



**MINUTES  
KNOXVILLE HISTORIC ZONING COMMISSION  
KNOX COUNTY HISTORIC ZONING COMMISSION  
MEETING JANUARY 15, 2015**

City HZC Present

Sean Bolen  
Scott Busby  
Steve Cotham  
Faris Eid  
Sandra Martin  
Lorie Matthews  
Melissa McAdams  
Andie Ray  
Jason Woodle

County HZC Present

Bill Belser  
David Butler  
Bart Carey  
Mike Crowder  
George Ewart

Others Present

David Rhodes  
Will McWhorter

City HZC Absent

None

County HZC Absent

None

Staff Present

Dori Caron  
Crista Cuccaro  
Scott Elder  
Kaye Graybeal  
Melvin Wright

Knoxville Historic Zoning Comm. Chair Busby called the meeting to order and noted there was a quorum. Roll call was taken. He stated that the meeting was being televised and recorded. He also asked that speakers limit their presentations to five minutes and to sign in when they reached the podium. He then noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days. Comm. Chair Busby then swore in all Applicants and visitors that planned to speak on any Agenda item.

Introduction of Visitors and Ex-officio members. There were visitors to introduce. Comm. Chair Busby welcomed the new Knox County Historic Zoning Commissioner, George Ewart.

**Action: Comm. Martin moved to approve the December 18, 2014 Minutes. The Motion was seconded by Comm. Woodle. The Motion carried unanimously.**

Staff Reports. Kaye Graybeal reviewed the Level 1 Certificates approved since the last meeting.

Reports to Commission.

Kaye Graybeal briefly summarized an initiative from City Council and planned to be implemented by the Metropolitan Planning Commission. The initiative was based on a September 2, 2014 City Council Resolution that stated that Council was requesting the MPC to consider and make a recommendation to Council on amendments to the Zoning Code and Building code regarding review of the demolition of residential structures built before 1865 [and a demolition delay]. She noted this ordinance has already been adopted by Knox County. This would require a request for the demolition of any pre-1865 residential structure would need to be heard by City Council before a demolition permit can be issued. She noted this code would be modeled after one in effect in Nashville as well as Knox County. Separately but part of the request as noted above was a delay of demolition on properties either on the National Register of Historic Places or National Register eligible. She noted pursuant to that we need to ensure we have as complete of an inventory of properties on the Register and those eligible and further noted the proposal from MPC contained a preliminary list of those properties which are currently being verified. Ms. Graybeal also noted that there is an upcoming grant cycle from Tennessee Historical Commission where federal money is passed down to the states to distribute to local municipalities and we want to apply for a grant to update our entire historic resource survey for both the City and County. She then noted that if this is something City Council wants to move forward, a staff report will be prepared.

National Register Nomination for Winstead Cottage and Bethel Confederate Cemetery. It was noted this application was prepared by Arin Streeter and also there was general consensus that this application was extremely well researched and presented. The Commission needs to vote on whether or not they feel this property is historically significant and appropriate for nomination. She then read the statement of significance noting the cottage is significant due to its architectural style [Italianate with Gothic Revival Influences], the cemetery due to its Civil War history and also the Confederate monument as it is a notable design by local artist Lloyd Branson, otherwise known for painting and portraiture.

**Action: Comm. Bolen moved that the Commission support the nomination of the Winstead Cottage and Bethel Confederate Cemetery to the National Register of Historic Places. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.**

## **CERTIFICATES OF APPROPRIATENESS**

### **Scenic Drive NC-1 (1-D-15-HZ)**

1003 Scenic Drive – New garage construction and rear addition

**Discussion:** Kaye Graybeal noted the Applicant was open to garage doors styles suggested by staff. Davis Rhodes, project contractor, clarified the siding would be hardy board siding. He clarified mahogany would be used on the passage door, not the garage doors, should the client choose a stained wood door. He also clarified the windows would be true or simulated divided lights with muntins on both the inside and outside with spacer bar in-between. Ms. Graybeal has heard from Nancy Bills, the neighborhood representative who stated the neighborhood supports the application.

**Action: Comm. McAdams moved that the application submitted for 1003 Scenic Drive be approved, per staff recommendation, based on the evidence submitted and the information provided in the staff report. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.**

### **Other business.**

- Kaye Graybeal noted the design guidelines updates should be moving forward soon.
- Comm. Ray noted the Boys and Girls Club in Old North Knoxville is planning an expansion and the neighborhood is excited, however, there is a house at 230 East Baxter that is in the way of that expansion. They have met with representatives from the Club who have been very hopeful about allowing them to explore moving the house instead of having it condemned. They do have a deadline of March 19<sup>th</sup> which may not be realistic but may also not be hard and fast. She noted there is a couple that want the house and that a lot on Anderson has been identified as its new location. There is not an H-1 overlay on the house.
- Crista Cuccaro from the City Law Department spoke and noted the City of Knoxville and the Knoxville Historic Zoning Commission were sued related to the denial of the Certificate of Appropriateness for Scenic View Sunrooms. She then noted this was the house where the sunporch was added to the house without any permits. Ms. Cuccaro the stated the city has filed their response and is awaiting a court date. She explained it is a Writ of Certiorari which is a review of the record to determine if there was any error in the decision by the decision making body. She stated the premise of the lawsuit was that no permits were required and that the decision of the [Knoxville] Historic Zoning Commission was arbitrary and capricious. She further explained it is really not a “trial” per say as there are no witnesses or discovery. She noted arguments will be heard in Chancery Court and that she will keep the Commission updated.
- Kaye Graybeal passed out Commissioner Bio’s and asked the Commissioners to review them for any updates.
- The County Historic Zoning Commission will elect a Vice-chair at the February meeting.

### **Adjournment.**

There was no other business and the meeting was adjourned.