

FORM-BASED CODE COMMITTEE

MINUTES

January 11, 2018

The duly advertised meeting of the Form-Based Code Committee was held on January 11, 2018, at 2:00 p.m. at the Development Resource Center, Conference Room 1A. Heidi Hefferlin called the meeting to order. Angela Wallace called the roll and swore in all those who would be addressing the Committee. Heidi Hefferlin explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Heidi Hefferlin, Matthew Whitaker, William Smith, Ladell Peoples, and Jason Havron.

Members Absent: Gabe Thomas, Grace Frank, David Barlew, John Straussberger

Staff Members Present: Angela Wallace, Emily Dixon and Sarah Robbins

Applicants Present: John Wise and Brandon Smith, Brian Youngblood, Rob Gerber

William made a motion to approve the Minutes from the last meeting. The motion was seconded by Matt and unanimously approved.

Emily - Introduced Sarah Robbins as the new Development Planner – Historic.

OLD BUSINESS

None

NEW BUSINESS

Case #17-FB-00037 – 103 Cherokee Boulevard

PROJECT DESCRIPTION:

The applicant, John Wise and Brandon Smith, has applied for the following modifications:

- Skyline signage from 1 to 2
- Allow skyline signage on a 4 story building

Emily presented the PowerPoint presentation.

Discussion: Brandon Smith addressed the Committee (with Aflac). We assumed the sign could be installed with the approval of the Lessor because it was part of the lease. Found out later that was not the case. Heidi – There is room for the sign at the second level. Did you talk to the lessor about that? Brandon – Yes but we had already purchased the sign and it will not fit in that space.

Community Comments: None

William – Is the square footage what would fit at the second floor? Emily – Yes. William – This building does not fit the code on the four stories? Emily – No it does not. The parapet does not count as a floor so this building is only 4 floors. Heidi – How have we handled previous cases? Emily – We did allow the lifestyle center and that was because they did not want to damage the historic façade of the building. On other cases it has been denied. Heidi – So the only hardship on this case is that they purchased the sign. Ladell – The sign you have purchased does not fit on the second level? Matt – I don't understand the 4 story cutoff. I don't see a problem with this. Emily – The purpose is to cut down on urban clutter. Heidi – I'm sympathetic that they have already purchased the sign. Is there any way we can work with them on this? Emily – The sign they have would not fit on the second floor. Matthew – We could consider that they have no access from the ground floor.

William made a motion to approve Case #17-FB-00037 – 103 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. Conditions: approved with hardship of building built before code and tenant's main access is from second floor only.

Matt – Maybe it could be moved over. Heidi – He should talk to the owner. Jason – It's unfortunate that the owner told them they could knowing it would not be within the code. Matt – We have signage requests every month and we need to be careful about setting precedent.

This Motion does not get a second and therefore it fails.

Matt made a motion to deny Case #17-FB-00037 – 103 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. Conditions: 1) deny, 2) deny

Ladell seconds the motion. The motion was unanimously approved.

Case #17-FB-00038 – 143 W. 18th Street

PROJECT DESCRIPTION:

The applicant, Brian Youngblood, has applied for the following modifications:

- Rear setback from 25' to 6'
- Garage door setback to front of house from 8' to 0'
- Parking setback from 10' to 8.7'
- Parking in front yard instead of side or rear yard

Emily presented the PowerPoint presentation. The applicant wants to do the same basic style as the house next door with the garage located on the front of the house right off the street. We have had 2 previous projects similar to this with the garage at 0' setback from the front of the house and they were both denied.

Discussion: Brian Youngblood addressed the Committee. This is a small lot 46.7' deep. The owner does want a footprint similar to the house next door. There is no turning radius on this property. There is no easement or alleyway to this property. The permit for the neighboring house was pulled under C-3 zoning.

Community Comments: Robert Burns – I bought that lot years ago under C-3. People park on the street and this is different than Jefferson Heights. This is the last lot in this subdivision and this is the only property that will fall under Form-Based Code.

