

FORM-BASED CODE COMMITTEE **MINUTES**

March 11, 2021

The duly advertised meeting of the Form-Based Code Committee was held on March 11, 2021, at 2:02 p.m. electronically, via Zoom. 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. Development Review Planner Sarah Robbins explained the additional rules of procedures.

Members Present: Marcus Jones, David Hudson, Jim Williamson, Anca Rader, Beverly Bell, Zach McManus, Denise Shaw, Jake Toner

Members Absent: Caroline Hetzler

Staff Members Present: Development Review Planner Sarah Robbins, Secretary Levi Witt and 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: Wilson Kessel, Heidi Hefferlin, Matt McGauley, Justin Dumsday

Approval of Minutes: David Hudson made a motion to approve the February 2020 meeting minutes. Anca Rader seconded the motion. All in favor, Zach McManus abstaining, and votes taken by roll call, the motion was unanimously approved.

Sarah Robbins explained the additional rules of procedure.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Case #FBC-21-7 - 306 Cherokee Boulevard - Various major modifications

Project Description:

The applicant, Wilson Kessel, has applied for the following modifications:

1. Building height - One (1) story with a mass of two (2) story;
2. Landscape island - number and location;
3. Driveway width increase - from 20' to 24', and
4. New monument sign - For a new construction with an increased size and a decreased setback.

Applicant Wilson Kessler and Heidi Hefferlin spoke to the Committee. Ms. Hefferlin explained the project in further detail. Matt McGauley, a developer on the project, also talked about the project. Lee Helena, member of the community, expressed his views to the Committee about the project. David Hudson requested that the Committee move to the next case, Case #FBC-21-8, in order to better understand Case #FBC-21-7. Harolda Bryson, attorney in the Office of the City Attorney, stated that the step was appropriate, and the Committee moved to Case #FBC-21-8.

Case #FBC-21-8 - 110 Somerville Avenue - Various major modifications

Project Description:

The applicant, Wilson Kessel, has applied for the following modifications:

1. Major modification for a new building addition to an existing building.
2. Removal of interior landscape island.
3. Reduce depth of median island from 6 feet to 5 feet to accommodate for dumpster access and removal.
4. Allow for removal of perimeter planting requirements at existing retaining walls and earth embankments off property. Grade change is close to 10 feet at property line at north and east.
5. Removal of island by accessible spaces to provide accessible parking spaces as close to entrance as possible.

Applicant Wilson Kessler and Heidi Hefferlin spoke to the Committee. Ms. Hefferlin explained the project in further detail.

Wilson Kessel, the applicant, requested to defer Case #FBC-21-7: 306 Cherokee Boulevard. Case #FBC-21-7 will go before the Committee on Thursday, April 8th, 2021.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #FBC-21-8: 110 Somerville 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. 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. The first modification is approved with no conditions.
2. The second modification is approved due to site constraints.
3. The third modification is approved on the condition that the reduction of the median island is from 6 feet to 4 feet, and provided that the landscaping in the median island meets the code.
4. The fourth modification is approved due to topography, and provided that additional trees are planted to replace lost shrubs on the north property line.
5. The fifth modification is approved with no conditions.

Case #FBC-21-9 - 401 E. Martin Luther King Boulevard - Transparency & Parking

Project Description:

The applicant, Justin Dumsday, has applied for the following modifications:

1. Reduction of transparency on Mabel Street side of building due to topography / slope of sidewalk.
2. Reduce parking buffer to 4 feet to allow for additional parking space.

Applicant Justin Dumsday spoke to the Committee. Mr. Dumsday explained the project in further detail. Lee Helena, member of the community, expressed his views to the Committee about the project.

Chairman Jim Williamson recused himself from Case #FBC-21-9 - 401 E. Martin Luther King Boulevard.

Discussion: A discussion was had between the Committee members. Beverly Bell made a motion to approve Case #FBC-21-9: 401 E. Martin Luther King 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. Zach

McManus seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted for the approval:

- 1. The first condition is approved due to topographical site challenges and replacement with a mural of minimum 140 square feet which upholds the character of the corridor which contains several other murals.**
- 2. The second modification is approved due to site challenges and the design upholds the code's intent of providing landscape and visual buffer of parking from sidewalk.**

Other Business:

There was no other business.

NEXT MEETING DATE: April 8, 2021 (application deadline is March 12, 2021 at 4 p.m.).

Beverly Bell made a motion to adjourn.

The meeting was adjourned at 4:27 p.m.

Jim Williamson, Chair

Date

Levi Witt, Secretary

Date