

MINUTES
KNOXVILLE HISTORIC ZONING COMMISSION
KNOX COUNTY HISTORIC ZONING COMMISSION
MEETING FEBRUARY 4, 2016
(Make-up meeting from January 21, 2016)

Knoxville Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Sean Bolen, Vice Chair			x	
Bart Carey	x			
Steve Cotham	x			
Faris Eid			x	
Lorie Matthews, Chair	x			
Melissa McAdams	x			
Sandi Swilley	x			
Jason Woodle	x			
open				

Knox County Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Bill Belser			x	
David Butler, Chair			x	
Mike Crowder	x			
George Ewart, Vice Chair			x	
Scott Smith			x	

Other Present	Affiliation
Crista Cuccaro	City Law Department
Marty Clay	City Plans Review and Inspections
Scott Busby	Immediate Past Chair
Dori Caron	MPC
Kaye Graybeal	MPC
Scott Elder	City Plans Review and Inspections
Parker Bartholomew	Applicant representative, Hatcher-Hill
Mahasti Vafaie	Applicant
Brandon Pace	Applicant representative, Sanders Pace Architects

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 8:30 am. Roll call was taken and it was noted there was a City quorum. It was also noted there was no County business nor quorum; therefore, the Knox County Historic Zoning Commission will not convene.

Comm. Chair Matthews welcomed a new Knoxville Historic Zoning Commissioner, Sandi Swilley. Ms. Graybeal presented outgoing Knoxville Historic Zoning Commission Chairman Scott Busby with a Certificate of Appreciation and thanked him on behalf of the Commission for 10 years of service to historic preservation for the City of Knoxville.

Comm. Chair Matthews stated that the meeting was being televised and recorded. She also asked that speakers limit their presentations to five minutes and to sign in when they reached the podium. She then noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days. Comm. Chair Matthews then swore in all Applicants and visitors that planned to speak on any Agenda item.

Action: A Motion was made by Comm. Carey to approve the December 17, 2015 Minutes. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Result: Approved

Reports to Commission: There were no reports to Commission.

Staff Report: Ms. Graybeal reviewed the Level I Certificates approved since the last meeting.

CERTIFICATES OF APPROPRIATENESS

Jackson Avenue H-1

123 W. Jackson Avenue – Storefront alterations (12-F-15-HZ)

Discussion: It was clarified that the staff recommendation is reflective of the third [of 3] color rendering as presented. Applicant representative Parker Bartholomew was present and noted again that they were looking to maximize the natural light coming into the space as well as gain 6 ¼ inches on the left side door in addition to gaining 1 foot, 9 inches of storefront. After a brief discussion he also noted they were working with the appropriate City departments to explore the use of internal glass walls to increase natural light.

Action: Comm. McAdams moved that the option number 3 in the application submitted for 123 W. Jackson Avenue be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with its specific requirements. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Result: Approved per staff recommendation.

Market Square H-1

12 Market Square – Install awnings and signage (1-D-15-HZ)

Discussion: Owner/agent Brandon Pace, Architect was present and noted the canopies are being built as two unique and separate canopy structures and will have a 2-inch reveal separating them. He noted the initial engineering is currently suggesting 2-inch diameter tiebacks but they are pursuing a thicker wall of the structure and are hoping to get down to using 1 ½-inch diameter tiebacks, which is their ultimate goal. He confirmed that each awning, both cover and valance, is painted metal.

There was a brief discussion surrounding their plans for storm water runoff. There was then significant discussion surrounding the color of the canopy valances (horizontal bands) and the pros and cons of using one color for both, primarily surrounding the potential for incorrectly conveying horizontality in the buildings. It was clarified that the staff recommendation is written such that the canopy on the right should remain black, but have the same color (black) valance rather than the (red) as proposed for the left side valance. [The Commission does not regulate color, but does review its placement].

Action: Comm. McAdams moved that the application submitted for 12 Market Square be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation. The Motion was seconded by Comm. Cotham.

There was brief further discussion

Comm. Chair Matthews called for a vote on the floor. The Motion failed with one yes vote (McAdams) and five no votes (Carey, Cotham, Matthews, Swilley and Woodle).

Action: Comm. Carey moved that the application submitted for 12 Market Square be approved based on the evidence submitted and the information provided in the staff report and per staff recommendation with the exception that the valances can be constructed as shown with one continuous color, again noting the inclusion of a 2-inch reveal, also as submitted. The Motion was seconded by Comm. Woodle. The Motion carried unanimously.

Result: Approved per staff recommendation with the exception that the valances can be constructed as shown with one continuous color, again noting the inclusion of a 2-inch reveal.

There was no further business and the meeting was adjourned at 9:12 am.