



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
Amy Brooks	Knoxville-Knox County Planning
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
Bryan Berry	City Plans Review and Building Inspections
	Owner/Applicant

There was no Knox County Business this month.

RESULT: Approved.

STAFF REPORTS

None

REPORTS TO COMMISSION

There was no report to Commission.

Knox County Certificates of Appropriateness

N/A

Other Business

None

KNOXVILLE HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived
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 Swiley	X			
Stanton Webster	X			

Staff/Others Present	Affiliation
Amy Brooks	Knoxville-Knox County Planning
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
Bryan Berry	City Plans Review and Building Inspections
Adrienne Webster	Ft. Sanders Neighborhood Representative
James Pierce	Old North Knoxville Neighborhood Representative
John Holmes	Owner/Applicant
Troy Wilson	Prime Innovations
Aaron Miller	McCarty Holsaple McCarty

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. Blackburn moved to approve the January 16, 2020 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Swilley. 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

Ft. Sanders NC

1610 Forest Ave. / Parcel ID 94 N E 015 – Construction of house (12-F-19-HZ)

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

John Holmes, 5914 Gray Gables Drive, was present to discuss the application for review and made himself available for any questions or comments the Commission may have. Mr. Holmes gave a brief overview of the project, specifically addressing the porch railings, egress windows, second story floor plan, and rear porch materials.

Action: Comm. Eid moved that the application submitted for 1610 Forest Avenue be approved based on the evidence submitted, the information provided, and per staff recommendation. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.

Result: Approved.

Old North Knoxville H

1324 Grainger Ave. / Parcel ID 81 L G 005 – Porch rehabilitation (2-B-20-HZ)

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

James Pierce, 122 Leonard Place, Old North Knoxville Neighborhood Representative, was present on behalf of the neighborhood to discuss the application. Mr. Leonard expressed the neighborhood's preference for repair of the half columns instead of replacement since they're an original, protected historic character defining feature. Mr. Pierce went on to explain that if replacement is considered, the Neighborhood would request that the owners consider a salvaged capital that models the original capital. Mr. Pierce reaffirmed the need to try and repair historic materials versus replacement.

Troy Wilson, Prime Renovations, was present to discuss the application for review. Mr. Wilson stated that no repair has been made the columns to-date. However, based on his past experience, removing the columns to patch and repair usually results in the columns breaking even further. Mr. Wilson recommends replacement due to the extent of the rot on the columns and missing pieces of the capital. Mr. Wilson stated that although they haven't explored the idea of looking for salvaged capital comparable in size and design, they would definitely consider doing so.

Action: Comm. Eid moved that the application submitted for 1324 Grainger Avenue be approved based on the following condition: 1) Requesting Planning Staff to work with the applicant to review the conditions of the current existing columns and capitals, receive further documentation of level of deterioration, and to see if there is a chance of them being repaired in lieu of being replaced, and 2) if it is found that the repairs are not feasible, then the work can be approved as proposed and per Staff Recommendation. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously.

Result: Approved.

Old North Knoxville H

604 S. Gay St. / Parcel ID 95 I F 002 – Construction of addition to connect auditorium to 612 S. Gay Street (2-A-20-HZ)

Commissioners Sandi Swilley and Rick Blackburn recused themselves from this Agenda Item since they are members of the Historic Tennessee Theatre Foundation Board.

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

Aaron Miller, McCarty Holsaple McCarty, was present to discuss the application for review. Mr. Miller wanted to clarify that this addition is strictly an addition to 612 S. Gay Street, not the Tennessee Theatre. He explained that they will not be structurally tying into the Tennessee Theatre in any way. Mr. Miller gave a brief over of the project including structural construction details.

Brief discussion ensued amongst Commissioners.

Action: Comm. Eid moved that the application submitted for 604 S. Gay Street be approved based on the evidence submitted, the information provided, and per staff recommendation and per the presenter's request that both options of the lower parapet and taller parapet drawings provided for the Commission be approved. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.

Result: Approved.

Action: *Comm. Matthews moved to adjourn the Knoxville Historic Zoning Commission meeting at 9:00 a.m. The Motion was seconded by Comm. Eid. The Motion carried unanimously and the meeting was adjourned.*

Other Business

Workshop: Fourth & Gill H Overlay

New construction, Lots 16 & 17, N. 3rd Avenue, Parcel IDs 81 M K 016 & 81 M K 017

Discussion: Lindsay Crockett reviewed the project and requested feedback from the Commission.