

FORM-BASED CODE COMMITTEE **MINUTES**

April 14, 2022

The duly advertised meeting of the Form-Based Code Committee was held on April 14, 2022, at 2:02 p.m. in conference room 1A of the Development Resource Center. Chair Jim Williamson 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, Zach McManus, Denise Shaw, Jake Toner

Members Absent: Anca Rader, David Hudson

Staff Members Present: Development Review Planner Melissa Mortimer, Secretary Levi Witt, City attorney Harolda Bryson

Jim Williamson 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: Kaitlin Sims, Diane & Charles Slover, Jared Hueter

Approval of Minutes: Denise Shaw made a motion to approve the February 2022 meeting minutes. Zach McManus seconded the motion. All in favor, the motion carried.

Melissa Mortimer explained the additional rules of procedure.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Case #FBC-22-7 - 100 Peerless Avenue - Primary entrances

Project Description:

The applicant, Kaitlin Sims, has applied for the following modifications:

1. For interior single-unit attached units street-facing entrance requirements: allow main pedestrian entrance not from 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.*)

Applicant Kaitlin Sims spoke to the Committee and explained the project in further detail. Community members Diane & Charles Slover spoke to the Committee and expressed their concerns about the project. Community member & architect Jared Hueter also spoke to the Committee.

Discussion: A discussion was had between the Committee members. Zach McManus made a motion to approve Case #FBC-22-7: 100 Peerless Avenue, 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. Jake Toner seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The modification is APPROVED because the Form-Based Code Committee's position is that the site plan meets the conditions of the code as currently designed and requires no modification.

Case #FBC-22-8 - 1001 McCallie Avenue - Primary entrances

Project Description:

The applicant, Mike Price, has applied for the following modifications:

1. For interior single-unit attached units street-facing entrance requirements: allow main pedestrian entrance not from 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.*)

Applicant Kaitlin Sims spoke to the Committee about the project and answered questions from the Committee.

Discussion: A discussion was had between the Committee members. Zach McManus made a motion to approve Case #FBC-22-8: 1001 McCallie Avenue, 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 modification is APPROVED on the condition that: 1) The two units on the eastern end of the parcel that fronts on O'Neal Street must meet pedestrian entrance requirements defined by the Form-Based Code.
2. The Form-Based Code Committee's position is that this site plan meets the conditions of the code as currently designed and requires no modification.

Other Business:

There was no other business.

NEXT MEETING DATE: May 12, 2022 (application deadline is April 15, 2022 at 4 p.m.).

Beverly Bell made a motion to adjourn. All in favor, the meeting was adjourned.


The meeting was adjourned at 3:00 p.m.



 Jim Williamson, Chair

06.09.2022

 Date



 Levi Witt, Secretary

6-9-2022

 Date