB-00024
1111 E 11th St

 **FORM-BASED CODE COMMITTEE**
MAJOR MODIFICATION APPLICATION 
Page 3 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00024 Received By: EAD 9/15/2017


5. Payment

A check payable to the City of Chattanooga must accompany this application in the amount of \$(TBD). This is a non-refundable fee.



6. Signature

I (We) certify that the facts set out in the forgoing request are true to the best of my knowledge. In the event any information given is found to be false, any decision rendered may be revoked at any time. I (We) understand that failure to provide adequate and complete information shall be the grounds for denial of this application. I (We) also understand that if no representative appears before the Committee, the result may be a denial or postponement until the next monthly meeting.

In the event that the applicant/agent is not the owner, I (we) certify that the listed individual as the applicant/agent has the power and permission to represent the owner in this application and all matters related to it.

JUSTIN DUMSDAY, AIA
Applicant/Agent or Owner (Print Name)
River Street Architecture

Applicant/Agent or Owner Signature

9.14.17
Date

 **FORM-BASED CODE**
SUBMISSION CHECKLIST 
Page 1 of 1

Date Filed: 9/25/2017 Case Number: 17-FB-00024 Received By: EAD 9/15/17

This checklist is to ensure that the Applicant knows what items are necessary to submit for review when a project is located within the Form Based area. This checklist is due at the time of application submission.

1. Set up a meeting with a Land Development employee to review what variances are needed. This meeting should be held with the Development Review Planner, Emily Dixon, at 433.643.5834 or edixon@chattanooga.gov. This meeting can be performed in the Land Development Office or via telephone (drawings and review materials must be available to review).

EMILY DIXON
Land Development Employee (Print Name)
Emily Dixon
Land Development Employee Signature

8/29/2017
Date of Meeting

2. Determine which Neighborhood Associations are within 300 feet of the project. This information may be obtained by going to this website:

<http://www.chattanooga.gov/economic-community-development/neighborhood-services/neighborhood-associations2/directory-of-associations>

Or by calling Neighborhood Services at 433-643-7300

3. Contact any Neighborhood Associations and schedule a meeting time with them to go over the project prior to application submission. Contact information for the primary contacts of the Neighborhood Associations may also be obtained by calling Neighborhood services.


4. Submission of materials to the Land Development Office:

- Plan Review Checklist
- Submission Checklist
- Site Plan and Building Elevations
- Required Specifications: Window, Lighting, Sign or Planting (when applicable)
- Proof of a Lot of Record
- Pictures or Renderings
- Sign in Sheet from the Neighborhood meeting (if it has occurred)
- Any other materials the Applicant deems necessary to present the request

I (We) certify that I have followed all of these steps and submitted all of the requested items to ensure that I (We) have submitted a complete application package to the Land Development Office.



Justin Dumsday
Applicant/Agent or Owner (Print Name)

9.15.17
Date


Applicant/Agent or Owner Signature

Application and Checklist

Case # 17-FB-00024
1111 E 11th St

 **FORM-BASED CODE
PLAN REVIEW CHECKLIST** 
Page 1 of 2



Date Filed: 9/25/2017 Case Number: 17-FB-00024 Received By: SAD 9/15/17

This checklist is to ensure that the Applicant knows what items will be reviewed and to aid in the review process of this project. This checklist must be fully completed and submitted at the time of application submission. For any questions, please contact the Development Review Planner, Emily Dixon, at 423.643.5834 or edixon@tnv.net

Address: 1111 E 11th Street
Zoning: U-RM-3
Project Name: Sigma Kappa Sorority House
Building Permit Number: _____
Other existing permits: _____
Variance? Yes. request variance for parking and Verge/Sidewalk

Was this an existing development or new? NEW
What is the use? Residential
What is the lot size (sqft)? 19,000SF
What is the lot width? 123'4"
What are your setbacks?
Front/Primary Street 10ft
Right Side 5ft
Left Side 5ft
Rear Street 6ft off alley

What is the percentage of lot frontage on the primary street? 84% SEE ELEVS
What is the percentage of lot frontage on the Side Street? N/A
Will you need a new curb cut? No
Is it on a primary street or secondary? N/A
What is your parking setback? Parking directly off alley setback not required
Protective Zone? No
Buffer Around Parking? Yes 4ft
Required Parking? 18
Provided Parking 20 /5= 4 Trees
Required Bike Parking?
Provided Bike Parking 4
Ground Floor Elevation?
What is the building height? 36'4
How many living units are in your building? Per IBC considered One (1) Dwelling with nine (9) bedrooms sleeps 18
Number of floors in your building? 2
What is the spacing between your entrances? 1 entrance
What is your transparency on the ground story?
What is your transparency on the upper story?

 **FORM-BASED CODE
PLAN REVIEW CHECKLIST** 
Page 2 of 2

Date Filed: 9/25/2017 Case Number: 17-FB-00024 Received By: SAD 9/15/17

This checklist is to ensure that the Applicant knows what items will be reviewed and to aid in the review process of this project. This checklist must be fully completed and submitted at the time of application submission. For any questions, please contact the Development Review Planner, Emily Dixon, at 423.643.5834 or edixon@tnv.net

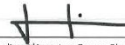
What is the length of the greatest blank wall on the front of your building?
What is the width of your sidewalk? existing sidewalk 5ft - proposed sidewalk 5ft with 5ft verge (minor variation from FBC 6ft/5ft)
What is your tree spacing? 30ft
Screening for dumpster? white vinyl fence
Screening for equipment? equipment is in the rear
What are your signage dimensions? 2 SIGNS 1. "SIGMA KAPPA" 12ft x 11ft 2. EK = 5'-8"X 2'-3" SEE ELEVS
Sign Type? METAL LETTERS ATTACHED TO BUILDING

Provide:
Window Specifications
Lighting Specifications
Sign Specifications

I (We) certify that the facts set out in the Review Checklist are true to the best of my knowledge. I (We) understand that failure to provide adequate and complete information shall result in an incomplete plan review. This plan review will be on hold until the requested items or information are submitted.

In the event that the applicant/agent is not the owner, I (we) certify that the listed individual as the applicant/agent has the power and permission to represent the owner in this application and all matters related to it.

JUSTIN DUMSDAY, AIA 09.15.17
RIVER STREET ARCHITECTURE
Applicant/Agent or Owner (Print Name) Date


