

**MINUTES
KNOX COUNTY HISTORIC ZONING COMMISSION
KNOXVILLE HISTORIC ZONING COMMISSION**

MAY 24, 2018

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

Staff/Others Present	Affiliation
Kaye Graybeal	MPC
Dori Caron	MPCF
Everette Lyde	Owner
Amelia Wallace	Owner
Hugh Nystrom	Applicant

Knox County Zoning Comm. Chair Ewart called the meeting to order at 9:30 am. Roll call was taken and it was noted there was a quorum. Comm. Ewart 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

There were no minutes to approve this month.

Staff Reports

There were no staff reports.

Reports to Commission

1623 Cove Creek Lane – Donelson-Sterling Cabin - Recommendation on HZ overlay (6-E-18-RZ)

Discussion: Kaye Graybeal noted the Commission will consider a recommendation for an application for an HZ overlay for the original log house, the Donelson-Sterling Cabin, located on the property at 1623 Cove Creek Lane. Ms. Graybeal gave a detailed overview of why the original log house would warrant an HZ overlay with reference to the Statement of Significance. She noted the application for the overlay is being sponsored by Knox County Commissioner Hugh Nystrom who was present and noted he was proud to sponsor the application for this historically significant structure and further, commended the family for the extensive research they have done with regards to the history of the property. He requested the Commission support this application. The owner, Ms. Lyde, and her daughter, Amelia Wallace, both requested the Commission support this recommendation. Ms. Graybeal clarified that the overlay is only for the log cabin and there is no intent to protect historic significance of any other structure on the property.

Action: Comm. Smith moved that the Knox County Historic Zoning Commission recommend approval of an HZ overlay on the property located at 1623 Cove Creek Lane [Donelson-Sterling Cabin] to the Knox County Commission to include the original log structure in its entirety as indicated on the attached zoning map in the application. The Motion was seconded by Comm. Crowder. The Motion carried unanimously.

Result: Recommend approval to the Metropolitan Planning Commission (June 2018 meeting) and the Knox County Commission (July 2018 meeting).

KNOX COUNTY CERTIFICATES OF APPROPRIATENESS

There were no Certificates of Appropriateness to consider today.

Action: Comm. Crowder moved that the Knox County Historic Zoning Commission meeting be adjourned. The Motion was seconded by Comm. Smith. The Motion carried unanimously and the meeting was adjourned.

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
Crista Cuccaro	City Law Department
Gerald Green	MPC
Kaye Graybeal	MPC
Dori Caron	MPC
DeAnn Bogus	City Plans Review and Building Inspections
Scott Elder	City Plans Review and Building Inspections
James Pierce	Old North Knoxville Neighborhood Representative
Randall DeFord	Historic Fort Sanders Neighborhood Representative
Heather Casteel	Applicant
David Holmes	Applicant and Applicant’s representative
Sara Martin	Applicant’s Architect
Beth Miller	Owner
Patrick Birmingham	Fort Sanders Regional Medical Center
Arthur Seymour	Attorney representing Fort Sanders Regional Medical Center
Todd Morgan	Knox Heritage
Bill Lyons	City of Knoxville

Knoxville Historic Zoning Comm. Chair Matthews called the meeting to order at 9: 48 am. Roll call was taken and it was noted there was a quorum. 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. Applicants or members of the public who wished to speak on an Agenda Item were sworn in. She 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 April 19, 2018 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.

Result: Approved.

Staff Reports

Ms. Graybeal reviewed the Level 1 Certificates approved since the last meeting.

Reports to Commission

There were no reports to Commission.

KNOXVILLE CERTIFICATES OF APPROPRIATENESS

Edgewood-Park City H-1

1801 Washington Avenue – Construct covered deck (5-L-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. The Applicant was present and had nothing to add to the staff report. There was no neighborhood representative present. Ms. Graybeal noted Applicant is following the voluntary guidelines for fencing which is not regulated by the Commission. There was no substantive discussion.

