



**MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING MARCH 4, 2015**

City HZC Present

Scott Busby
Steve Cotham
Faris Eid
Lorie Matthews
Melissa McAdams
Andie Ray

County HZC Present

None

Others Present

Scott Sherrill

City HZC Absent

Sean Bolen (Excused)
Sandra Martin (Excused)
Jason Woodle (Excused)

County HZC Absent

Bill Belser (Excused)
David Butler (Excused)
Bart Carey (Excused)
Mike Crowder (Excused)
George Ewart (Excused)

Staff Present

Dori Caron
Kaye Graybeal
Lisa Hatfield
Dave Hill

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 no visitors or Ex-officio members to introduce.

Action: Comm. Matthews moved to approve the January 15, 2014 Minutes. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

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

Reports to Commission. There were no reports to Commission.

CERTIFICATES OF APPROPRIATENESS

Mechanicsville H-1

213 Deaderick Ave – New accessory structure and fencing (2-D-15-HZ)

Discussion: Owner Scott Sherrill was present and clarified that they would use a crushed or pea gravel for the landing as it would ultimately be better for yard. He then noted that they had no problem with dropping the height of the fence down at the rear plane of the house. He then noted that the building was well within the zoning requirements for setbacks, being even further from the property line than zoning regulations require, and already shorter than originally discussed with staff. It was clarified that the rear of the property did not face an alley and that the building would be heated and cooled via a split unit. Mr. Sherrill indicated that they presently do not plan to bring the fence up all the way to the front plane of the house as it would interfere with their porch. He stressed that they do not want to erect a vertical board fence. Discussion ensued with regards to whether or not a horizontal fence is/could be appropriate in this neighborhood. It was clarified that the Mechanicsville guidelines do cover fences. Mr. Sherrill noted they were looking more at a 7 ft. fence in the rear as opposed to the originally proposed 8 ft. and later noted they could also consider a 6 ft. rear fence. Comm. Eid suggested an option of using horizontal boards on the fence yet placing the vertical support posts on the outside of fence, breaking up the horizontal pattern and giving them the clean horizontal look they desire on the inside of the fence. The use of gates was also noted as an option to break up the proposed horizontal pattern and Mr. Sherrill noted they will likely have a gate on both sides. There was no neighborhood representative present nor did staff not receive any comments from the neighborhood.

Action: Comm. McAdams moved that the application submitted for 213 Deaderick Ave. be approved based on the evidence submitted and the information provided in the staff report with the following conditions: that pea gravel be used for the landing in front of the building, that the structure and size of the building is appropriate, that the fence can be horizontal boards with the height across the front lowered to 42 inches and that the vertical posts be visible from the front to break up the horizontal look of it [the fence], and that the fence height in the rear of the house not exceed 7 feet. The Motion was seconded by Comm. Ray. The Motion carried unanimously.

Other business.

- Comm. Chair Busby noted that Knoxville Historic Zoning Commission Vice Chair Sandra Martin was terming off the Knoxville Historic Zoning Commission as of March of 2015. He suggested the Commission discuss nominations for election of a new Vice-Chair at the regular March 2015 meeting (March 19) and vote at the April 16, 2015 meeting.

Adjournment.

There was no other business and the meeting was adjourned.