Applicant/Agent or Owner Signature

Picture of Sign

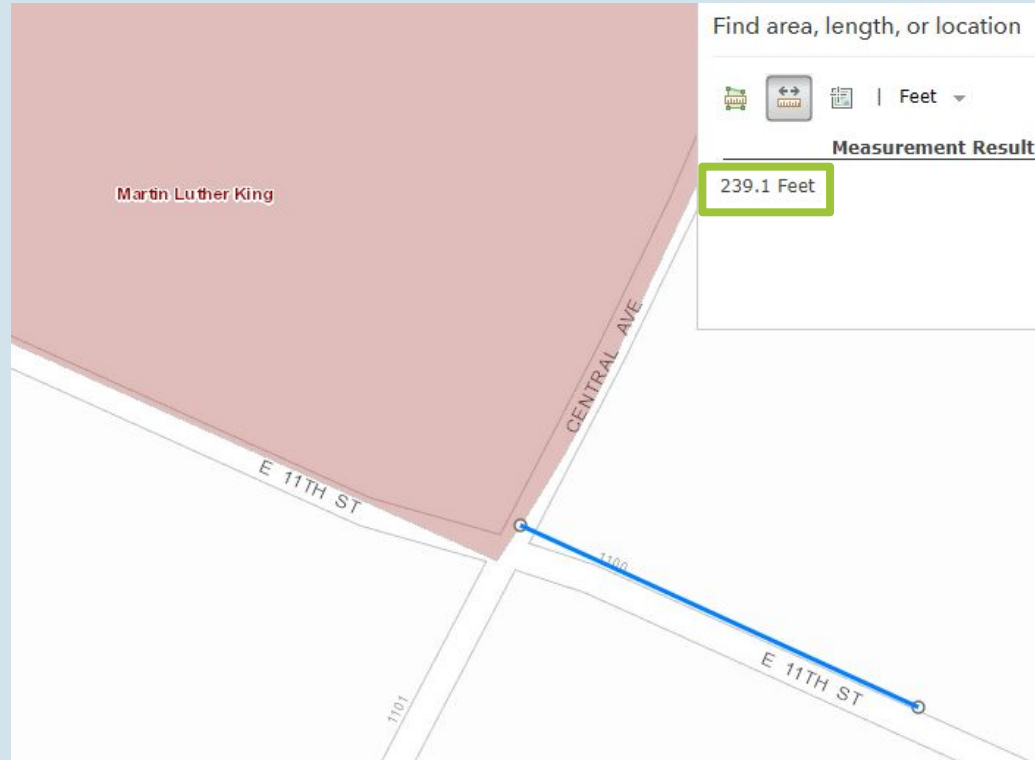
Case # 17-FB-00024

1111 E 11th St



Neighborhood Meeting Sign-in Sheet

Case # 17-FB-00024
1111 E 11th St



Neighborhood Meeting Sign-in Sheet

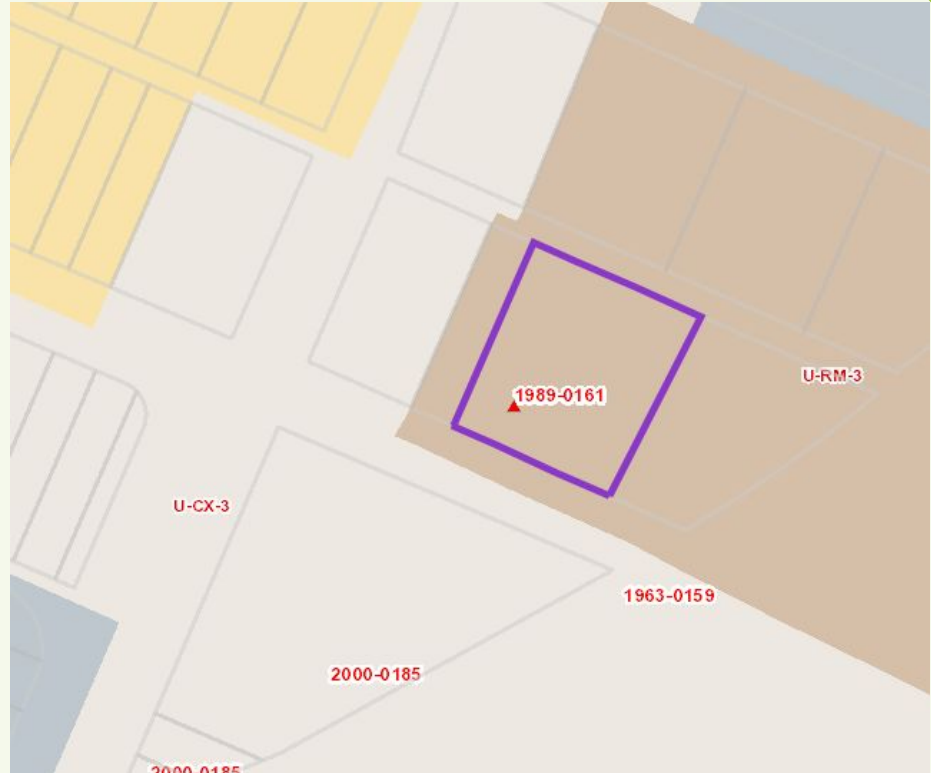
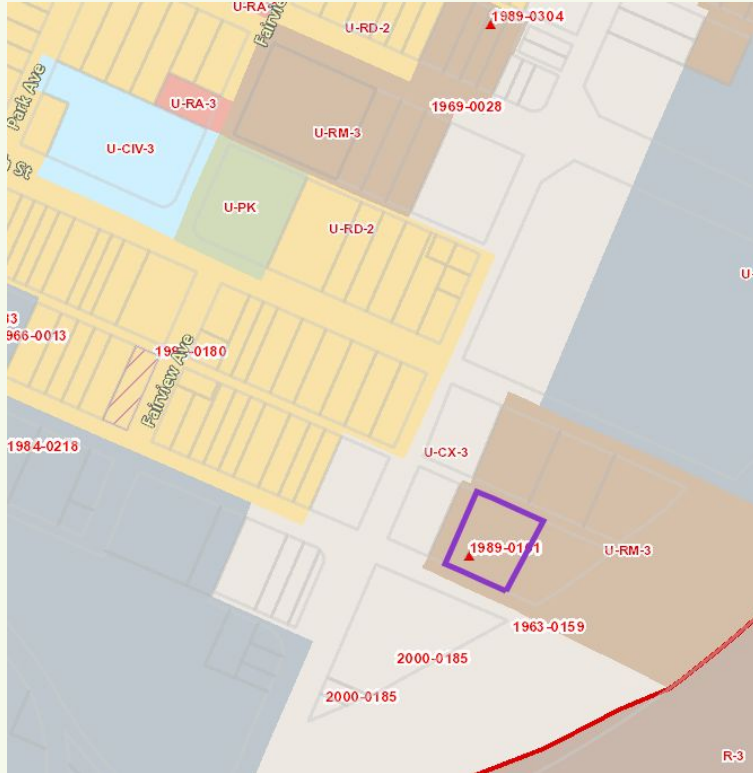
Case # 17-FB-00024

1111 E 11th St

Case # 17-FB-00024

1111 E 11th St

Zoning: U-RM-3 Residential Multi-Unit Zone



Code References

Case # 17-FB-00024
1111 E 11th St

Sec. 38-754. Sign Types (1) Ground Floor Building Signs A

Sec. 38-754. Sign Types

(1) Ground Floor Building Signs

A. Location

1. Ground floor building signs must be located to fit within the architectural elements, such as the lintel or sign frieze that separates the ground level from the upper façade.

Sec. 38-748. Parking Lots (2) Interior Islands A, B & C

(2) Interior Islands

- A. Parking lots must be planted with trees at a minimum rate of 1 tree for every 5 parking spaces. Tree must be located within the parking lot. Required Perimeter Planting may not be substituted for Parking Lot Trees.
- B. A landscaped interior island must be provided every 10 parking spaces and at the end of every parking row and planted with at least one tree.
- C. An interior island abutting a single row of parking spaces must be a minimum of 13.5 feet in width and 200 square feet in area. This island must include 1 shade tree.

Staff Report

Case # 17-FB-00024
1111 E 11th St

Modification Requested:

1. Reduction of the width of the landscape island from 13.5 feet wide to 8 feet wide using Silvacells to provide soil volume.
2. Reduction the verge and sidewalk size from 6ft to 5ft to meet the current sidewalk pattern.
3. Movement of ground floor sign from the first floor to the 3rd floor.
4. Reduction of landscape island from 1 to 0 on the right side of the parking area (closest to the building)
5. Reduction of landscape island from 1 to 0 on the left side of the parking area (closest to the building), alternatively provided with landscaping and existing tree.

Context:

1. There is a large existing Willow Oak on the property that designers are attempting to keep and protect during and after construction.
2. The signage requested fits within the size requirements for ground floor signs.
3. There is greek signage in various locations on the surrounding Greek homes.

Zoning: U-RM-3

Sec. 38-748. Parking Lots (2) Interior Islands A, B & C

- A. Parking Lots must be planted with trees at a minimum rate of 1 tree for every 5 parking spaces. Trees must be located within the parking lot. Required Perimeter Planting may not be substituted for Parking Lot Trees.
- B. A landscaped interior island must be provided every 10 parking spaces and at the end of every parking row and planted with at least one tree.
- C. An interior island abutting a single row of parking spaces must be a minimum of 13.5 feet in width and 200 square feet in area. This island must include 1 shade tree.