Action: Comm. Blackburn moved that the application submitted for 1801 Washington Avenue be approved for either the hipped or low single-pitched (shed) roof over the wooden deck, based on the evidence submitted, the information provided in the staff report and staff recommendation. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

Result: Approved

Old North Knoxville H-1

401 East Oklahoma Avenue – Dormer and deck addition; new porch posts (5-H-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. The Applicant was present and had nothing to add to the staff report. Neighborhood representative James Pierce was present and noted the neighborhood agrees with staff recommendation for the addition of the rear dormer [and deck]. They also agree with the installation of turned posts on the front porch as acceptable replacements for the non-original posts. They would like for the original [engaged] split post be retained and restored.

Action: Comm. Webster moved that the application submitted for 401 East Oklahoma Avenue be approved for the rear window dormer, the rear deck and for posts that are similar to be installed based on the evidence submitted, the information provided in the staff report and staff recommendation with the following condition; 1) That the original, engaged split post be retained. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

Result: Approved with condition.

146 Leonard Street – Construct roof dormer addition (5-J-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant architect Sara Martin was present and noted the corner lot does make it difficult from a design prospective as it has greater visibility from all sides, and described the reasoning behind their request for a side hipped dormer. She stressed that a side hipped dormer would allow for greater ease in restoring the house to its original configuration and with the less preferred rear dormer it would be much more difficult to return the existing gable there now back to its original configuration. Owner Beth Miller noted that the west side placement would be the side one would see less of a dormer and appreciates the Commission’s consideration today. Neighborhood representative James Pierce was present and noted the neighborhood agrees with staff recommendation for approval of the rear enlarged gable as it has the least impact on what is seen from the front of the house as seen from the street. He noted protecting the original roof lines here and throughout the district reflects the guidelines. Ms. Martin clarified their reasoning for proposing a hipped roof as opposed to a shed roof dormer.

Action: Comm. Eid moved that the application submitted for 146 Leonard Street be approved for an enlarged gable on the rear and skylight installation based on the evidence submitted, the information provided in the staff report and per staff recommendation with the following condition: 1) That the two proposed 2/2 windows in the gable have simulated-divided-lights. The Motion was seconded by Comm. Lundy. The Motion carried unanimously.

Result: Approved for enlarged rear dormer and skylight installation with condition.

Fort Sanders NC-1

1605 Forest Avenue – Reconstruct front porch (5-G-18-HZ)

Discussion: Ms. Graybeal reviewed the staff report and staff recommendation. Applicant representative David Holmes was present and noted it would be a large time commitment to restore the original posts and does not feel that was necessary in this neighborhood and in a rental as well. The existing posts are only 28 inches and would not meet code as is. Further, they would not hold the weight of the shingles but would work at 410 E. Oklahoma as the railing is under 30 inches. Historic Fort Sanders Neighborhood Association (HFSNA) representative Randall DeFord was present and noted the neighborhood supports staff recommendation with the re-use of the original posts. He also noted they appreciate the work the Holmes brothers are doing in the neighborhood, but feel the removal of original materials [posts] and replacing them with 6 x 6 posts is untenable. It was clarified that the house has been raised 2 feet and will stay at that height and that the reconstructed front porch will reflect that new height and will have steps with railings as appropriate.

Action: Comm. Eid moved that the application submitted for 1605 Forest Avenue be approved based on the evidence submitted, the information provided in the staff report and per staff recommendation for reconstruction of the porch based on the prior design with the following condition: 1) That the columns that are installed should match the existing columns in style [decorative turn] and dimensions, allowing for the change in the bottom portion to accommodate a new legal height guardrail, which should also be a similar design to what was previously there prior to demolition. He further moved that staff approval is required for final column and rail design. The Motion was seconded by Comm. Blackburn. He clarified the original posts can be used or rebuilt in-kind. The Motion carried with Comm. Webster voting no.

Result: Approved with conditions.