William – If you do not pull totally into the garage you will be blocking the sidewalk. Matt – The intent of the code is to promote pedestrian friendliness. That is exactly why we denied the other applicants. The other houses on this street are already using the alley. Heidi – I don't see why you could not use the alley. There is a way to set it up so everyone can use it. We have denied others with similar proposals. Brian – With the current footprint it would only leave 26' for a turning radius. Matt – Both of the other cases used what had already been built and we didn't accept that. A turning radius of 26' is tight but not impossible. Heidi – I agree with Matt in that I have no problem with the rear setback variance. Emily – If they wanted to, they could access it from the side or rear. Matt – There are several options they have other than what is proposed. Ladell – They could set the front of the house back 10' and then cantilever the second floor over the garage.

Matt made a motion to approve Case #17-FB-00038 – 143 W. 18th 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. Conditions: 1 approve; 2 deny; 3 approve; 4 deny; size and shape of lot.

Ladell seconds the motion. The motion was unanimously approved.

Case #17-FB-00039 – 827 Broad Street

PROJECT DESCRIPTION:

The applicant Rob Gerber has applied for the following modifications:

- Transparency of 3 windows on 1st floor from 80% to 9%
- Reflectance from 15% to 58%
- Transparency of windows from 80% to 60% or more to match existing windows
- Awning size from 6' to 2'3" on 10 first floor windows

Emily presented the PowerPoint presentation. They want to add awnings on Broad and Chestnut and refurbish the existing awnings. They want to replace some of the windows.

Discussion: Mark Wittamer addressed the Committee. We are doing extensive renovations on the interior. We have a number of canopies existing and want to continue with that shape and size. There were a number of windows that were in bathrooms. We are now opening up some of those windows. There are some windows that are in bad shape and need replacing. It would not work to have different looking windows. We want them all to match. The 3 windows on the front are in the kitchen and we are renovating the kitchen. We want to block them because they will be work and storage areas. We want to keep the glazing there but we want to black out those windows. Overall we are increasing the transparency on the building by the number of windows we are opening.

Jason – That would be 3 sets of windows not 3 windows. Mark – Yes. Heidi – You are replacing all the awnings? Mark – We are replacing the fabric not the frames. Emily – The code is changing but this is still a little smaller than that. Heidi – I have a problem with blacking out the windows. St. Johns has their kitchen open and so does Blue Orleans. Matt – People enjoy seeing that area. Heidi –

This is a historic building and blacking out those windows would be very noticeable on the street level. Emily – The 60% will be voted on next month and I have received no opposition to that. This request would be 58% transparency. The awning size will be going to about a 4' minimum in the code.

Community Comments: None

Matt – I do not agree with the black out on the ground floor windows. Ladell – I agree. Matt – I now realize the reasoning on the awnings. Heidi. I understand that you are trying to use what you already have. The windows on the upper floors make sense. Jason – I like that they want to make the awnings all the same size. Redoing all the awnings to match the code requirements would be very expensive. Matt – I consider the value of the building and the history so changing the size of the awnings would not be a major concern. Emily – We have had some other awning cases where we have allowed a reduction in the size. Ladell – Does the width of the sidewalk change on Chestnut. Heidi – I don't support the black out windows

William made a motion on Case #17-FB-00039 – 827 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. Conditions: 1 deny, contrary to code; 2 deny, related to item 1; 3 approve, 60% is proposed changes in transparency; 4 deny, doesn't meet code.

Jason seconds the motion. The motion was unanimously approved.

OTHER BUSINESS

William asks Emily to show the history of votes on previous cases to reflect on. Emily will prepare.

NEXT MEETING DATE: February 8, 2018

Jason made a motion to adjourn.

William seconds the motion. The motion was unanimously approved.

The meeting was adjourned at **3:20** p.m.

John Straussberger, Chair

Angela S. Wallace, Secretary