

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

**May 14, 2020**

The duly advertised meeting of the Form-Based Code Committee was held electronically, via Zoom, on May 14, 2020, at 2:07 p.m. Development Review Planner Emily Dixon called the meeting to order and announced that the meeting is being recorded. Ms. Dixon also appointed David Hudson to chair the meeting in lieu of Jason Havron, until Mr. Havron was able to join the meeting. Secretary Levi Witt called the roll and swore in all those who would be addressing the Committee. Emily Dixon explained the additional rules of procedures.

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

**Members Absent:**

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

**Emily Dixon explained the rules of procedures.**

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

**Swearing In:** Secretary Levi Witt swore in everyone who wanted to speak to the Commission before each case was presented.

**Applicants Present:** Jessica Stack, Matt Winget, Don Kendall, Kaitlin Sims, Dustin Smith, Sarah Smith, Cal Todd

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

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

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**Case #20-FB-00006 - 895 Cherokee Boulevard - Fenestration, primary entrance, parking setback, building frontage, height, stories, and ground floor elevation**

**Project Description:**

The applicants, Matt Winget / Elemi Architects, L.L.C., have applied for the following modifications:

1. Reduction of ground floor fenestration from 30% minimum to 26%.
2. Reduction of upper floor fenestration from 25% minimum to 11%.
3. Allowance to reduce the required primary street entrance from 1 to 0 on Cherokee Boulevard.
4. Reduction of parking setback from 30' to 10'8".
5. Reduction of building frontage on the primary street from 60% to 40% on Cherokee Boulevard.
6. Increase in stories from 3 maximum to 4.
7. Increase in height from 40' maximum to 40'4".
8. Reduction of Ground Floor Elevation from 16" to 0'.

Comments from the community: Applicant Matt Winget 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. David Hudson made a motion to approve Case #20-FB-00006: 897 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. Anca Rader seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. 10' planted buffer must be provided between building and row, and
2. Approved due to topography and code specifics.

**Case #20-FB-00007 – 221 W. 20th Street – Story reduction, primary setback, and building frontage**

**Project Description:**

The applicants, Don Kendall / BNA Prop Co. / Development Management Group, have applied for the following modification:

1. Reduction of required stories along an A street from 2 to 1 for new addition.
2. Increase in primary setback from 15' max to 80'.
3. Reduction of building frontage requirement from 80% minimum to 60%.

Comments from the community: Applicant Don Kendall explained the project in further detail and answered various questions from the Committee about the project. Councilman Erskine Oglesby, Jr. expressed his support and support from the community for the project and encouraged the Committee to support the project as well.

**Discussion:** A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #20-FB-00007: 221 W. 20th 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. Jason Havron seconded the motion. All in favor, the motion was unanimously approved.

**There were conditions noted for approval:**

1. Approval due to existing building and public space being added to the front of existing building.

**Case #20-FB-00008 – 1737 Adams Street – Lot frontage, primary setback**

**Project Description:**

The applicants, Kaitlin Sims / Chazen Engineering Consultants, have applied for the following modification:

1. Reduction of building frontage requirement from 80% minimum to 50%.

Comments from the community: Applicant Kaitlin Sims explained the project in further detail and answered questions from the Committee about the project.

**Discussion:** A discussion was had between the Committee members. David Hudson made a motion to approve Case #20-FB-00008: 1737 Adams 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. All in favor, the motion was unanimously approved.

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

1. Approved due to the shape of the lot.

**Case #20-FB-00011 – 804 Magnolia Street – Rear setback, vehicular access**

**Project Description:**

The applicants, Dustin Smith and Sarah Smith, have applied for the following modifications:

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'.

Comments from the community: Applicants Sarah Smith and Dustin Smith spoke about the project in further detail and answered questions from the Committee about the project.

**Discussion:** A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #20-FB-00011: 804 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. Marcus Jones seconded the motion. All in favor, the motion was unanimously approved.

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

1. Approved due to lot of record, size, context and street parking.

**Case #20-FB-00012 – 1004 E. 10th Street - Increase in additional dwelling unit size**

**Project Description:**

The applicants, Jessica Stack / AIA - SIDE Partnership, L.L.C., have applied for the following modification:

1. Increase in the maximum ADU ( additional dwelling unit ) size from 700 square feet to 745 square feet.

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. Beverly Bell made a motion to deny Case #20-FB-00012 – 1004 E. 10th 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. David Hudson seconded the motion. All in favor, the motion was unanimously denied.

There were conditions noted for the denial:

1. Denial due to the possibility of a reduction in size.

**Case #20-FB-00013 – 1817 Broad Street – Projecting signage size**

**Project Description:**

The applicant, Cal Todd, has applied for the following modifications:

1. Increase in maximum sign width from 2' to 4.5'.

Comments from the community: Applicant Cal Todd spoke about the project and answered various questions from the Committee about the project. A designer on the project from DBM Signage also spoke on the project.

**Discussion:** A discussion was had between the Committee members. David Hudson made a motion to deny Case #20-FB-00013: 1817 Broad 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. Five members of the Committee in favor and one member abstaining, Jim Williamson, the motion was denied.

There were conditions noted for the denial:

1. Denial due to no hardship or justification for the variance.

**NEXT MEETING DATE:** June 11, 2020 (application deadline is May 15, 2020 at 4 p.m.).

**Jim Williamson made a motion to adjourn.**

The meeting was adjourned at 5:11 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