307 Eighteenth Street – Demolition (5-N-18-HZ)
1802 Highland Avenue – Demolition (5-O-18-HZ)
1804 Highland Avenue – Demolition (5-P-18-HZ)
1810 Highland Avenue – Demolition (5-Q-18-HZ)

Discussion: Gerald Green gave an overview of the request before the Commission and noted he would provide staff recommendations and the guidelines for approval of demolition of structures within an NC-1 overlay. City Council approved the (Neighborhood Conservation) NC-1 overlay for Fort Sanders in September of 2000. These houses and store are contributing structures within the NC-1 overlay of Fort Sanders. The Fort Sanders Neighborhood Plan, adopted by City Council in May 2002 includes a Core Area Conservation Plan that includes the NC-1 district and recommends a low-medium residential density for the subject parcels. He noted that a report done in 2008 by archeologist Dr. Charles Faulkner on Civil War era Fort Sanders was submitted to the MPC in 2016 as reference material and indicates that there are significant archeological remains located on the properties and that the properties contain the only documented unmodified land surface that exists in the area of the 1863 Battle of Fort Sanders site. Regarding the condition of the properties, based on the Knox County Property Assessor ownership records Fort Sanders Regional Medical Center purchased them in February 2008. The houses have been vacant since then and the store has been vacant and boarded up since a fire in 2010. As of December 2016 the buildings did not qualify for the City's Demolition-by-Neglect process. All buildings are currently in poor condition according to the report submitted by the Applicant including compromised roofing, foundations and structural supports. Regarding the Fort Sander NC-1 guidelines for demolition he noted they state that for demolition the HZC shall take the following into account when making their determination on whether or not a building can be demolished: 1) physical condition: "The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be made based on an assessment by a licensed structural engineer or architect", and 2) architectural integrity: "The HZC may allow for demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably established".

Mr. Green noted staff supports the expansion of the Fort Sanders Regional Medical Center as a priority for the overall community. Staff recommends that if the Commission does recommend that the buildings can be demolished that the following conditions apply: 1) Continued co-operation of Covenant Health with the documentation of this important site that was first supported in 2008 by Max Shell, a Covenant Health representative, and allow archaeological research (i.e. monitoring during removal of the houses from the property) and additional needed investigations as determined by a professional archaeologist, so that any important Civil War data discovered at the site can be scientifically recovered and preserved; and 2) repair and maintain existing stone retaining wall on site at northeast corner of the property located at 1802 Highland Avenue, or donate the stone to Knox Heritage so that it may be used to repair similar retaining walls elsewhere; and 3) protection and retention of the large tree on Eighteenth Street-side of the property located at 1802 Highland Avenue, and 4) protection and retention of the large tree at the front of property located at 1804 Highland Avenue. Mr. Green noted that in a brief conversation with the City arborist the ability to preserve the tree at 1804 Highland Avenue may be challenging at best and the Applicant was asked to work with the arborist and the MPC to develop a landscaping plan along Eighteenth Street and Highland Avenue. Additional conditions staff would like the Applicant to Commission and the Applicant to consider: 1) If the buildings are demolished, work with Knox Heritage to salvage any architectural features that may be of interest or value to the community; and 2) a plaque somewhere on the site recognizing the 1863 Battle of Fort Sanders. It was clarified that with the existing NC-1 overlay any construction will need to come back before the Commission.

Rick Blackburn disclosed that he is as Board member of Knox Heritage and has already seen the presentation that will be presented to the Commission today as well as participated in a discussion on the topic. Arthur Seymour, representing Fort Sanders Regional Medical Center introduced partners here today, further noting he is authorized to state that David Brace and Bill Lyons, representing the City of Knoxville are present and support these applications. Patrick Birmingham, Fort Sanders Regional Medical Center noted the expansion of the garage necessitates the demolition of these four structures and that they would like to do this within the NC-1 overlay [and under the NC-1 guidelines], not removing the NC-1 overlay. He noted although they are requesting demolition of the four structures there is a plan in place put forth by FSRMC where they are prepared to move one of the houses to a lot they own on the other side of Highland Avenue.