Sec. 38-754. Sign Types (1) Ground Floor Building Signs A

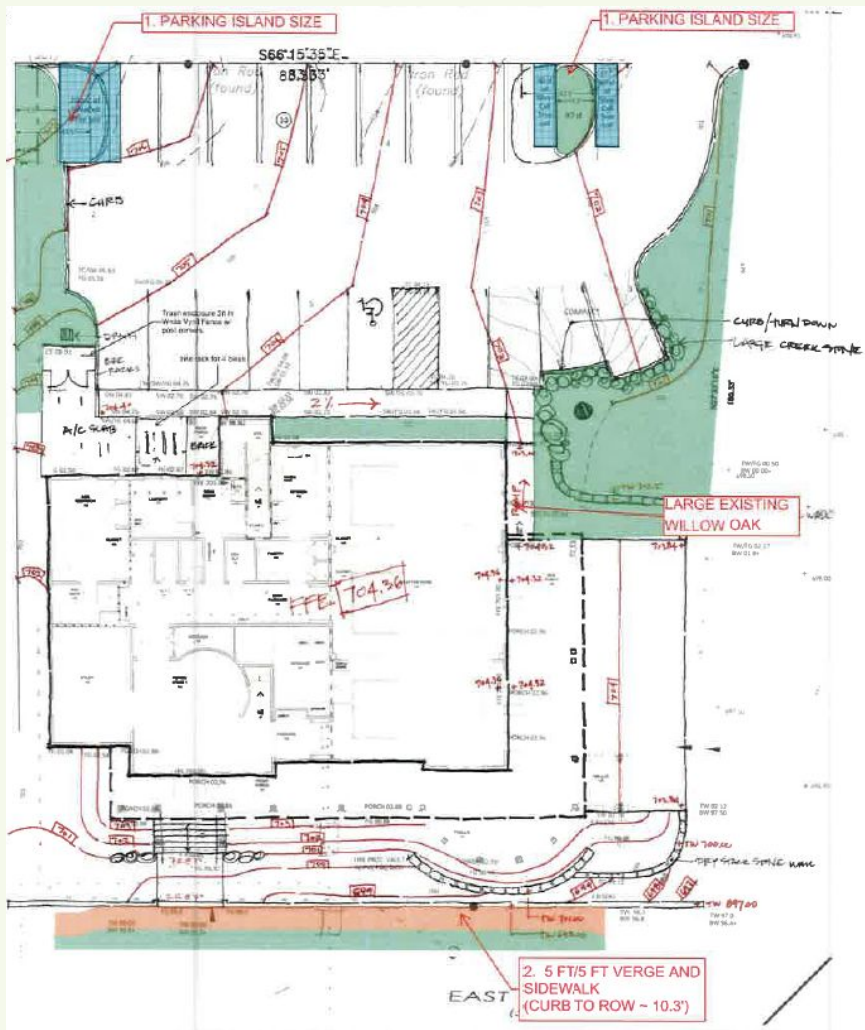
- A. Ground floor building signs must be located to fit within the architectural elements, such as the lintel or sign frieze that separates the ground level from the upper facade.

Hardship Listed:

Existing Willow Oak Tree.

