



A video of this meeting will be available in the meeting archive pages here:

<https://knoxmpc.org/historic/>

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
Lindsay Crockett	Knoxville-Knox County Planning
Laura Edmonds	Knoxville-Knox County Planning
Christina Magrans	City Law Department
Peter Ahrens	City Plans Review and Building Inspections

There was no Knox County Business this month.

**RESULT:** N/A

**STAFF REPORTS**

None

**REPORTS TO COMMISSION**

There was no report to Commission.

## Knox County Certificates of Appropriateness

None

## Other Business

None

<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, Chair	X			
Farris Eid	X			
Casey Fox	X			
Dasha Lundy	X			
Lorie Matthews	X			
Dationa Mitchell, Vice Chair	X			
Sandi Swilley	X			
Stanton Webster	X			

<b>Staff/Others Present</b>	<b>Affiliation</b>
Lindsay Crockett	Knoxville-Knox County Planning
Laura Edmonds	Knoxville-Knox County Planning
Christina Magrans	City Law Department
Peter Ahrens	City Plans Review and Building Inspections
Arin Streeter	Fourth & Gill Neighborhood Representative
Bob Whetsel	Owner/Applicant
Brian Ewers	Owner/Applicant
Rod Ryan, on behalf of Christine Gray	Owner/Applicant
Chuck Smith	SmithCo Properties, LLC
Jim Klonaris	Owner/Applicant
Trenton Smith	Owner/Applicant

Knoxville Historic Zoning Comm. Chair Bart Carey called the meeting to order at 8:30 a.m. Roll call was taken and it was noted there was a city 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. Matthews moved to approve the March 19, 2020 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Lundy. A roll-call vote was taken. The Motion carried unanimously.***

**RESULT:** Approved.

### **STAFF REPORTS**

Lindsay Crockett reported the Level 1 Certificates approved since last meeting.

### **REPORTS TO COMMISSION**

There was no report to Commission.

# Knoxville Certificates of Appropriateness

## Fourth and Gill H

0 N. 3rd Ave. / Parcel ID 81 M K 017 – Construction of a new house (3-G-20-HZ)

**Discussion:** Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Trenton Smith, 708 E. Woodland Avenue, was present to discuss the application for review. Mr. Smith explained that the issues with the front porch, front façade, and the request for more detailed information on the corner boards and historically appropriate window trim have been addressed with Staff. Mr. Smith also stated that he is in agreement with the Staff Findings and Recommendation and would like to move forward today with a vote including these contingencies.

Bob Whetsel, 1015 Luttrell Street, was present to discuss the application for review. Mr. Whetsel and his wife have been residents within this neighborhood for over 40 years and are concerned with the development that has taken place over time. Mr. Whetsel expressed concern that the proposed lots are remnants of old interstate construction and not appropriate lots to build on within this neighborhood. Mr. Whetsel also explained that the new Zoning Code requires lots to be 5,000 square feet in order to be built on, which in this case, the applicant needs a variance to do so and is set to go before the Board of Zoning Appeals Board this afternoon. Mr. Whetsel requested that the Commission considers postponing until further decisions have been made by the Board of Zoning Appeals before moving forward with construction. Mr. Whetsel also brought to light that this will be the first of several lots to be developed within the same area, and he hopes that the City will be cautious in approving the new construction of a house in the Fourth and Gill Historic neighborhood.

Peter Ahrens, Chief Building Official, stated that the first step is getting a plat and discuss variances before building approval. Information is provided to the applicant, along with policies and their right to apply for a variance if they are considering building on a lot that does not meet City requirements.

Christina Magrans, City Law Department, reminded the Commission that the decision made today by the Historic Zoning Commission is contingent upon BZA approval.

Lindsay Crockett explained that both the application and design is before the Board for approval today.

The Commission continued to discuss the details disclosed during the sale of the property and whether or not the applicant was given correct information in regards to minimum size building lot and having to replat the property.

Arin Streeter, Fourth and Gill Neighborhood Representative, was present but not able to connect with audio so Mr. Whetsell volunteered to briefly summarize the comments put together by the neighborhood organization.