They are working with Knox Heritage and the neighborhood association to deed the house and lot to Knox Heritage as well as create a fund to finance the move. He noted FSRMC is open to moving any of the houses to any vacant lot in the neighborhood if available and would also pay for those moves.

Mr. Birmingham further noted that any parts of the structures that are salvageable will be given to Knox Heritage or any other entities as appropriate. He then noted they are also working with Knox Heritage and the neighborhood association to develop a proposed medical district for FSRMC and East Tennessee Children's Hospital to clarify what any future development, and subsequent development boundary, would look like, and they are in the process of finalizing that agreement. He briefly described what they plan to build, basically an expansion of an existing garage. They also want to work with the Historic Fort Sanders Neighborhood Association (HFSNA) to look at commemorative monuments and public seating in the area. Mr. Birmingham noted the neighborhood has requested that the employees understand that they can have owner occupied houses in the neighborhood. He also stated they are open to supporting any neighborhood projects that align with their mission.

HFSNA representative Randall DeFord noted the neighborhood has been encouraged by the Covenant team who have worked together with them and have made it clear that they want to work together to develop something that will benefit the neighborhood. He referenced a document "Draft Covenant Proposal" [Exhibit A] which he passed out and noted it was the neighborhood's response to Covenant [FSRMC], which he also noted Mr. Birmingham had basically covered. He noted that they want these houses saved and the only chance that will happen is to move them. He then stated that it is a hard sacrifice, but they would like to see the houses moved and the overlay to remain in place. Todd Morgan, Knox Heritage, noted they are working on a Memorandum of Understanding based on the Draft Proposal, which is not yet finalized. It was clarified that the MOU would be signed by Randall DeFord for the HFSNA, Todd Morgan for Knox Heritage and Keith Altshuler representing FSRMC. Knox Heritage wants the NC-1 overlay to remain and a redesign of the proposed design, both of which Covenant has agreed to. He noted Knox Heritage would also like to see these houses saved and are committed to saving at least one, and if funds ever allowed would commit to assisting in saving the others, ultimately strengthening the neighborhood's historic core. He feels they can all work together to make this happen. Mr. DeFord noted Covenant has committed to the neighborhood that they will work together to resolve their list of items which has been shared with the neighborhood and the City as well. Bill Lyons noted the City also supports staff recommendation and further noted the City is fully behind strengthening the neighborhood and is prepared to commit necessary resources to finding successful outcomes and moving the houses. It was suggested Covenant come back before the Commission in a workshop setting to review proposed garage design. Mr. Birmingham, Todd Morgan, Bill Lyons and Randall DeFord all thanked and commended Councilwoman Stephanie Welch who has been the architect in bringing everyone to the table on this sensitive initiative. Mr. Birmingham noted he is meeting with Dr. Faulkner and his wife next Wednesday to discuss their needs with regards to the archeological research and work to be done at the sites. It was noted the store is most unlikely to be successfully moved but Covenant is committed to saving the brick if someone wants them and at minimum they would be stacked or palletized. It was noted by Todd Morgan that the house at 1810 Highland Avenue is the most likely house to be moved with the one directly to the east being the second. It was noted that Covenant is leaving the decision of which house(s) to move to Knox Heritage.

Comm. Webster shared being unsettled that the Commission is operating somewhat outside of the way things are typically done. Mr. Green clarified that the staff recommendation is to support demolition and preserve the streetscape. Comm. Webster noted he understands staff and the neighborhood's support but finds it disappointing that these houses may likely be demolished. He noted he also finds it disturbing that if the demolition is denied the Applicant would pursue removal of the NC-1 overlay. He wanted this all to not be lost on the Commission. He shared further concern that these houses have been occupied in the past and that Covenant has not put much money into their upkeep noting it is clear what the hospital had planned for these houses. He noted the neighborhood plan has not necessarily been lived up to and he is extremely disappointed in the potential outcome. Mr. Birmingham noted he understood these concerns but stated that Covenant health has been there for 100 years with a goal to continue to expand health care especially in an environment of shrinking opportunities in the community. He again stated their commitment to working with the neighborhood and Knox Heritage. Comm. Webster noted he appreciated their commitment to the neighborhood.