Site Plan

Case # 17-FB-00024
1111 E 11th St



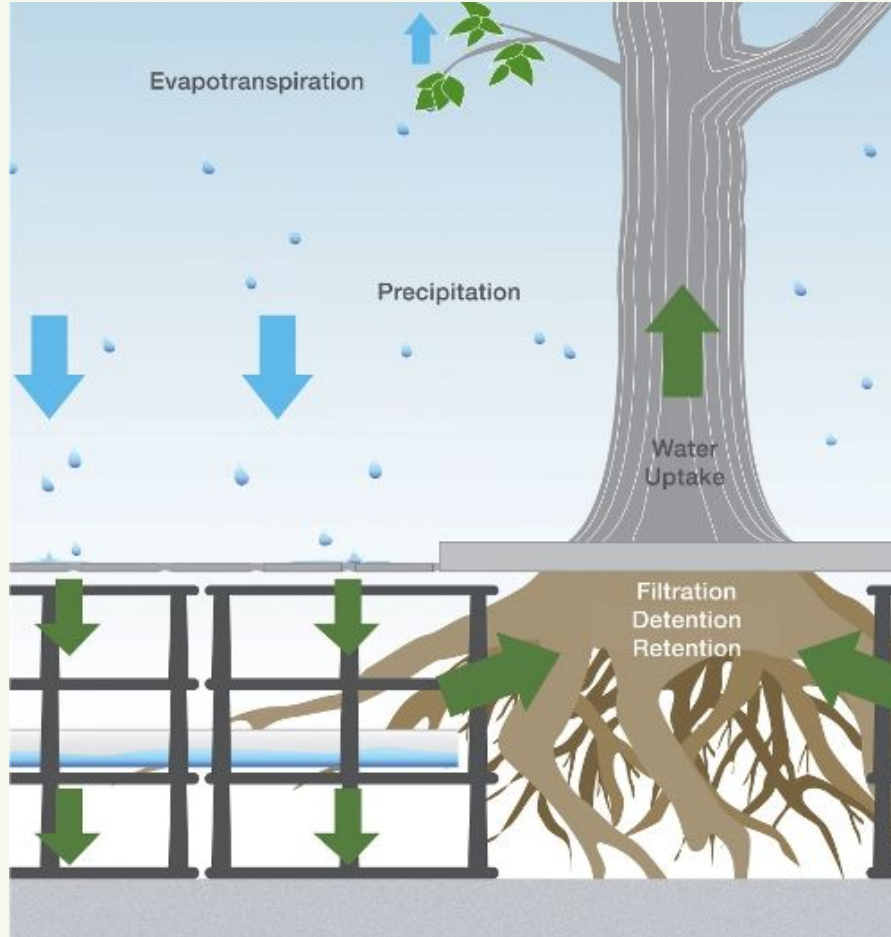
Elevation

Case # 17-FB-00024
1111 E 11th St



Silvacells

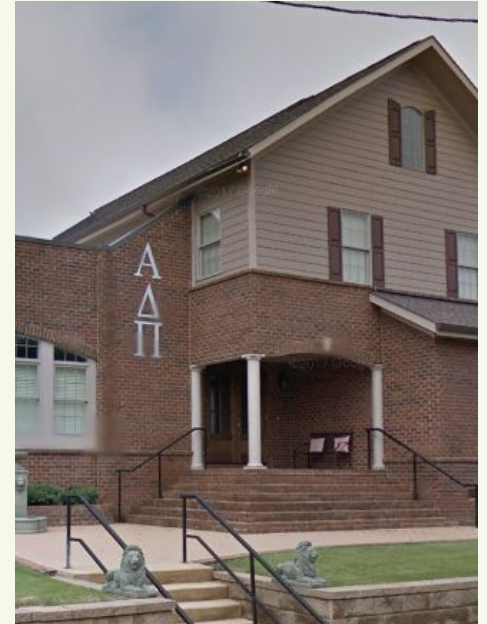
Case # 17-FB-00024
1111 E 11th St



Similar signage on other Greek houses across the street

Case # 17-FB-00024

1111 E 11th St



Front Street View

Case # 17-FB-00024
1111 E 11th St



Existing Tree

Rear Street View

Case # 17-FB-00024
1111 E 11th St



Existing Tree

Satellite Image

Case # 17-FB-00024
1111 E 11th St



Existing Tree



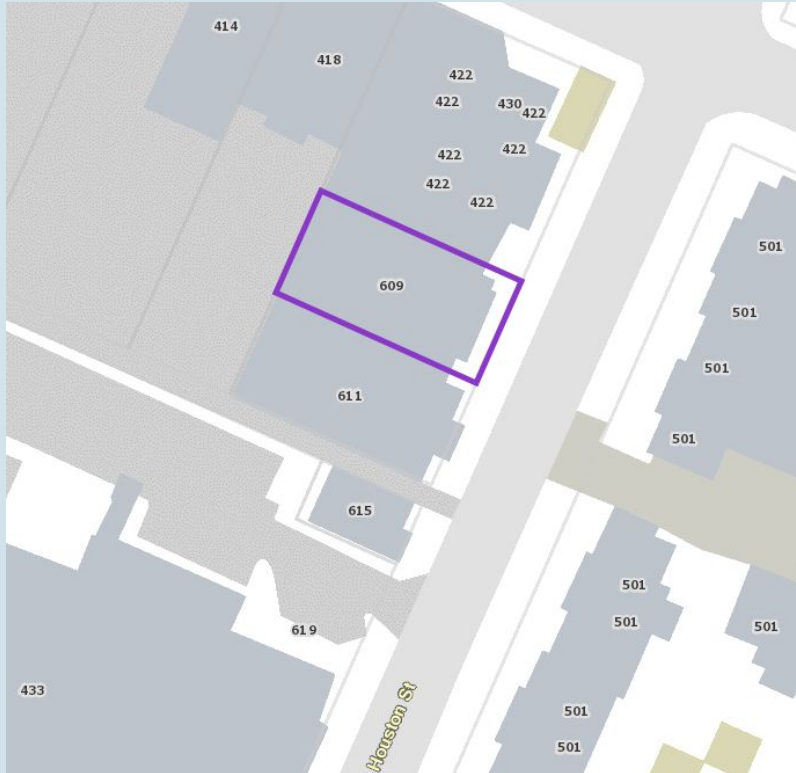
Comments from City Staff



Comments from City Staff

Case # 17-FB-00025

609 Houston St



Modification Requested:

1. Placement of sign above the lintel.
2. Placement of sign on architectural elements.

Application and Checklist

Case # 17-FB-00025
609 Houston St

FORM-BASED CODE COMMITTEE
MAJOR MODIFICATION APPLICATION

Page 1 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00025 Received By: SAP 9-29-17

General Information and Instructions

Please fill this Major Modification Application and the Major Modification Checklist out completely. Type or print your information legibly. Upon submitting this application, the owner/agent is confirming that they have had a meeting with the Land Development Office, have checked to see if they are within 300 feet of a Neighborhood Association, and have had or scheduled their neighborhood meeting before the Committee Meeting. The applicant is also aware that modifications cannot "significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management and other matters affecting the public health, safety and general welfare" (Sec. 38-696. (4) C). All work must be stopped, including, but not limited to: any cut and fill, construction and/or alteration of the building or property that is the subject of this application.

1. Contact Information

Property Owner(s) Name: Central Church of Christ
Mailing Address: 400 Vine Street
City, State, Zip Code: Chattanooga TN 37403
Phone Number: (423) 266-3619 Email: church@cephi.com

Applicant/Agent Name: Craig Allison
Mailing Address: 400 Vine Street
City, State, Zip Code: Chattanooga TN 37403
Phone Number: (423) 695-2155 Email: c.patalen23@gmail.com

2. Property Information

Property Address (for which the modification is requested):
Mailing Address: 609 Houston Street
City, State, Zip Code: Chattanooga TN 37403
Zoning: DCX-6 Council District: 7 Parcel Number: 145bc008

A. Is this property a Lot of Record? Yes No If yes, you must provide proof that the lot was legally platted with the Hamilton County Register of Deeds on or before June 20, 1961.

B. Do you own the property? Yes No If no, what is your interest? Church member agent of ministry on behalf of church

3. Neighborhood Meeting(s)

Neighborhood Meetings must be held with any Neighborhood Association within 300 feet of the subject property before any case will be added to the Agenda. Proof of the meeting, such as a sign in sheet is required. Please list associations below:

Neighborhood: NOT WITHIN 300 FT OF NEIGHBORHOOD Date of Meeting: _____
Neighborhood: _____ Date of Meeting: _____
Neighborhood: _____ Date of Meeting: _____

FORM-BASED CODE COMMITTEE
MAJOR MODIFICATION APPLICATION

Page 2 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00025 Received By: SAP 9-29-17

4. Variance Request Information

A. What physical conditions on the property create the hardship? (Check all that apply)

Unusual Shape Topography Easements Existing Development
 Drainage Floodplain Other: _____

B. Are you appealing a Staff decision on their interpretation of the regulations? Yes No

C. Is the use of the property changing? Yes No Existing Use: _____ New Use: _____

D. Explain your specific request(s):

Number	Type of Variance	Code Requirement	Variance Request
Example	Setback	10 ft side setback	Reduction of setback to 7 ft due to narrow lot.
1.	Placement of sign outside architectural elements (lintel)	38-154(C) 1 & 2	Placement of sign just above lintel for structural support + safety
2.	Obstruction of architectural element	38-154(f) 1 & 3	Placement of sign on new spindles just above lintel for structure integrity.
3.			
4.			
5.			
6.			
7.			
8.			

E. Briefly explain the reason for the requested modifications: 1. Original sign does not match building architecture & is obstructed by a tree. 2. New sign placement brings enhanced visibility & will highlight the building's original stained glass. 3. Proposed placement is safer & more secure than a sign placed onto lintel.

F. 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: our original iron spindles were not code compliant and had to be replaced by wooden spindles. These spindles serve as excellent anchoring points for our new sign. In reality we would be creating an element that is not in keeping with the building's original architecture and drawing attention to the structure's original stained glass, while providing building identity.

Application and Checklist

Case # 17-FB-00025
609 Houston St

FORM-BASED CODE COMMITTEE MAJOR MODIFICATION APPLICATION

Page 3 of 3

Date Filed: 9/29/2017 Case Number: 17-FB-00025 Received By: SAD 8-29-17

5. Payment

A check payable to the City of Chattanooga must accompany this application in the amount of \$(TBD). This is a non-refundable fee.

6. Signature

I (We) certify that the facts set out in the forgoing request are true to the best of my knowledge. In the event any information given is found to be false, any decision rendered may be revoked at any time. I (We) understand that failure to provide adequate and complete information shall be the grounds for denial of this application. I (We) also understand that if no representative appears before the Committee, the result may be a denial or postponement until the next monthly meeting.

In the event that the applicant/agent is not the owner, I (we) certify that the listed individual as the applicant/agent has the power and permission to represent the owner in this application and all matters related to it.

Craig Allison 8/29/2017
Applicant/Agent or Owner (Print Name) Date

Craig P. Allison
Applicant/Agent or Owner Signature

FORM-BASED CODE COMMITTEE MAJOR MODIFICATION CHECKLIST

Page 1 of 1

Date Filed: 9/29/2017 Case Number: 17-FB-00025 Received By: SAD 8-29-17

This checklist is to ensure that the Applicant knows what steps are necessary to go before the Form-Based Committee to request a variance. This checklist is due at the time of application submission.

1. Set up a meeting with a Land Development employee to review what variances are needed. This meeting should be held with the Development Review Planner, Emily Dixon, at 423.643.5834 or edixon@chattanooga.gov. This meeting can be performed in the Land Development Office or via telephone (drawings and review materials must be available to review).

EMILY DIXON 8-29-2017
Land Development Employee (Print Name) Date of Meeting
Emily Dixon
Land Development Employee Signature

2. Determine which Neighborhood Associations are within 300 feet of the project. This information may be obtained by going to this website:

<http://www.chattanooga.gov/economic-community-development/neighborhood-services/neighborhood-associations2/directory-of-associations>

Or by calling Neighborhood Services at 423.643.7300

3. Contact any Neighborhood Associations and schedule a meeting time with them to go over the project prior to application submission. Contact information for the primary contacts of the Neighborhood Associations may also be obtained by calling Neighborhood services.

