

FORM-BASED CODE COMMITTEE

MEETING MINUTES

November 10, 2022

The duly advertised meeting of the Form-Based Code Committee was held on November 10, 2022, at 1:58 p.m. in conference room 1A of the Development Resource Center. Chair Beverly Bell 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.

Members Present: Jim Williamson, Beverly Bell, David Hudson, Zach McManus, Denise Shaw, Tenesha Irvin, Sarah Brogdon, Thomas Palmer

Members Absent: Jake Toner

Staff Members Present: Development Review Planner Sarah Robbins, Secretary Levi Witt

Beverly Bell 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 Committee.

Applicants Present: John Paul Greene, Steven Sawyer

Approval of Minutes: David Hudson made a motion to approve the September 2022 meeting minutes. Jim Williamson seconded the motion. All in favor, the motion carried.

Sarah Robbins presented the cases.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Case #FBC-22-28 - 109 Hartman Street - Reduce building frontage, increase ground floor elevation, reduce streetscape widths

Project Description:

The applicant, Allen Jones, has applied for the following modifications:

1. Reduce building frontage from 60% to 34%. *Sec. 38-729(3) Building Placement. Building Frontage. E. Primary street: 60% min.*
2. Increase ground floor elevation. *Sec. 38-729(6) Public Realm. Story Height. D. Residential Ground floor elevation: 16" min / 5' max.*
3. Reduce the Sidewalk 6' min & Street Tree/Furniture Zone 6' min, because there is insufficient ROW to meet the minimum requirements. *Sec. 38-729(6) Public Realm. Sidewalk. J. Clear pedestrian zone: 6' min. Sec. 38-729(6) Public Realm. Street Tree/Furniture Zone. Street tree/furniture zone depth: 6' min.*

John Paul Greene (contractor on the project) spoke to the Committee and explained the project in further detail. Mr. Greene read letters in support of the project from Beverly Vyule, Pamela McDaniel, Josh M. Smith, and Gary & Leala Duncan. Members of the community David Steele and Tony Harper expressed their concerns about the project to the Committee. John Paul Greene responded to Mr. Steele and Mr. Harper.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to partially approve Case #FBC-22-28: 109 Hartman 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. Jim Williamson seconded the motion. Six in favor and two opposed, Tenesha Irvin and Sarah Brogdon, the motion was unanimously approved.

There were conditions noted for the approval:

1. The first modification is DENIED.
2. The second modification is APPROVED due to topographic conditions.
3. The third modification is APPROVED due to existing conditions.

Case #FBC-22-30 - 711 E. Main Street - Primary entrances not facing primary street

Project Description:

The applicant, Shannon Kelly, has applied for the following modifications:

1. For interior single-unit attached units street-facing entrance requirements: allow main pedestrian entrance not from the primary street, but from a pedestrian area or internal parking area. *Sec. 38-698 (5) Public Realm. 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.*

Steven Sawyer (engineer on the project) spoke to the Committee and explained the project in further detail.

Discussion: A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #FBC-22-30: 711 E. Main 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. Denise Shaw seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The first modification is APPROVED due to the application meeting the intent of the Form-Based Code and increasing density and housing options.

DEFERRED - Case #FBC-22-32 - 1637 Rossville Avenue - Setback reductions, increase building coverage, increase the driveway width and decrease minimum lot size

Case #FBC-22-32 - 1637 Rossville Avenue was deferred due to a clerical error. The case will go before the Form-Based Code Committee on December 8, 2022.

Other Business:

- Sarah Robbins announced that the next public input meeting will be November 28th, 2022 at the Development Resource Center. The Regional Planning Agency will be conducting the meeting.

NEXT MEETING DATE: December 8, 2022 (application deadline is November 11, 2022 at 4 p.m.).

Jim Williamson made a motion to adjourn. All in favor, the meeting was adjourned.

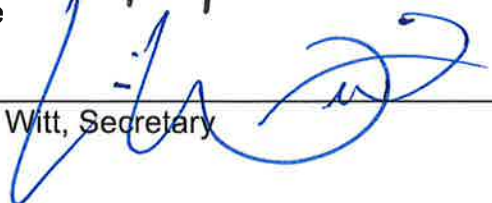
The meeting was adjourned at 3:19 p.m.



 Beverly Bell, Chair

12/8/22

 Date



 Levi Witt, Secretary

12-8-2022
Date