Comm. Blackburn noted these houses have been a contentious issue for the 7 years he has been on the Knox Heritage board and commended the City, Covenant and Randall DeFord for their efforts in working together to come to resolution. He noted that Comm. Webster's statements of concerns are true, and however unfortunate, they are at this juncture at a place where they can actually move forward. Upon multiple expressions of concern on exactly what is being voted on by the Commission today it was clarified that the request is to remove the houses from their current location, either by demolition or relocation. Further, relocated they would not be National Register eligible. It was also clarified that if placed elsewhere in Fort Sanders that is under the NC-1 overlay the Commission would consider the details of the placement. It was noted that the guidelines do not specifically clarify that a definition of demolition includes relocation. Mr. Birmingham noted they realize trust is an issue here and restated their commitment to live up to the all of the agreements with the neighborhood and Knox Heritage as discussed here today. He also noted that yes, there is a construction schedule that they would like to keep to with a December timeline but that gives everyone approximately six months to make this work.

Action: 307 Eighteenth Street

Comm. Eid moved that the application submitted for 307 Street be approved based on the evidence submitted, the information provided in the staff report and per staff recommendation with the following conditions: 1) The continued co-operation of Covenant Health with the documentation of this important site that was first supported in 2008 by Max Shell, a Covenant Health representative, and allow archaeological research (i.e. monitoring during removal of the houses from the property) and additional needed investigations as determined by a professional archaeologist, so that any important Civil War data discovered at the site can be scientifically recovered and preserved. 2) That the testimony by Mr. Birmingham [representing Fort Sanders Regional Medical Center] is part of the condition of approval with further clarification referencing the things Mr. Birmingham committed to; and 3) The approval [execution] of the Memorandum of Understanding between Fort Sanders Regional Medical Center, Knox Heritage and the Historic Fort Sanders Neighborhood Association. The Motion was seconded by Comm. Blackburn. The Motion carried with Comms. Lundy, Mitchell and Webster voting no.

Result: Approved with conditions.

Action: 1802 Highland Avenue

Comm. Eid moved that the application submitted for 1802 Highland Avenue be approved based on the evidence submitted, the information provided in the staff report and per staff recommendation with the following conditions: 1) The continued co-operation of Covenant Health with the documentation of this important site that was first supported in 2008 by Max Shell, a Covenant Health representative, and allow archaeological research (i.e. monitoring during removal of the houses from the property) and additional needed investigations as determined by a professional archaeologist, so that any important Civil War data discovered at the site can be scientifically recovered and preserved. 2) That the testimony by Mr. Birmingham [representing Fort Sanders Regional Medical Center] is part of the condition of approval with further clarification referencing the things Mr. Birmingham committed to; and 3) The approval [execution] of the Memorandum of Understanding between Fort Sanders Regional Medical Center, Knox Heritage and the Historic Fort Sanders Neighborhood Association; and 4) Repair and maintain existing stone retaining wall on site at northeast corner of the property, or donate the stone to Knox Heritage so that it may be used to repair similar retaining walls elsewhere; and 5) Protection and retention of the large tree on Eighteenth Street-side of the property; and 6) With the clarification that the first option for the house is finding a lot to relocate it to as discussed and presented [today] and only at that point where there is not a lot to relocate it to, demolition is approved. The Motion was seconded by Comm. Blackburn. Comm. Mitchell voiced concern with regards to the potential of voting on this today given the fact that there are multiple things that are not yet solidified (other lots, the MOU). Comm. Chair Matthews called for a vote on the Motion on the floor. **The Motion carried with Comms. Lundy, Mitchell and Webster voting no.**

Result: Approved with conditions.