4. Submission of materials to the Land Development Office (the deadline for each month is the second Friday of the month):

- Application
- Checklist
- Site Plan
- Building Elevations
- Proof of a Lot of Record
- Pictures or Renderings
- Sign-in Sheet from the Neighborhood meeting (if it has occurred)
- Any other materials the Applicant deems necessary to present the request

I (We) certify that I have followed all of these steps and submitted all of the requested items to ensure that I (We) have submitted a complete application package to the Land Development Office.

Craig P. Allison 8/29/17
Applicant/Agent or Owner (Print Name) Date

Craig P. Allison
Applicant/Agent or Owner Signature

Proof of Lot of Record

Case # 17-FB-00025
609 Houston St

137

In consideration of Forty Four Hundred (\$4400) dollars to me in hand paid the receipt of which is hereby acknowledged, I, A. S. Hickman hereby sell, transfer and convey unto Albert F. Coffin the following real estate in city of Chattanooga, Hamilton County, Tennessee.

A lot on Houston Street as follows: to-wit: The North one half of the south one half of lot Twelve (12) in "Block 40", in long's Addition to the City of Chattanooga, Hamilton County, Tennessee, as shown by Plat of said addition of record in the Register's office of said Hamilton County.

The said lot herein conveyed lies one hundred (100) feet south of Vine Street- fronts fifty (50) feet on the west line of Houston Street and extends back Westwardly of uniform width, one hundred (100) feet- being the same property conveyed to A. S. Hickman by I. C. and Laura W. Stone on the 27th day of May 1910.

To have and to hold the same to the said Albert F. Coffin with his heirs and assigns forever in fee simple, I covenant that I am lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title is clear, free and unincumbered, except taxes for the year 1910 which said A. F. Coffin assumes and agrees to pay, and I will forever warrant and defend the same against all lawful claims.

And M. P. Hickman wife of the said A. S. Hickman her value received join in the above deed and convey; to the said Albert F. Coffin all right and estate in or to the above described premises.

Witness our hands this 27th day of May 1910.

A. S. Hickman
M. P. Hickman

State of Tennessee
County of Hamilton Before me, Peirce Leavitt a Notary Public duly appointed, commissioned and qualified in and for the county and state aforesaid, personally appeared A. S. Hickman and wife M. P. Hickman the within named bargainors with whom I was personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

And M. P. Hickman wife of the said A. S. Hickman having appeared before me privately and apart from her husband, the said M. P. Hickman acknowledged the execution of the said deed to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband, and for the purpose therein expressed.

In testimony whereof, I have hereunto set my hand and material seal at office in the city of Chattanooga, Tennessee, on this the 27th day of May 1910.

Peirce Leavitt,
Notary Public

Peirce Leavitt, Notary Public x
Hamilton County, Tenn x

State of Tennessee
County of Hamilton The above deed and certificate were filed 31st May 1910, at 11:40 A M entered in Note Book no. 15, page 999, and recorded in Book 2, Volume 10, page 437.

Witness my hand at office in Chattanooga, Tenn.

Register
Dep #48

Picture of Sign

Case # 17-FB-00025

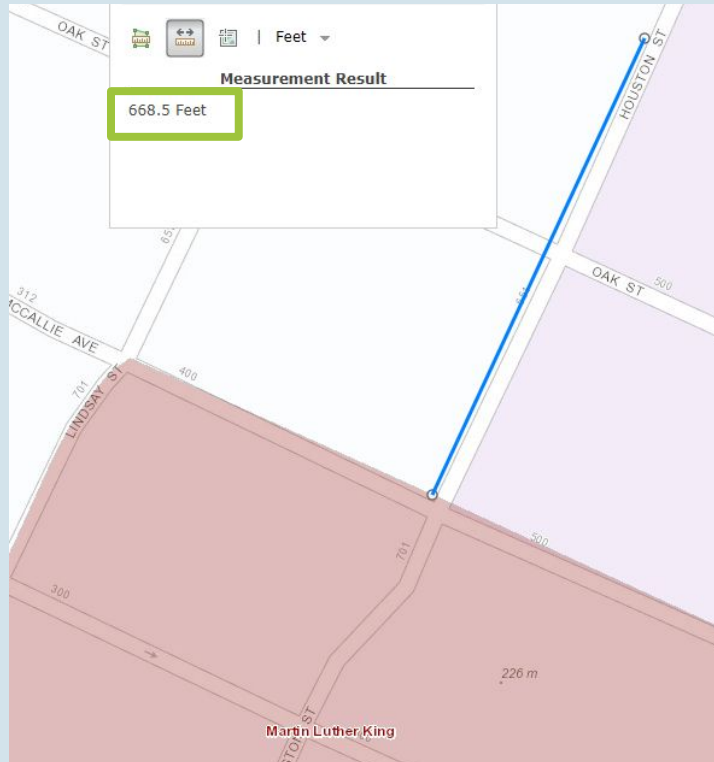
609 Houston St



Neighborhood Meeting Sign-in Sheet

Case # 17-FB-00025

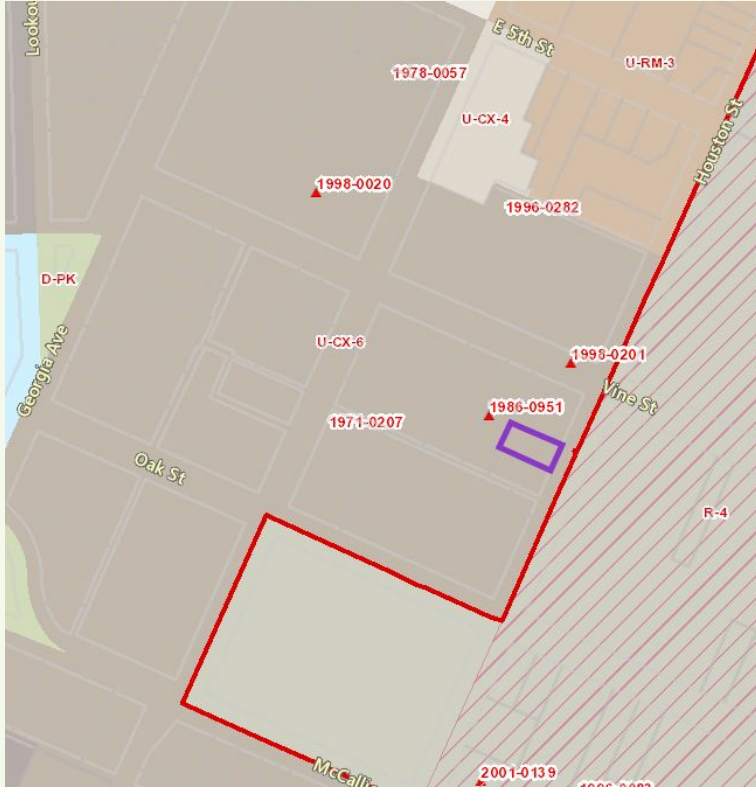
609 Houston St



Case # 17-FB-00025

609 Houston St

Zoning: U-CX-6 Commercial Mixed Use Zone



Code References

Case # 17-FB-00025
609 Houston St

Sec. 38-754. Sign Types (1) Ground Floor Building Signs A

Sec. 38-754. Sign Types

(1) Ground Floor Building Signs

A. Location

1. Ground floor building signs must be located to fit within the architectural elements, such as the lintel or sign frieze that separates the ground level from the upper façade.

3. Signs cannot obstruct the architectural elements and details of a building.

Staff Report

Case # 17-FB-00025
609 Houston St

Modification Requested:

1. Placement of sign above the lintel.
2. Placement of sign on architectural elements.

Context:

1. There is an existing legal, nonconforming monument sign on the left side of the property.
2. There is a street tree in close proximity to the existing monument sign.
3. There is limited space for a ground floor sign to fit within the “architectural element” on this building.

