

**MINUTES  
KNOXVILLE HISTORIC ZONING COMMISSION  
KNOX COUNTY HISTORIC ZONING COMMISSION  
MEETING  
JULY 20, 2017**

<b>Knoxville Historic Zoning Commission</b>				
<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>	<b>Arrived</b>
Rick Blackburn	X			
Bart Carey, Vice Chair			X	
Steve Cotham	X			
Faris Eid	X			
Dasha Lundy	X			
Lorie Matthews, Chair	X			
Melissa McAdams	X			
Sandi Swilley	X			
Stanton Webster	X			

<b>Knox County Historic Zoning Commission</b>				
<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>	<b>Arrived</b>
Bill Belser	N/A			
Mike Crowder	N/A			
George Ewart, Chair	N/A			
Scott Smith, Vice Chair	N/A			
Open	N/A			

<b>Staff/Others Present</b>	<b>Affiliation</b>
Crista Cuccaro	City Law Department
Mike Reynolds	MPC
Dori Caron	MPC
DeAnn Bogus	City Plans Review and Building Inspections
Scott Elder	City Plans Review and Building Inspections
Sara Martin	Applicant representative
Arin Streeter	Fourth and Gill Neighborhood Representative

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 8:33 am. City roll call was taken and it was noted there was a City quorum. There was no County business therefore the Knox County Historic Zoning Commission did not convene. Comm. Matthews stated that the meeting is being televised and recorded. She also asked that speakers limit their presentations to five minutes and to sign in when they reach the podium. She further noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days. Comm. Mathews noted Mike Reynolds would be representing the MPC on behalf of Kaye Graybeal today.

**Approval of Minutes**

**Action: Comm. Blackburn moved to approve the June 15, 2017 Historic Zoning Commission Minutes. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.**

**Result:** Approved.

**Staff Reports:** Mr. Reynolds reviewed the Level 1 Certificates approved since the last meeting.

## **KNOXVILLE HISTORIC ZONING COMMISSION**

### **CERTIFICATES OF APPROPRIATENESS**

#### **Fourth and Gill H-1**

1019 Eleanor St. – Construction of an outbuilding (7-M-17-HZ)

Additional staff findings are as follows:

- 1) Metal-clad 1/1 windows (with no muntins) for *new accessory structures only* are approvable in 4<sup>th</sup> and Gill. (Also, fiberglass doors have been approved on the rear of structures and on accessory structures).
- 2) Setbacks of 6 feet or less are appropriate for accessory structures in 4<sup>th</sup> and Gill (as long as the structure is situated within approximately the corner one-third of the lot).
- 3) Metal overhead garage doors have been approved in 4<sup>th</sup> and Gill as long as they are designed to appear to be side-opening carriage house-type doors.
- 4) An average height (to average roof pitch) between 15 and 19 would be an appropriate range, since the design guidelines mention that “typical outbuildings were often taller than one story.”

**Discussion:** Mr. Reynolds reviewed the staff report and staff recommendation. He noted the Applicants have indicated they will be requesting a postponement to the August meeting further noting that the footprint of the proposed garage has now decreased slightly to 625 sq. feet as well as the height has been lowered to 17 feet. It has a hipped roof pitched to match the main house as well as gables, with the overall shape of the revised plans being mostly the same. Applicant representative Sara Martin was present and noted the Applicants have realized that they need to back off of the property line. She also noted the new footprint (625 sq. ft.) is now at 32% of the house footprint. The owners have also lowered the height to fit within a recent approval but will still require a variance for that, such as the height variance was not advertised, it will have to go through BZA for approval in August. She then clarified that with the redesign, the only variances that will be requested from BZA are for height and lot coverage, which she believes is now at approximately 35%.

Neighborhood representative Arin Streeter noted the neighborhood discussion generally centered on folks interpretations for what they thought were acceptable variances for the setbacks. He stated he was unaware there had been modifications to the proposal as would be the neighborhood. Ms. Martin noted the design is not yet finalized. There was a brief discussion surrounding the final roof shape in addition to the south elevation possibly having window(s) with the structure now coming off the property line and not needing the fire-rated solid wall. Ms. Martin noted the Applicant may well be open to windows there, likely preferring windows similar to the ones shown on the north elevation.

**Action: Comm. Eid moved that the application submitted for 1019 Eleanor Street be postponed to the August 2017 meeting per request of the Applicant’s representative. The Motion was seconded by Comm. McAdams. The Motion carried unanimously.**

**Result:** Postponed.

### **OTHER BUSINESS – CITY OF KNOXVILLE**

There was no other business.

**Action: Comm. Eid moved to adjourn the Historic Zoning Commission meeting. The Motion was seconded by Comm. Swilley. The Motion carried unanimously and the meeting was adjourned.**