Case # HZ-20-106
5483 Alabama Avenue

Neighborhood: Saint Elmo
Historic Structure: No, vacant property

Description of proposed project:
New construction of a primary structure,
Driveway,
Parking pad,
Walkway, and
Retaining wall(s).

Historic Zoning History:
This lot had a previous COA application in 2018, but it was withdrawn and no COA was ever granted.
Map Location
Case # HZ-20-106
5483 Alabama Avenue
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Site History:
The image to the right shows
the original 1928 Chattanooga
C. W. Chadwick Plat Book.
In 2017 the lots highlighted in
red were re-subdivided into 4
lots and platted.
Property Photos
Case # HZ-20-106
5483 Alabama Avenue
Neighboring Photos
Case # HZ-20-106 . 5483 Alabama Avenue
Application Information
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Material List

1. Asphalt Dimensional Shingles
2. Plygem Wood Windows
3. Brick Foundation
4. Craftsman Style Fiberglass Front Door
4. ½ Lite Steel Rear Door
5. Front 8x8 Fiberglass Wrapped columns
6. 6" Aluminum gutters and downspouts
7. 6" Reveal Hardie Siding Painted onsite and Board & Batten
8. Hardie Soffit and Trim Painted onsite
9. Landscaping to be Sod front, rear and side yards
10. Shared driveway leading to rear parking pad and rear-loaded attached garage
11. Tongue and groove porch ceiling
12. Brick & Concrete Front Porch/Steps with Wood Handrails (as necessary for code)
New Construction Setback Study
Case # HZ-20-106
5483 Alabama Avenue
Page 41. Section 6.9. Design Guidelines: Driveways and Paving
   A. Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:
      1. Shape
      2. Scale (height and width)
      3. Roof shape and pitch
      4. Orientation to the street
      5. Location and proportion of porches, entrances, windows, and divisional bays
      6. Foundation height
      7. Floor-to-ceiling heights
      8. Porch height and depth
      9. Material and material color (foundations, brick/frame dwellings, windows)
      10. Details and texture
      11. Placement on the Lot

B. Of primary buildings, while blending in with adjacent buildings, should not be too imitative of historic styles so that new buildings can be distinguished from historic buildings.

Page 67. Section 6.32. Design Guidelines: Sidewalks and Walkways
Elements Consistent with Guidelines:
Driveway,
Parking pad,
Walkway, and
Retaining wall(s).

Recommended Application Clarification or Changes:

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Building, New Construction:
In the following sections of the “Building, New Construction” Saint Elmo Guidelines, the submitted plans are inconsistent with the Guidelines. Please clarify these inconsistencies and answer the following questions:

The Guidelines state: “Of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in”:

2. Scale (height and width) - This area of St Elmo has predominantly one and a half story structures. This property is on an elevation higher than across the street. This structure appears to have two stories visible from Alabama Avenue and over 3 feet of foundation. Can the proposed structure’s height be reduced to be more in keeping with height of surrounding structures?

5. Location and proportion of porches, entrances, windows, and divisional bays - What are the dimensions of the proposed porch railing balusters? Per page 54 of the Guidelines, “Porch railings should have balusters which are no more than two inches square or in diameter.”

6. Foundation height - The foundation height at the front of the structure appears to be over 3 feet. Why is the foundation height proposed to exceed the foundation height range specified in the Guidelines? Per page 54, “Height of foundations should be a minimum of 1 foot, six inches and a maximum of two feet above grade.”