

# **FORM-BASED CODE COMMITTEE** **MINUTES**

**June 11, 2020**

The duly advertised meeting of the Form-Based Code Committee was held on June 11, 2020, at 1:00 p.m. virtually, via Zoom. Chair Jason Havron called the meeting to order and announced that the meeting is being recorded. Secretary Levi Witt called the roll and swore in all those who would be addressing the Committee. Development Review Planner Emily Dixon explained the additional rules of procedures.

**Members Present:** Marcus Jones, David Hudson, Jim Williamson, Jason Havron, Caroline Hetzler, Anca Rader, Beverly Bell

**Members Absent:**

**Staff Members Present:** Development Review Planner Emily Dixon, Secretary Levi Witt and City Attorney Harolda Bryson

**Chairman Havron explained the rules of procedures.**

**Roll Call:** Levi Witt called the roll.

**Swearing In:** Levi Witt swore in everyone who wanted to speak to the Commission

**Applicants Present:** Jessica Stack, Colin Johnson, Kaitlin Sims, David Hudson, Don Benedict

**Approval of Minutes:** David Hudson made a motion to approve May 2020 meeting minutes. Jim Williamson seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**Planner Emily Dixon explained the additional rules of procedure.**

**OLD BUSINESS:**

**Case #20-FB-00005 – 701 Cherokee Boulevard – Sign, monument sign and sight triangle**

**Project Description:**

The applicant, Jessica Stack, has applied for the following modifications:

1. Reduction of monument sign setback from 18' to 0'.

Comments from the community: Applicant Jessica Stack spoke about the project. Ms. Stack explained the project in further detail and answered various questions from the Committee about the project.

**Discussion:** A discussion was had between the Committee members. Caroline Hetzler made a motion to approve Case #20-FB-00005: 701 Cherokee Boulevard, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Marcus Jones seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were no conditions noted for the approval.

#### **Case #20-FB-00010 - 1201 & 1225 Riverfront Parkway - Parking setback**

##### **Project Description:**

The applicant, Colin Johnson, has applied for the following modifications:

1. Decrease in parking setback from 30' to 10'.

Comments from the community: Applicant Colin Johnson presented the project. Mr. Johnson explained the project in further detail and answered various questions from the Committee about the project.

**Beverly Bell recused herself from this case.**

**Discussion:** A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #20-FB-00010: 1201 & 1225 Riverfront Parkway, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Marcus Jones seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were no conditions noted for the approval.

##### **NEW BUSINESS:**

#### **Case #20-FB-00014 - 808 Magnolia Street - Rear setback and vehicular access**

##### **Project Description:**

The applicant, Daniel Anderson, has applied for the following modification:

1. Reduction of rear setback from 25' to 5'.
2. Allowance to exit a site in a rear facing motion.
3. Increase in lot coverage from 80% maximum to 92%.
4. Allowance of parking in the side street yard.
5. Decrease in garage door setback requirement from 8' to 0'.

There were no comments from the community.

**Discussion:** A discussion was had between the Committee members. David Hudson made a motion to approve Case #20-FB-00014: 808 Magnolia Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Caroline Hetzler seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted for the approval:

1. Reduction of rear setback from 25' to 5' approved due to depth of property.
2. Allowance to exit a site in a rear-facing motion approved due to depth of property.
3. Increase in lot coverage from 80% maximum to 92% approved due to size of property & lot of record.
4. Allowance of parking in the side street yard approved due to size of property, lot of record & lack of parking.

#### **Case #FBC-20-1 – 1820 Madison Street – Lot frontage**

##### **Project Description:**

The applicant, Peter Romano, has applied for the following modification:

1. Reduction of lot frontage from 80% minimum to 70% on the two single family lots.
2. Reduction of lot frontage from 80% to 35% on the single family attached units.
3. Reduction of parking setback from 30' to 15' on the end unit of the townhomes.

Comments from the community: Applicant Kaitlin Sims spoke about the project. Ms. Sims explained the project in further detail and answered various questions from the Committee about the project. The Committee heard comments from community members Jerry Sterling, Bryan Bice and Robin Crump.

**Caroline Hetzler recused herself from this case.**

**Discussion:** A discussion was had between the Committee members. David Hudson made a motion to approve Case #FBC-20-1: 1820 Madison Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Marcus Jones seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted for the approval:

1. Reduction of lot frontage from 80% minimum to 70% on the two single family lots approved due to lot width.
2. Reduction of lot frontage from 80% to 35% on the single family attached units approved due to shape of lot.
3. Reduction of parking setback from 30' to 15' on the end unit of the townhomes approved due to shape and size of lot.