Hardship Listed:

Existing building facade & topography.

Zoning: U-CX-6

Sec. 38-754. Sign Types (1) Ground Floor Building Signs A

- A. Ground floor building signs must be located to fit within the architectural elements, such as the lintel or sign frieze that separates the ground level from the upper facade.
- B. Signs cannot obstruct the architectural elements and details of a building.

Existing Signage

Case # 17-FB-00025

609 Houston St



Proposed Signage

Case # 17-FB-00025
609 Houston St



Site Plan

Case # 17-FB-00024
1111 E 11th St



Proposed Sign Location

Existing Street Tree



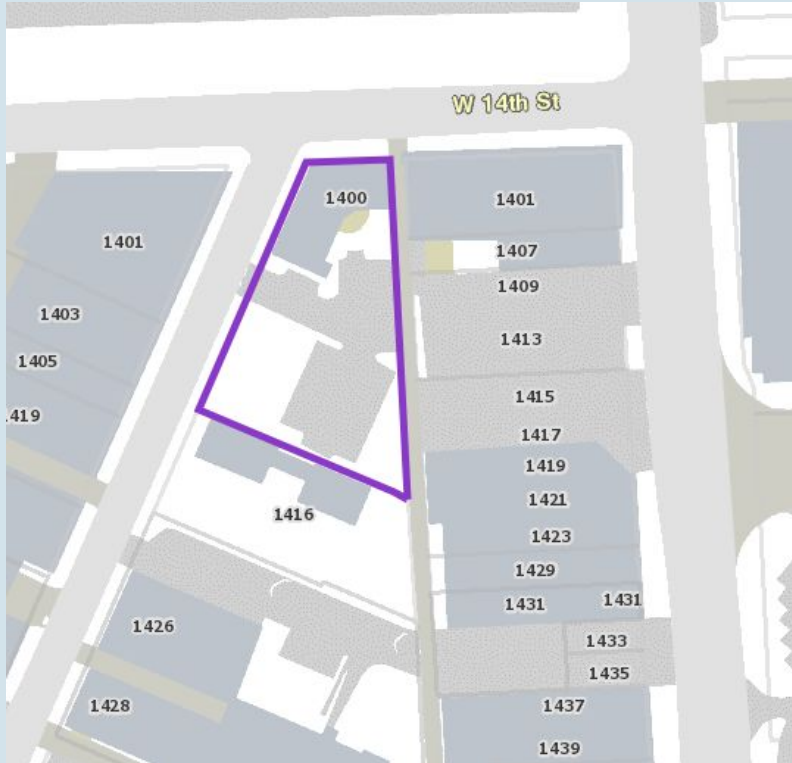
Comments from City Staff



Comments from City Staff

Case # 17-FB-00026

1400 Williams St



Modification Requested:

1. Reduction of lot width from 25 feet to 23 feet.
2. Smaller lot size is to provide room for a sidewalk between an existing development and to promote pedestrian walkability.

Application and Checklist

Case # 17-FB-00026
1400 Williams St

FORM-BASED CODE COMMITTEE
MAJOR MODIFICATION APPLICATION

Page 1 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00026 Received By: EAD 9/15/2017

General Information and Instructions

Please fill this Major Modification Application and the Major Modification Checklist out completely. Type or print your information legibly. Upon submitting this application, the owner/agent is confirming that they have had a meeting with the Land Development Office, have checked to see if they are within 300 feet of a Neighborhood Association, and have had or scheduled their neighborhood meeting before the Committee Meeting. The applicant is also aware that modifications cannot "significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management and other matters affecting the public health, safety and general welfare" (Sec. 38-696. (4) C). All work must be stopped, including, but not limited to: any cut and fill, construction and/or alteration of the building or property that is the subject of this application.

1. Contact Information

Property Owner(s) Name: Evergreen Realty Members, LLC
Mailing Address: 1400 Williams Street
City, State, Zip Code: Chattanooga, TN 37408
Phone Number: 423-766-3828 Email: _____

Applicant/Agent Name: GIBO, LLC
Mailing Address: 1161 E Main Street
City, State, Zip Code: Chattanooga, TN 37408
Phone Number: 423-991-9853 Email: Gabe@collierbuild.com

2. Property Information

Property Address (for which the modification is requested):
Mailing Address: 1400 Williams Street
City, State, Zip Code: Chattanooga, TN 37408
Zoning: D-CX-4 Council District: 7 Parcel Number: 145L B 026

A. Is this property a Lot of Record? Yes No If yes, you must provide proof that the lot was legally platted with the Hamilton County Register of Deeds on or before June 20, 1961.

B. Do you own the property? Yes No If no, what is your interest? Purchase Contract

3. Neighborhood Meeting(s)

Neighborhood Meetings must be held with any Neighborhood Association within 300 feet of the subject property before any case will be added to the Agenda. Proof of the meeting, such as a sign in sheet is required. Please list associations below:

Neighborhood: Southside Cowart Date of Meeting: 10-10-2017
Neighborhood: _____ Date of Meeting: _____
Neighborhood: _____ Date of Meeting: _____

FORM-BASED CODE COMMITTEE
MAJOR MODIFICATION APPLICATION

Page 2 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00026 Received By: EAD 9/15/17

4. Variance Request Information

A. What physical conditions on the property create the hardship? (Check all that apply)

Unusual Shape Topography Easements Existing Development
 Drainage Floodplain Other: _____

B. Are you appealing a Staff decision on their interpretation of the regulations? Yes No

C. Is the use of the property changing? Yes No Existing Use: parking lot New Use: residential

D. Explain your specific request(s):

Number	Type of Variance	Code Requirement	Variance Request
Example	Setback	10 ft side setback	Reduction of setback to 7 ft due to narrow lot.
1.	reduction in lot width	25'	Reduction of lot width from 25' to 23'
2.			
3.			
4.			
5.			
6.			
7.			
8.			

E. Briefly explain the reason for the requested modifications: Reducing the lot width to provide walking access between the existing building and the new buildings.

F. 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: This allows us to enhance walkability by allowing foot traffic to travel between the buildings instead of around the back of the building and into the alley. It meets or exceeds the intent of the FBC.

Application and Checklist

Case # 17-FB-00026
1400 Williams St

FORM-BASED CODE COMMITTEE MAJOR MODIFICATION APPLICATION

Page 3 of 3

Date Filed: 9/25/2017 Case Number: 17-FB-00026 Received By: EAD 9/15/17

5. Payment

A check payable to the City of Chattanooga must accompany this application in the amount of \$ (TBD). This is a non-refundable fee.

6. Signature

I (We) certify that the facts set out in the forgoing request are true to the best of my knowledge. In the event any information given is found to be false, any decision rendered may be revoked at any time. I (We) understand that failure to provide adequate and complete information shall be the grounds for denial of this application. I (We) also understand that if no representative appears before the Committee, the result may be a denial or postponement until the next monthly meeting.

In the event that the applicant/agent is not the owner, I (we) certify that the listed individual as the applicant/agent has the power and permission to represent the owner in this application and all matters related to it.

Ethan Collier 9-14-2017
Applicant/Agent or Owner (Print Name) Date

[Signature]
Applicant/Agent or Owner Signature

FORM-BASED CODE SUBMISSION CHECKLIST

Page 1 of 1

Date Filed: 9/25/2017 Case Number: 17-FB-00026 Received By: EAD 9/15/17

This checklist is to ensure that the Applicant knows what items are necessary to submit for review when a project is located within the Form Based area. This checklist is due at the time of application submission.

1. Set up a meeting with a Land Development employee to review what variances are needed. This meeting should be held with the Development Review Planner, Emily Dixon, at 423.643.5834 or edixon@chattanooga.gov. This meeting can be performed in the Land Development Office or via telephone (drawings and review materials must be available to review).

