

MINUTES

KNOX COUNTY HISTORIC ZONING COMMISSION
KNOXVILLE HISTORIC ZONING COMMISSION

DECEMBER 20, 2018

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

Staff/Others Present	Affiliation
N/A	N/A

There was no County business therefore the Knox County Historic Zoning Commission did not convene.

Approval of Minutes

N/A.

Staff Reports

N/A

Reports to Commission

N/A

KNOX COUNTY CERTIFICATES OF APPROPRIATENESS

N/A

Knoxville Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn	X			
Bart Carey, Vice Chair	X			
Steve Cotham	X			
Faris Eid	X			
Dasha Lundy	X			
Lorie Matthews, Chair			X	
Dationa Mitchell	X			
Sandi Swilley	X			
Stanton Webster	X			

Staff/Others Present	Affiliation
Christina Magrans	City Law Department
Kaye Graybeal	Knoxville-Knox County Planning
Laura Edmonds	Knoxville-Knox County Planning
Scott Elder	City Plans Review and Building Inspections
DeAnn Bogus	City Plans Review and Building Inspections
Arin Streeter	Fourth and Gill Neighborhood Representative
Tom Morgan	Applicant
Timothy Hewitt	Applicant

Knoxville Historic Zoning Comm. Vice-Chair Bart Carey called the meeting to order at 8:30 a.m. Roll call was taken and it was noted there was a quorum. Comm. Carey stated that the meeting is being televised and recorded. He also asked that speakers limit their presentations to five minutes and to sign in when they reach the podium. Applicants or members of the public who wished to speak on an Agenda Item were sworn in. He further noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days.

Approval of Minutes

Action: Comm. Blackburn moved to approve the November 15, 2018 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.

Result: Approved.

Staff Reports

Kaye Graybeal reported the Level 1 Certificates approved since the last meeting.

Reports to Commission

There were no reports to Commission.

KNOXVILLE CERTIFICATES OF APPROPRIATENESS

The Certificate of Appropriateness for 1815 Highland Avenue was moved from Other Business to the first item on the Agenda.

Ft. Sanders NC-1

1815 Highland Avenue - Recommendation on NC-1 designation (expansion of existing NC-1 district)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation of approval.

Todd Morgan, Executive Director of Knox Heritage, 3425 Kingston Pike, Knoxville, TN, 37919, was present and made himself available for any questions or comments the Commission may have. Mr. Morgan explained that when pursuing the purchase of this house, they were unaware of its historical significance. The house was originally designated as NC-1 before moving, however; once the house was moved across the street, it was no longer designated as NC-1. Based on the background of the home and the persons of historic significance that lived in this house, the applicant felt that instead of an expansion of the existing NC-1 district, an H-1 Landmark Designation is more appropriate.

Comm. Carey commended Mr. Morgan on the in-depth research completed on the history of this house and found it all very fascinating.

Comm. Eid raised a question as to whether or not Knox Heritage plans to purchase or lease the property.

Mr. Morgan answered by stating that their intentions are to purchase the property. Long-term intentions may involve renting as well, although they will be very specific with the proposed tenants. Mr. Morgan hopes that the rehab of this house advocates and opens up the discussion of the historical significance of the Fort Sanders Neighborhood. Also, the rental income will help fund the rehab of other houses by Knox Heritage.

Comm. Blackburn, Board Member of Knox Heritage, stated that the Board has been working very hard to preserve this house for almost seven years now. Mr. Blackburn extends his appreciation for all of the hard work that was done in order to help preserve this house with significant history to the Fort Sanders Neighborhood.

Action: Comm. Blackburn moved that the application submitted for 1815 Highland Avenue be approved based on the evidence submitted, the information provided in the staff report, and per staff recommendation. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

Result: Approved.

Fourth and Gill H-1

610 Caswell Avenue – rear deck construction (12-A-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation of approval with conditions.

Timothy Hewitt, 610 Caswell Avenue, Knoxville, TN 37917, was present and made himself available for any questions or concerns the Commission may have.

Comm. Eid inquired if the deck will be completely re-constructed as it states in the plans in the packet. Mr. Hewitt stated that they intend to add a few additional feet to the existing deck, however; parts of the current deck may need to be removed in order to do so. Ms. Graybeal clarified by stating that the re-construction plans in the Board's packet refers to the re-construction of the steps on the deck.

Comm. Carey inquired if the applicant plans to construct new support posts when extending the deck. Mr. Hewitt answered by saying that they do plan to build new support posts.

Arin Streeter, 925 Eleanor Street, Fourth and Gill Neighborhood Representative, was present and stated that the Neighborhood is in support of this application. The underpinning is not an issue for the neighborhood. The location of this house is so close to the alley that the porch visibility is already minimal. Also, there is currently a deck in place so there isn't anything new being added to the home.

Comm. Eid requested clarification on the proposed underpinning of the porch. After discussion ensued, Comm. Eid stated that the Staff Recommendation includes requiring the Applicant to work with Staff for approval in-house on any decision made in regards to the underpinning.

Action: Comm. Eid moved that the application submitted for 610 Caswell Avenue be approved based on the evidence submitted, the information provided in the staff report, and per staff recommendation including the condition that if the fencing is ever removed that the applicant will need to install underpinning on the end of the deck facing the alley. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.

Result: Approved.

Market Square H-1

1 Market Square /407 Union Ave – window replacement (12-E-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation of approval with conditions.

Comm. Eid stated that he is concerned about the replacement window not being the same thickness as the original and not using a replacement window that is as close to the original as possible. Discussion ensued amongst the Commission. Main items of concern are the location of the horizontal mullion as well as the type of installation system. With the Applicant's absence, the Commission felt that it would be best to postpone the application to the February meeting and request the Applicant be to clarify any questions the Commission may have.

Action: Comm. Eid moved that the application submitted for 1 Market Square be postponed to January 17, 2019 to give the applicant time to attend to further clarify questions for the Commission. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.

Result: Approved.

Other Business

1815 Highland Avenue - Recommendation on NC-1 designation (expansion of existing NC-1 district)

This item was moved to the first item on the agenda.

Election of Knoxville Historic Zoning Commission Chair and Vice-Chair:

Action: Comm. Eid moved that Bart Carey be appointed as Chair for the Historic Zoning Commission. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.

Action: Comm. Eid moved that Dationa Mitchell be appointed as Vice-Chair for the Historic Zoning Commission. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously.

Action: Comm. Blackburn moved to adjourn the Knoxville Historic Zoning Commission meeting at 9:34 A.M. The Motion was seconded by Comm. Eid. The Motion carried unanimously and the meeting was adjourned.