

**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING OF OCTOBER 15, 2009**

City HZC Present

Nic Arning
Sean Bolen
Scott Busby
Sandra Martin
Melissa McAdams
Finbarr Saunders
Melynda Whetsel

County HZC Present

Linda Claussen
Charles Faulkner
Kenneth Gresham
Carol Montgomery

Others Present:

Tom Reynolds
Tom Stancil
Jamie Rowe
Ann Bennett
Charlotte West

Members Absent:

Duane Grieve (ex.)

Members Absent:

Steve Cotham (ex.)

Chair Melynda Whetsel called the meeting to order and reminded members regarding conflicts of interest.

- Approval of Minutes – September 17, 2009, meeting

MOTION BY SAUNDERS AND SECOND BY BUSBY TO APPROVE THE SEPTEMBER 17 MINUTES. THE MOTION CARRIED UNANIMOUSLY.

- Staff Report (Level I Certificates): Ann Bennett

1131 Luttrell Street - 4th & Gill H-1 - Gaute Hagen (Applicant) – Certificate No. 908094&G - In-kind replacement of rubber roof over front porch and wood railing system around deck over the front porch

801 Wells Avenue - 4th & Gill H-1 - Carl Lansden (Applicant) – Certificate No. 914094&G - Repair/replace in kind various elements of wood wall covering and trim, in kind, as necessary, with new installation to match existing wood in size. Install wood porch railing with remaining railing to match existing now on porch.

601 Caswell Avenue - 4th & Gill H-1 – Jeff Roland (Applicant) - Certificate No. 928094&G - Install asphalt architecturally textured shingled roof covering.

627 Eleanor Street – 4th & Gill H-1 - Karen McNeany (Applicant) - Certificate No. 929094&G. Replace existing asphalt shingle roof with asphalt shingle roof, including ridge vent; repair trim and weatherboard, with identical materials and like design, as necessary; repair porch floor in kind if necessary; replace wood shingles on front porch gablet and sides of turret with approximate design and like material, as necessary; repair existing rear deck, expanding size slightly but not allowing it to be visible from the street.

727 E. Scott Avenue - Old North Knoxville - Bruce Goff (Applicant) – Certificate No. 92809ONK - Install new asphalt shingle roof, replacing deteriorated roof.

322 E. Oklahoma Avenue - Old North Knoxville - Mitch Stewart – Certificate No. 100109ONK - Remove asphalt siding and repair or replace in kind original siding and trim.

228 Cansler Street – Mechanicsville - Joe MacDonald, Community Development (Applicant) – Certificate No. 100109MEC - Replace asphalt shingle roof.

- Certificates of Appropriateness

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510 E. Oklahoma Avenue – Glen Oak Missionary Baptist Church (Contact: David Grindstaff) – Certificate No. 92909ONK

Work Description

Install 32 sq. ft. sign on 12 sq. ft. (approximate) base 2 feet high, for an overall sign height of six feet and an overall sign width of eight feet, not internally illuminated.

Staff Recommendation

APPROVE Certificate 92909ONK. Proposed sign will not vary greatly in size from existing sign, although its configuration and location will be different. Its appearance will be improved, and its location better for the surrounding residences.

Bennett stated that Glen Oak Missionary Baptist Church is not sure where they are going to place the new sign. The location where they wanted to put it is in the city right-of-way, so they asked that it not be considered today.

MOTION BY BUSBY AND SECOND BY SAUNDERS TO DENY WITHOUT PREJUDICE DUE TO THE LACK OF INFORMATION. THE MOTION CARRIED UNANIMOUSLY.

Jamie Rowe, 4215 Tazewell Pike, asked to discuss the driveway at 4206 Tazewell Pike. The house is for sale, and the neighborhood would like the second driveway to be removed before the house is sold. The Commission approved the garage addition on July 17, 2008 (Certificate No. 61908TAZ, David Amburn). The applicant did state at that meeting that he intended to remove the second driveway, but Bennett stated that the NC-1 ordinance refers to new space or demolition of new space and does not mention driveways.

Tom Reynolds stated that a driveway is enforced through the Engineering Department, and they issue the permits. His department cannot issue a building permit and enforce the design guidelines without an HC-1 or NC-1 certificate. He is not sure how it works with Engineering concerning getting a permit for a driveway. He feels this lot would be entitled to two driveways. There is not a permit for both driveways, but he may have

applied for the permit. Mark Johnson, City Engineering, had told Reynolds that Engineering does not enforce the Historic Zoning Commission minutes. Ms. Rowe stated that no one has talked to the owner, but they do not have a permit for the driveway. On page 6 in their guidelines it states that if a house is behind another house, they have to share a common driveway. Bennett stated that he did not create new lots, he just built a garage. Ms. Rowe would like someone from the Commission or Ms. Bennett to call the owner. Arning stated he is concerned if the Commission is incorporating neighborhood agreements into its Certificate process, and feels Certificates should be awarded based on design guidelines provisions. The guidelines and the issuance of a Certificate based on those guidelines that reflects what the Commission voted on should be enforced. Martin stated that we should talk to the owner to see if he plans to remove the driveway. Saunders stated that we expect what we approve to be carried out. We rely on agreements between neighbors and the applicant and hope they come to pass. Gresham stated that the Commission does not have the ability to enforce this type of problem. Whetsel stated that the Commission would like agreements to be honored. Reynolds said that two permits are required, one for building and one from engineering. Bennett reminded the Commissioners that the existing driveway was a legal existing condition.

MOTION BY MARTIN AND SECOND BY BOLEN THAT ARNING WOULD CONTACT MR. AMBURN TO ASK HIM TO HONOR HIS CERTIFICATE. THE MOTION CARRIED UNANIMOUSLY.

Other Business

The next meeting of the Knoxville and Knox County Historic Zoning Commissions will be held on November 19, at 8:30 a.m. in the Small Assembly Room of the City-County Building.