EMILY DIXON 9/15/2017
Land Development Employee (Print Name) Date of Meeting
Emily Dixon
Land Development Employee Signature

2. Determine which Neighborhood Associations are within 300 feet of the project. This information may be obtained by going to this website:

<https://www.chattanooga.gov/economic-community-development/neighborhood-services/neighborhood-associations/directory-of-associations>

Or by calling Neighborhood Services at 423-643-7300

3. Contact any Neighborhood Associations and schedule a meeting time with them to go over the project prior to application submission. Contact information for the primary contacts of the Neighborhood Associations may also be obtained by calling Neighborhood services.

4. Submission of materials to the Land Development Office:

- Plan Review Checklist ✓
- Submission Checklist ✓
- Site Plan and Building Elevations
- Required Specifications: Window, Lighting, Sign or Planting (when applicable)
- Proof of a Lot of Record
- Pictures or Renderings
- Sign-in Sheet from the Neighborhood meeting (if it has occurred)
- Any other materials the Applicant deems necessary to present the request

I (We) certify that I have followed all of these steps and submitted all of the requested items to ensure that I (We) have submitted a complete application package to the Land Development Office.

Ethan Collier 9-14-17
Applicant/Agent or Owner (Print Name) Date

[Signature]
Applicant/Agent or Owner Signature
Gabe Thomas for Ethan Collier

Application and Checklist

Case # 17-FB-00026
1400 Williams St

FORM-BASED CODE
PLAN REVIEW CHECKLIST

Page 1 of 2

Date Filed: 9/15/2017 Case Number: 17-FB-00026 Received By: SAD 9/15/17

This checklist is to ensure that the Applicant knows what Items will be reviewed and to aid in the review process of this project. This checklist must be fully completed and submitted at the time of application submission. For any questions, please contact the Development Review Planner, Emily Dixon, at 423.643.5834 or edixon@tvm.net

Address: 1400 Williams Street, Chattanooga, TN 37408
Zoning: D-CX-4
Project Name: Williams Street Townhomes
Building Permit Number: NA
Other existing permits: NA - Applied for Preliminary Plat - need Variance for final plat
Variance? lot width reduction from 25' to 23' - Lots 48, 49, 50, 51

Was this an existing development or new? Existing and new (Existing Commercial building to remain)
What is the use? Single family attached, existing building - office to remain
What is the lot size (sqft)? > 2500 SF
What is the lot width? Williams Lot - 83' each - minor modification approved 4-8-17 E.D., preliminary plat 9/11
What are your setbacks?
Front/Primary Street Williams St - 0'
Right Side Lot 48, 49, 50 - 0' Lot 51 0-8" (view from street)
Left Side Lot 48, 49, 50, 51 - 0' (view from street)
Rear Street all lots > 5'

What is the percentage of lot frontage on the primary street? Williams Lot 48, 49, 50 - 100% Lot 51 97%
What is the percentage of lot frontage on the Side Street? NA
Will you need a new curb cut? No - access off alley
Is it on a primary street or secondary? Primary
What is your parking setback? not on primary - off alley
Protective Zone? No - access off alley also
Buffer Around Parking? Planned off alley - no
Required Parking? None - residential single fam attached 1.25 sp/1000sf gross
Provided Parking To be determined as planned 2 per unit - residential

Required Bike Parking? none residential
Provided Bike Parking 1/3000 SF for Commercial
Ground Floor Elevation? Between 16" and 5'
What is the building height? 3-story - see architecture
How many living units are in your building? 1 per bldy - single family attached
Number of floors in your building? 3-story
What is the spacing between your entrances? 1 per lot
What is your transparency on the ground story? see architectural
What is your transparency on the upper story? see architectural

FORM-BASED CODE
PLAN REVIEW CHECKLIST

Page 2 of 2

Date Filed: 9/15/2017 Case Number: 17-FB-00026 Received By: SAD 9/15/17

This checklist is to ensure that the Applicant knows what Items will be reviewed and to aid in the review process of this project. This checklist must be fully completed and submitted at the time of application submission. For any questions, please contact the Development Review Planner, Emily Dixon, at 423.643.5834 or edixon@tvm.net

What is the length of the greatest blank wall on the front of your building? see architectural - lots 23' 0" 50' 23"
What is the width of your sidewalk? existing sidewalk Williams St
What is your tree spacing? existing spacing - Williams St
Screening for dumpster? Yes - off alley
Screening for equipment? see architectural
What are your signage dimensions? NA
Sign Type? NA

Provide:
Window Specifications
Lighting Specifications
Sign Specifications

I (We) certify that the facts set out in the Review Checklist are true to the best of my knowledge. I (We) understand that failure to provide adequate and complete information shall result in an incomplete plan review. This plan review will be on hold until the requested items or information are submitted.

In the event that the applicant/agent is not the owner, I (we) certify that the listed individual as the applicant/agent has the power and permission to represent the owner in this application and all matters related to it.

Ethan Collier
Applicant/Agent or Owner (Print Name)
Gabe Thomas for Ethan Collier
Applicant/Agent or Owner Signature