Action: 1804 Highland Avenue

Comm. Eid moved that the application submitted for 1804 Highland Avenue be approved based on the evidence submitted, the information provided in the staff report and per staff recommendation with the following conditions: 1) The continued co-operation of Covenant Health with the documentation of this important site that was first supported in 2008 by Max Shell, a Covenant Health representative, and allow archaeological research (i.e. monitoring during removal of the houses from the property) and additional needed investigations as determined by a professional archaeologist, so that any important Civil War data discovered at the site can be scientifically recovered and preserved. 2) That the testimony by Mr. Birmingham [representing Fort Sanders Regional Medical Center] is part of the condition of approval with further clarification referencing the things Mr. Birmingham committed to; and 3) The approval [execution] of the Memorandum of Understanding between Fort Sanders Regional Medical Center, Knox Heritage and the Historic Fort Sanders Neighborhood Association; and 4) Protection and retention of the large tree at the front of the property; and 5) With the clarification that the first option for the house is finding a lot to relocate it to as discussed and presented [today] and only at that point where there is not a lot to relocate it to, demolition is approved. The Motion was seconded by Comm. Blackburn. Comm. Chair Matthews called for a roll call vote on the Motion on the floor. The Motion carried with Comms. Blackburn, Cotham, Eid, and Matthews voting yes and Comms. Lundy, Mitchell and Webster voting no.

Result: Approved with conditions.

Action: 1810 Highland Avenue

Comm. Eid moved that the application submitted for 1810 Highland Avenue be approved for relocation to Lot 33 Highland Avenue as presented today by Mr. Birmingham, based on the evidence submitted, the information provided in the staff report and per staff recommendation with the following conditions: 1) The continued co-operation of Covenant Health with the documentation of this important site that was first supported in 2008 by Max Shell, a Covenant Health representative, and allow archaeological research (i.e. monitoring during removal of the houses from the property) and additional needed investigations as determined by a professional archaeologist, so that any important Civil War data discovered at the site can be scientifically recovered and preserved. 2) That the testimony by Mr. Birmingham [representing Fort Sanders Regional Medical Center] is part of the condition of approval with further clarification referencing the things Mr. Birmingham committed to; and 3) The approval [execution] of the Memorandum of Understanding between Fort Sanders Regional Medical Center, Knox Heritage and the Historic Fort Sanders Neighborhood Association. The Motion was seconded by Comm. Blackburn.

Comm. Eid clarified that the intent of his Motion was that the house was to be relocated and not approving demolition. Todd Morgan noted that in this particular case, the house movers have looked at the property and they are confident that this house can be moved. He also suggested the Commission consider allowing demolition if any major problem such as a significant structural issue was uncovered preventing moving of the house.

Action: Comm. Eid amended his Motion to include that if there was a major issue uncovered [preventing the house being moved] then demolition would then be approved. Comm. Blackburn seconded the Amended Motion. Comm. Chair Matthews called for a roll call vote on the Amended Motion on the floor. The Amended Motion carried with Comms. Blackburn, Cotham, Eid, and Matthews voting yes and Comms. Lundy, Mitchell and Webster voting no.

Result: Approved with conditions.

Gerald Green noted he was encouraged by, and offered praise to, FSRMC, the neighborhood and Mr. DeFord, Knox Heritage and the City for their collaborative efforts to preserve the Fort Sanders neighborhood and stressed that he wants the MPC to be an active partner in that as well.

Comm. Eid encouraged FSRMC to review the façade of the existing garage, not in the NC-1 overlay, for potential alteration for a better break down of massing and proportions to make it fit better in an historic district.

David Holmes noted he owns a lot on Laurel Avenue that may be a potential site for relocation of one of the houses.

Parcel 094NL006 [307 Eighteenth Street, 1802 Highland Avenue and 1804 Highland Avenue] and Parcel 094NL005 [1810 Highland Avenue] – Recommendation on removal of NC-1 overlay (6-K-18-RZ)

Mr. Birmingham formally withdrew Fort Sanders Regional Medical Center's request to remove the NC-1 overlay on the 2 above-referenced parcels based on today's proceedings and vote.

Action: Comm. Blackburn moved to adjourn the Knoxville Historic Zoning Commission meeting. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously the meeting was adjourned.