

MINUTES

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

NOVEMBER 15, 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 |
| Dori Caron | 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 |
| Gordon Coker | Applicant |
| Christopher Black | Applicant |
| Brett Honeycutt | Applicant |
| Bernadette West | Applicant/Owner |
| John Hart | Applicant |

Knoxville Historic Zoning Comm. Chair Lorie Matthews called the meeting to order at 8:30 a.m. 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. Faris Eid moved to approve the October 18, 2018 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Bart Carey. The Motion carried unanimously.

Result: Approved.

Staff Reports

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

Reports to Commission

There were no reports to Commission.

KNOXVILLE CERTIFICATES OF APPROPRIATENESS

Fourth and Gill H-1

800 N Fourth St – Reconstruct front porch (11-G-18-HZ)

Discussion: Kaye Graybeal reviewed the staff report and staff recommendation.

The applicant Gordon Coker, 1000 Eleanor Street, was present and made himself available for any questions or concerns the Board may have.

Arin Streeter, 925 Eleanor Street, Fourth and Gill Neighborhood Representative, was present and stated that no concerns have been presented from anyone in the neighborhood and they look forward to seeing the reconstruction of the original wrap-around porch.

Action: Comm. Farris Eid moved that the application submitted for 800 N Fourth Street be approved based on the evidence submitted, the information provided in the staff report, and per staff recommendation. The Motion was seconded by Comm. Rick Blackburn. The Motion carried unanimously.

Result: Approved.

Ft Sanders NC-1

1717 Laurel Ave – Rear additions and porch re-construction (11-I-18-HZ)

Discussion: Kaye Graybeal reviewed the staff report and staff recommendation.

John Holmes, 5914 Gray Gables Drive, was present and made himself available for any questions or concerns that the Commission may have.

Bart Carey commended the applicant on his effort to relocate and rebuild the project to its full potential. Mr. Carey then inquired about the two additions on the rear elevation and pointed out a conflict in the roof plan and the rendering provided in the Commission's packets. Mr. Holmes answered his question by stating that the computerized software is limited in terms of depicting the roof pitches in the 3-D illustrations, so he provided a roof plan to show the difference in the slopes. The addition will not have a hip-style roof, but instead a shed roof. The roof will be tucked under the fascia of the main house.

Comm. Eid inquired if the applicant has plans for a back porch or deck since the back door on the drawings are shown to be elevated. Mr. Holmes responded by saying that he may construct a paver patio but there aren't currently any plans to have a deck. Mr. Holmes stated that the door is roughly thirty inches off of grade, but will have wooden steps and a handrail. The flooring has not been discussed yet but Mr. Holmes mentioned that either flat paver stone or grass will be used. Also, plans consist of having Victorian-era style doors for both the front and back, which will need to be approved by staff.

Action: Comm. Carey moved that the application submitted for 1717 Laurel 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. Mitchell. The Motion carried unanimously.

Result: Approved.

Market Square H-1 (postponed from 10/18/2018)

26 Market Sq – Installation of rooftop guardrail (10-D-18-HZ)

Discussion: Kaye Graybeal reviewed the staff report and staff recommendation. Discussion ensued.

Bernadette West, 26 Market Street, was present and made herself available for any questions or concerns that the Commission may have. She is proposing that the railing be set back to thirteen feet.

Brett Honeycutt, 8000 Bennington Drive, introduced himself as the Architect for the Market Square project and made himself available for any questions the Commission might have. Mr. Honeycutt wanted to add, that after briefly reading Section 3:14 of the Secretary of Interior Standards, it states that roof-top additions are generally not appropriate, but if you choose to add one, it should be minimally visible, set back one bay, and be no more than one story. Mr. Honeycutt stated that if the railing is pushed back by one bay with only 18 inches of railing is visible, the request is minimal and should be acceptable. Mr. Honeycutt indicated that the way he interpreted the Design Guidelines is that they govern the façade of Market Square and the request for only 15 inches of railing being visible from the farthest side of Market Square would minimally impact the façade.