9/15/17
Date

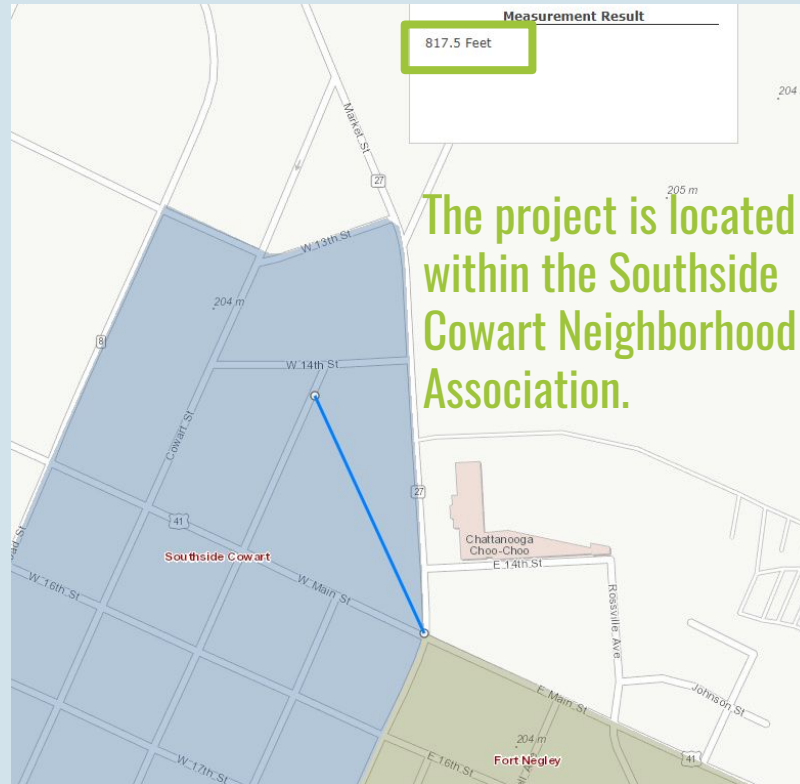
Picture of Sign

Case # 17-FB-00026
1400 Williams St



Neighborhood Meeting Sign-in Sheet

Case # 17-FB-00026
1400 Williams St



Neighborhood Meeting Sign-in Sheet

Case # 17-FB-00026
1400 Williams St



collier construction

Neighborhood Meeting

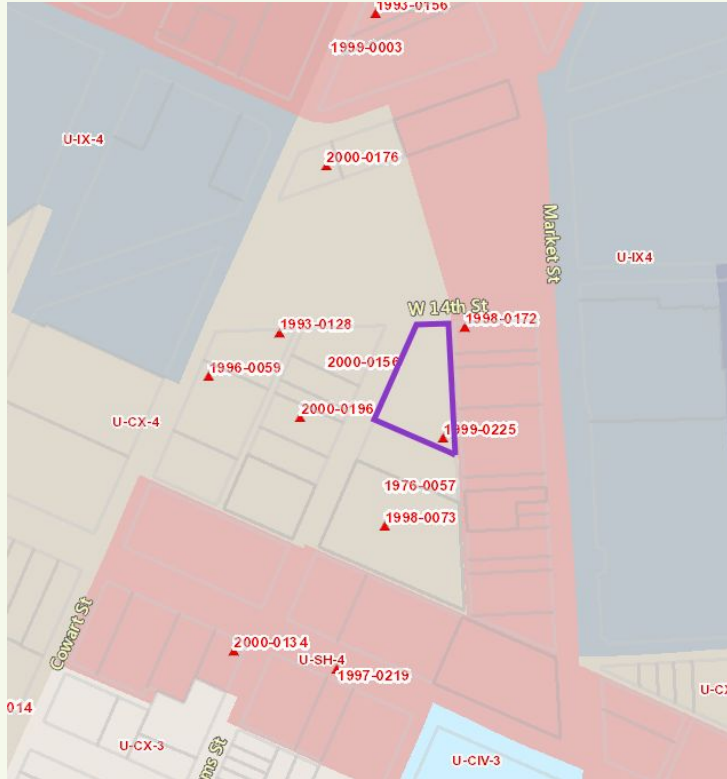
1400 Williams Street, Chattanooga, TN 37408
October 10, 2017 at 5:30 p.m.

Name	Email	Phone Number
Degan D. Ryan JAMES HOLLAND	roggruppe@gmail.com HOLLAND.JB@GMAIL	752-7378 (404) 422-2355

Case # 17-FB-00026

1400 Williams St

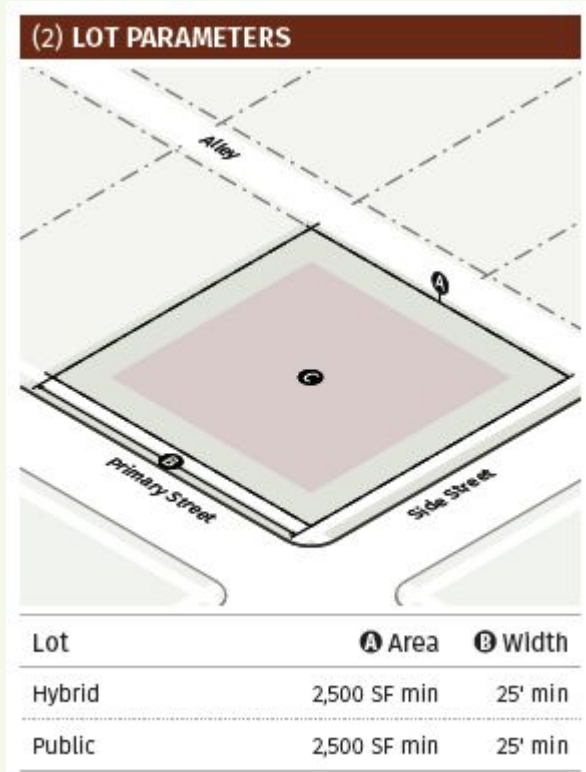
Zoning: U-CX-4 Commercial Mixed Use Zone



Code References

Case # 17-FB-00026
1400 Williams St

Sec. 38-717. U-CX: Commercial Mixed Use
(2) Lot Parameters



Staff Report

Case # 17-FB-00026
1400 Williams St

Modification Requested:

1. Reduction of lot width from 25 feet to 23 feet.
2. Smaller lot size is to provide room for a sidewalk between an existing development and to promote pedestrian walkability.

Context:

1. One of the proposed 12 month edits is to remove the lot width minimum.
2. The lot area will still exceed the minimum lot size for this zone.

Zoning: U-CX-3

Sec. 38-717. U-CX: Commercial Mixed Use (2) Lot Parameters

- A. The minimum lot width for U-CX lots is 25 feet.

Hardship Listed:

Unusual Lot Shape.

Front Street View

Case # 17-FB-00026

1400 Williams St



Satellite Image

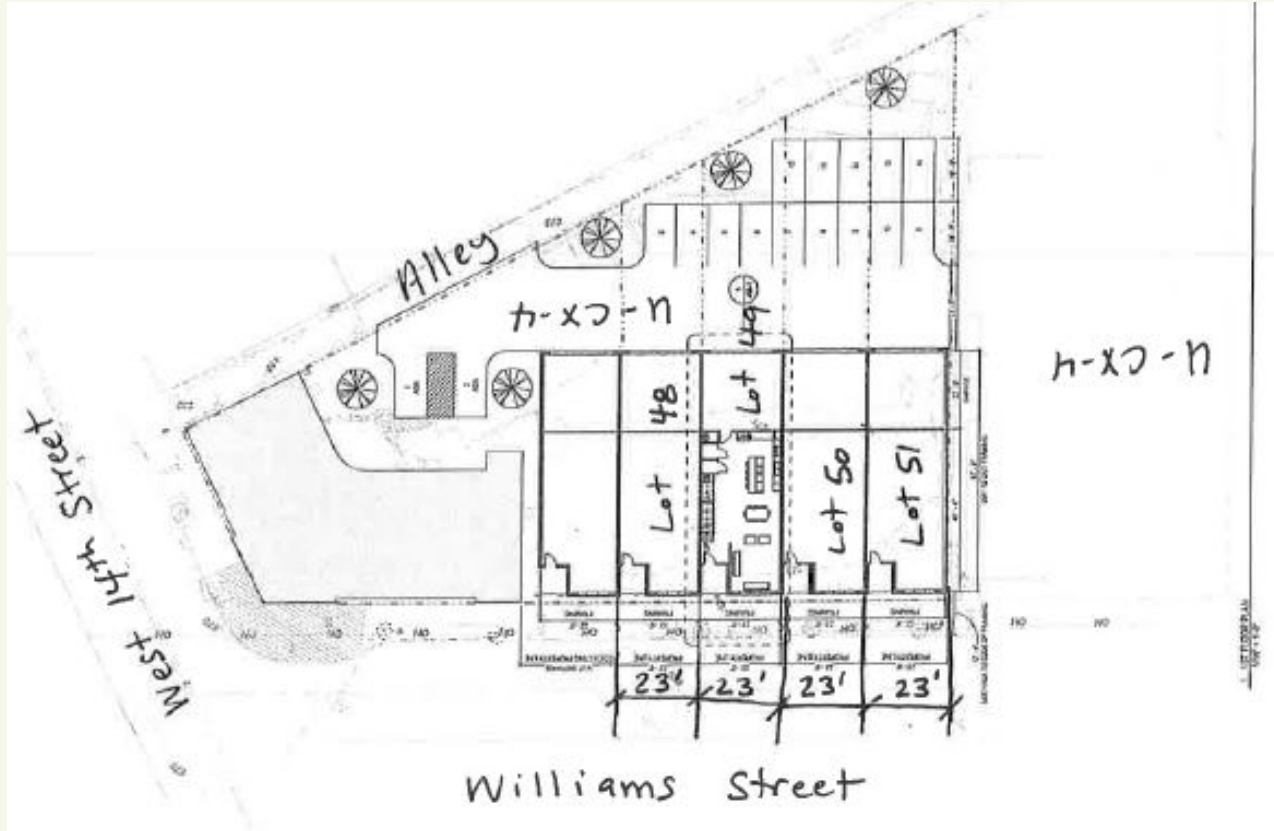
Case # 17-FB-00026
1400 Williams St



Location of proposed
sidewalk.

Site Plan

Case # 17-FB-00026
1400 Williams St





Comments from City Staff



Comments from City Staff

Final Information

- A certificate stating the Form-Based Committee's decision for each case will be issued within a few days of the hearing.
- For any additional questions, please contact the Development Review Planner,
Emily Dixon
423.643.5834
edixon@chattanooga.gov