#### **Case #FBC-20-2 – 1201 & 1225 Riverfront Parkway – Street contexts**

##### **Project Description:**

The applicant, Colin Johnson, has applied for the following modification:

1. 7' reduction of Right of Way between Riverfront and Arabelle Street, from 80' to 73'.
2. Combine two one-way 8' bike lanes to one combined 12' bike lane.
3. Removal of landscape strip specified to be between bike lanes on West Main Street.
4. Reduction of minimum sidewalk width from 8' to 6.5' on West Main Street.
5. Reduction of minimum landscape width from 6' to 5' in some areas along West Main Street.
6. Removal of on street parking in some areas on West Main Street to accommodate Industrial Access to existing buildings.
7. Removal of landscape strips in some areas on West Main Street to accommodate Industrial Access to existing buildings.
8. 10' reduction on West Main Street between Arabelle and Front Street from 92' to 82', due to the location of the existing buildings on the site.
9. Allowance to combine the landscape strip and parallel parking on West Main Street.
10. 38' reduction of Right of Way from 100' to 62' to preserve existing park.
11. Removal of the canal on Canal Street between West Main Street and 14th Street to preserve existing park.
12. Removal of 14' sidewalk requirement on Canal Street between West Main Street and 14th Streets to preserve existing park.

Comments from the community: Applicant Colin Johnson talked about the project. Mr. Johnson explained the project in further detail and answered various questions from the Committee about the project.

**Beverly Bell recused herself from this case.**

**Discussion:** A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #FBC-20-2: 1201 & 1225 Riverfront Parkway, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Jason Havron seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**There were conditions noted for the approval:**

1. Requested modifications approved due to lot line restrictions & an ongoing review with Chattanooga Department of Transportation (CDOT).

**Case #FBC-20-3 – 1201 Riverfront Parkway – Building setback, parking setback, fenestration, active space, frontage, building length, entrance spacing, signage**

**Project Description:**

The applicant, David Hudson, has applied for the following modifications:

1. Increase in primary setback on primary street, Riverfront Parkway, from 10' to 20' (10' increase).
2. Increase in primary setback on primary street, Riverfront Parkway, from 10 to 13' (3' increase) for the phase 2 portion of the project.
3. Increase in setback on the secondary street, Arabelle Street, from 10' to 30' (20' increase).
4. Reduction in lot frontage from 90% minimum along Riverfront Parkway to 40% for Phase I.
5. Reduction in lot frontage from 60% minimum along Arabelle Street to 20% for Phase I.
6. Reduction of parking setback along A Street from 30' to 17' (13' reduction).
7. Reduction of parking setback on along B Street from 30' to 9' along Arabelle Street (21' reduction).
8. Allowance to not glaze or cover the openings into the parking structure.
9. Allowance to have no active uses within the setback.
10. Allowance for opaque glass to be counted towards the minimum percentage of fenestration.
11. Increase in maximum street-facing building length from 300' to 400' for Phase I and II.
12. Decrease in the number of required street entrances from one every 200', two entrances total, to one entrance to accommodate one tenant.
13. Allowance for a skyline sign on a two story building.

Comments from the community: Applicant David Hudson presented the project. Mr. Hudson explained the project in further detail and answered various questions from the Committee about the project.

**David Hudson recused himself from this case.**

**Discussion:** A discussion was had between the Committee members. Jason Havron made a motion to approve Case #FBC-20-3: 1201 Riverfront Parkway, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Caroline Hetzler seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**There were no conditions noted for the approval.**

**Case #FBC-20-4 – 925 W. 19th Street – Setbacks, parking setback**

**Project Description:**

The applicant, Donald Benedict, has applied for the following modification:

1. Exceed maximum front setback from 30' to 68'.
2. Reduction of right setback from 5' to 0'.
3. Reduction of left setback from 10' to 0'.
4. Reduction of rear setback from 5' to 0'.
5. Reduction of parking setback from 10' to 5'.
6. Reduction of lot area for 2 units from 3500sqft to 2205sqft.
7. Reduction of lot width for 2 units from 35ft to 22.2ft

Comments from the community: Designer on the project Craig Konenberg spoke about the project and answered various questions from the Committee about the project. Don Benedict, the applicant, also spoke about the project. Charlie Young, Assistant Director of Development Services, spoke to the Committee and answered questions about the project. Emily Dixon read emails in support of the project from Philip M. Meyer II, Katie Ford, Daisy Maurya Ballard, Shannan Billings, Jenn Leone, Michael Schmelcher, Deborah Kilgore, Tammy Nichols, James Crumley, and Julie Harris. Ms. Dixon also read emails in opposition to the project from Paul Wilder, Thomas Purdy, and Susan Gregg Gilmore. Community member Claudia Gutierrez spoke in opposition to the project as well. Craig Kronenberg and Don Benedict responded to concerns from the opposition.

**Discussion:** A discussion was had between the Committee members. Jason Havron made a motion to approve Case #FBC-20-4 – 925 W. 19th Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Anca Rader seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**NEXT MEETING DATE:** July 9, 2020 (application deadline is June 12, 2020 at 4 p.m.).

**Jason Havron made a motion to adjourn.**

The meeting was adjourned at 4:30 p.m.

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Jason Havron, Chair

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Date

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Levi Witt, Secretary

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Date