Comm. Carey stated his concerns with the raised floor and the alignment of the parapet wall in the proposed building versus the adjacent buildings. Comm. Carey specified that false elevation is the main concern with the floor being raised higher than it should be for a roof-top addition which is posing to be the challenge in this particular request.

Bernadette West stated that her intentions for the rooftop deck is to cover the railing with as much foliage as possible which will also take away the visibility of the railing from inside Market Square. Ms. Graybeal reminded the Commission that while greenery may be effective at screening the railing, the Commission must consider that if the building were to change ownership, whether or not another tenant would maintain the proposed foliage?

Comm. Eid stated that the initial railing went before the Commission in 2011 and was approved. The most critical part of the discussion was the building and that the shed roof was designed in a way in which the building itself was not visible. It was decided that even though the top half of the railing would be visible, it wasn't an issue. Comm. Eid specified that if one looks at the photo now, one can tell that the top part of the rail is visible and everything below it is not, which was the intent. Half of the railing is expected to be shown. Since the proposed railing before the Commission is similar and is not showing any more graphically than what was approved in 2011, then he felt that this is an acceptable solution.

Action: Comm. Eid moved that the application submitted for 26 Market Square be approved based on the evidence submitted, the information provided in the staff report, and per staff recommendation. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously.

Ms. Graybeal made a statement on the record that the year that the rooftop railing was approved for 28 Market Square was 2012.

Result: Approved.

Mechanicsville H-1

1013 Oak Ave – Rear deck (11-A-18-HZ)

Discussion: Kaye Graybeal reviewed the staff report and staff recommendation.

Christopher Black, 1013 Oak Avenue, was present and made himself available to answer questions and receive instructions. Mr. Black explained that he may have specified the wrong property line setbacks on the application. The correct setbacks are 15.5 on the East side and 10.5 on West side.

Comm. Carey inquired about the hot tub and spa location visible from the alley way. Comm. Carey stated that the current spa location and the plans submitted in the Board's packet differentiate from one another. Mr. Black answered by saying that the existing spa area will stay put and the deck will be built directly up to the spa area.

Action: Comm. Blackburn moved that the application submitted for 1013 Oak 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. Carey. The Motion carried unanimously.

Result: Approved.

Old North Knoxville H-1

225 E Oklahoma Ave – Construction of garage (11-H-18-HZ)

Discussion: Kaye Graybeal reviewed the staff report and staff recommendation.

Andy Hart, 225 E. Oklahoma Avenue, stated that after evaluation of the actual property itself, regardless of what the zoning entails, we would like to request an 18 x 16 garage because it's more visually appropriate for the neighborhood. We would also like to keep the five-foot setback to keep things in line with the other structures. Mr. Hart made himself available for any additional questions or comments.

Ms. Graybeal mentioned that James Pierce, the district's HZC liaison, reviewed and commented on the materials. The applicants have already agreed to use wood and the neighborhood is otherwise fine and in support of this application.

Comm. Eid inquired if the garage door faces the alley. Mr. Hart answered by saying that there will be no door in the 18 x 16 plans. The structure will actually be a shed instead of a garage. The primary purpose of the building will be storage for tools due to the high volume of work needed to the home.

Action: Comm. Eid moved that the application submitted for 1013 Oak 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. Carey. The Motion carried unanimously.

Result: Approved.

Other Business

None

Ms. Graybeal reminded Board Members that each year in the month of December, breakfast items are brought in celebration of the Holidays. Also, elections are in December, so please come prepared to vote for Chair and Vice-Chair. Ms. Matthews mentioned that she is willing to serve as Chair again or step down as Chair and allow a new member to take lead, whichever the Board may choose.

Action: Comm. Eid moved to adjourn the Knoxville Historic Zoning Commission meeting at 10:00 A.M. The Motion was seconded by Comm. Cotham. The Motion carried unanimously the meeting was adjourned.