

FORM-BASED CODE COMMITTEE **MINUTES**

November 12, 2021

The duly advertised meeting of the Form-Based Code Committee was held on November 12, 2021, at 2:03 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, Anca Rader, David Hudson, Zach McManus, Denise Shaw, Jake Toner

Members Absent: Beverly Bell

Staff Members Present: Development Review Planner Sarah Robbins, 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: Matt Winget, Victoria Parker, Collin Johnson, Jimmy White, Kaitlin Pilgrim, Lee Helena

Approval of Minutes: David Hudson made a motion to approve the October 2021 meeting minutes. Zach McManus seconded the motion. All in favor, the motion carried.

Sarah Robbins explained the additional rules of procedure.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Case #FBC-21-44 - 765, 775 E. Martin Luther King Boulevard & 850, 844 Palmetto Street - Reduce ground story height, increase driveway width, & reduce primary and secondary street parking setbacks

Project Description:

The applicant, Matt Winget, has applied for the following modifications:

1. Decrease minimum ground story height from 16" to 0 for East MLK Boulevard. (Section 38-717. U-CX. (6) PUBLIC REALM. STORY HEIGHT. D. Ground Floor Elevation: Residential Ground Floor: 16" min / 5' max.)
2. Increase driveway width in setback from 20' to 24' for Palmetto Street. (Section 38-717. U-CX. (4) ACCESS/PARKING LOCATION. ACCESS (see Sec. 38-698.(3)A.) With no alley: driveway width in setback 20' max.
3. Reduce primary street parking setback from 30' minimum to 20'8". (Section 38-717. U-CX. (4) ACCESS/PARKING LOCATION. Parking setbacks (see sec. 38-698.(3)B.) A. Primary street 30' min.
4. Reduce side street parking setback from 10' minimum to 6'. (Section 38-717. U-CX. (4) ACCESS/PARKING LOCATION. Parking setbacks (see sec. 38-698.(3)B.) B. Side street 10' min.

Applicant Matt Winget spoke to the Committee. Mr. Winget explained the project in further detail and answered questions from the Committee about the project.

Discussion: A discussion was had between the Committee members. Denise Shaw made a motion to approve Case #FBC-21-44: 765, 775 E. MLK Boulevard & 850, 844 Palmetto 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. Jake Toner seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The second modification is APPROVED on the condition that approval is given by CDOT.

Case #FBC-21-45 - 1029 W. 19th Street - Increase building height and reduce lot frontage

Project Description:

The applicant, Victoria Parker, has applied for the following modifications:

1. Increase the maximum height from 150' to 160'. (Sec. 38-759. (4) A. Maximum Height: B-CX-12: 12 stories/150' max. Sec. 38-696. (4) C. e. For any request to increase maximum building height, may grant up to one additional story of 12 feet or less, in height.)
2. Decrease the minimum A street lot frontage from 90% minimum to 74%. (Sec. 38-759. (2) E. Lot Frontage (see Sec. 38-698.(2)E.) E. A Street: 90% min.)

Applicant Victoria Parker, project manager, spoke to the Committee. Ms. Parker explained the project in further detail and answered questions from the Committee about the project. Collin Johnson, civil engineer, and Jimmy Owner, designer and owner, spoke to the Committee as well.

Discussion: A discussion was had between the Committee members. Zach McManus made a motion to approve Case #FBC-21-45: 1029 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. 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** on the condition that any portion of the conditioned space between 150' and 160' shall be stepped back a minimum of 10'.
2. The second modification is **APPROVED** on the condition that the "courtyard" space on the left of the 19th street frontage shall be utilized as activated public or private space.

Case #FBC-21-46 - 621 E. Main Street - Reduce lot frontage & reduce required parking minimum

Project Description:

The applicant, Craig Design Group, has applied for the following modifications:

1. Decrease the minimum A street lot frontage reduction from 80% min (38') to 63% (30'). (*Sec 38-717. (3) Building Frontage (see Sec.38-698.(2)E.) E. Primary Street 80% min.*)
2. Decrease the minimum vehicular parking spaces from 5 spaces to 2 spaces. (The proposed development requires 7 parking spaces. The development is proposing 4 long term protected bike parking spaces, which will substitute for 2 vehicle spaces (25% max). That then drops the requires vehicle parking to 5.) (*Section 38-741. (1). Required Parking Spaces.*)

Kaitlin Pilgrim, with Craig Design Group, spoke to the Committee. Ms. Pilgrim explained the project in further detail and answered questions from the Committee about the project. Sarah Robbins read emails from community members Amy Andrews and Michael Walker in opposition to the project. Community member Lee Helena asked Form-Based Code staff a question.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to partially approve Case #FBC-21-46: 621 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 partial approval:

1. The first modification is DENIED.
2. The second modification is APPROVED on the condition that off-site parking will be looked for.

Case #FBC-21-47 - 412 E. 10th Street - Multiple major modifications

Project Description:

The applicant, Lee Helena, has applied for the following modifications:

1. Reduction in landscape island square feet in soil surface area from 243 sf to 168 sf. (Sec. 38-738. (2) C. *An interior island abutting a single row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and two hundred sixteen (216') square feet in soil surface area for islands along compact parking spaces and two hundred forty three (243') square feet for islands along standard parking spaces.*)
2. Eliminate 1 tree requirement in 1 landscape end of row interior island. (Sec. 38-748. (2) B. *A landscaped interior island must be provided every 10 parking spaces and at the end of every parking row and planted with at least one tree.*)
3. Eliminate required perimeter planting along east and south property lines. (Sec. 38-748. (4) A. *Perimeter planting is required along the outer perimeter of the parking area except any perimeter that is adjacent to the building the parking supports. Breaks for pedestrian, bicycle and vehicular access are allowed.*)
4. To exceed the parking max while not complying with all of the required parking lot landscaping. (Sec. 38- 748. (1) D. *Parking lots that exceed the required number of spaces (Sec. 38-741) must comply with all required Parking Lot Landscape (Sec. 38-748).*)
5. Increase max parking from 20% increase to 40% increase. (Sec. 38-741. (1) E. *The number of spaces provided shall not exceed the required number of spaces, before discounts, by more than twenty percent (20%).*)

Applicant Lee Helena spoke to the Committee. Mr. Helena explained the project in further detail and answered questions from the Committee about the project. Allen Jones also spoke to the Committee.

Discussion: A discussion was had between the Committee members. Zach McManus made a motion to partially approve Case #FBC-21-47: 412 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 approved.

There were conditions noted for the partial approval:

1. The first modification is APPROVED on the condition that existing adjacent R.O.W. provides for adequate soil capacity.
2. The second modification is APPROVED on the condition that it must be included / represented elsewhere within the parking lot.
3. The third modification is APPROVED, conditioned to existing railway use.
4. The fourth modification is APPROVED, conditioned to not exceed 20% increase in parking.
5. The fifth modification is DENIED.

Other Business:

There was no other business.

NEXT MEETING DATE: December 9, 2021 (application deadline is November 13, 2021 at 4 p.m.).


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

The meeting was adjourned at 4:56 p.m.



 Jim Williamson, Chair

12.09.2021

 Date


 Levi Witt, Secretary

12-9-2021

 Date