Trenton Smith wanted to quickly clarify that he has been in touch with Arin Streeter and the Fourth and Gill Neighborhood organization throughout the process of submitting previous and revised designs and never received the comments or concerns being addressed today. Mr. Smith went on to say that they welcomed feedback from the neighborhood throughout the design process. Mr. Smith emphasized that

he is willing to make the recommended modifications in design in order to move forward with the approval.

Commissioner Eid explained that he has some of the same concerns raised by the Neighborhood Organization in regards to the design of the house. Therefore, he does not feel comfortable approving the design and elevations with several conditions. He also brought to attention that there are still several design features that need to be worked out that do not make sense in the proposed design. Commissioner Eid went on to say that the setback and lot size will also affect the design of the house.

***Action: Comm. Eid moved that the application submitted for 0 M. 3<sup>rd</sup> Avenue be postponed until the May 21, 2020 Historic Zoning Commission Meeting to give the applicant time to go before the BZA, and allow the applicant to work through the design details suggested by the Fourth and Gill Neighborhood Organization and by the Commission. The Motion was seconded by Comm. Mitchell. A roll-call vote was taken. The Motion carried unanimously.***

**Result:** Postponed to the May 21, 2020 HZC Meeting.

### **Hulls-Dobbs Fountain City Individual H Landmark**

4683 Old Broadway / Parcel ID 69 D A 006 - Exterior rehabilitation (4-C-20-HZ)

**Discussion:** Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Brian Ewers, 111 E. Jackson Avenue, was present to discuss the application for review. Mr. Ewers briefly reviewed the proposed siding and the reasoning behind the change in Historic panel siding.

Commissioner Eid highlighted that Mr. Ewers did a great job on the designs of the Hull-Dobbs Fountain City Historic Landmark.

***Action: Comm. Eid moved that the application submitted for 4683 Old Broadway be approved based on the evidence submitted, the information provided, and per staff recommendation. The Motion was seconded by Comm. Matthews. A roll-call vote was taken. The Motion carried unanimously.***

**Result:** Approved.

### **Mechanicsville H**

223 Deaderick Ave. / Parcel ID 94 K D 021 – Construction of deck on rear elevation (4-B-20-HZ)

**Discussion:** Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Rod Ryan, 154 Wayne Hitchcock Road, Kingston, TN. Mr. Ryan was present on behalf of the applicant and made himself available for any questions or concerns that the Commission may have.

The Commission requested clarification on a few design features of the proposed deck such as the height of the deck, construction materials, and the recommended guidelines for guardrails and balusters.

***Action: Comm. Farris moved that the application submitted for 223 Deaderick Avenue be approved based on the evidence submitted, the information provided, and per staff recommendation with the understanding that the deck will be wood framed as presented and none of it is whatsoever visible from the street, and that the guardrail will be designed and provided as recommended by staff. The Motion was seconded by Comm. Mitchell. A roll-call vote was taken. The Motion carried unanimously.***

**Result:** Approved.

### **Old North Knoxville H**

219 Leonard Place / Parcel ID 81 L G 023 – Rear dormer addition (4-D-20-HZ)

**Discussion:** Lindsay Crockett reviewed the staff report and staff recommendation of approval.

Jim Klonaris was present to discuss the application for review and made himself available for any questions or concerns that the Commission may have.

Commissioner Mitchell stated that it appears that the rear dormer has already been built prior to this request.

Jim Klonaris responded by saying that there was a misunderstanding with his contractor and he confirmed that construction began prior to this meeting. However, Mr. Klonaris stated that he informed Historic Zoning Commission staff of the misunderstanding.

Lindsay Crockett briefly clarified that majority of the work on this house took place under a Level I, however, this specific item needed to come before the Commission.

***Action: Comm. Blackburn moved that the application submitted for 219 Leonard Place be approved based on the evidence submitted, the information provided, and per staff recommendation. The Motion was seconded by Comm. Mitchell. A roll-call vote was taken. The Motion carried unanimously.***

**Result:** Approved.

***Action: Comm. Blackburn moved to adjourn the Knoxville Historic Zoning Commission meeting at 9:43 a.m. The Motion was seconded by Comm. Matthews. The Motion carried unanimously and the meeting was adjourned.***

### **Other Business**

None