



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 Swiley			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
Charles Smith	SmithCo Properties, LLC
John Holmes	Owner/Applicant
Christian Cain	Camel Canvas
Sharif Harb	Coffee and Chocolates
David Kerns	Clancy-Kerns Construction Inc.
Randy Guignard	Café International LLC

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 February 20, 2020 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Matthews. 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.

Charles Smith, SmithCo Properties, LLC, was present to discuss the application for review. Mr. Smith addressed staff's comments and recommendations and stated that the applicant plans to make the suggested revisions to their plans and re-submit for approval at the April 16<sup>th</sup> Historic Zoning Commission Meeting.

**Action:** *Comm. Matthews moved that the application submitted for 0 M. 3<sup>rd</sup> Avenue be postponed for 30 days until the April 16, 2020 Historic Zoning Commission Meeting, per staff recommendation. The Motion was seconded by Comm. Lundy. The Motion carried unanimously.*

**Result:** Postponed 30 days.

#### Fourth and Gill H

831 Deery St. / Parcel ID 94 D E 034 – Installation of solar panels (3-J-20-HZ)

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

**Action:** *Comm. Blackburn moved that the application submitted for 831 Deery Street be approved based on the evidence submitted, the information provided, and per staff recommendation. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.*

**Result:** Approved.

#### Ft. Sanders NC

215 16<sup>th</sup> St. / Parcel ID 94 N E 019 – Porch reconstruction, exterior rehabilitation, rear addition (3-F-20-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. Mr. Holmes explained that while he understands the reasoning behind staff's findings and recommendation, in order for him to make the necessary changes, he would have to change the proposed floor plan of the house.

Peter Ahrens, Chief Building Official, brought to attention that the proposed house is going from an existing one-story dwelling to a two-story dwelling in which all the framing members will have to be replaced. Mr. Ahrens explained that from a construction stand point, it makes more sense for the house to be demolished and reconstructed as the applicant would like instead of removing everything on the house including the exterior sheathing in order to maintain the historical integrity of the house. For example, the house is being modified to such an extent that there's not much left over besides the original footprint. Currently, there is no loadbearing to support a second story. Therefore, an addition of a second story will require extensive modification of the roof structures, which in turn diminishes the historical significance of the house.

Further discussion ensued on the floor plan of the second story and the appropriate placement of the egress window on the second level.

Mr. Holmes noted that the foundation in this house is in much better shape than the neighboring properties and no modification is needed to the studs in the walls. Sections of the internal flooring system will be replaced and extra piers and beams will be added to interior foundation. The rear addition will match existing foundation of stoop.

Mr. Ahrens went on to say that based on Mr. Holmes description of work, it sounds as though the existing walls are structurally sound and the roof is not going to have to be completely re-supported.

Discussion ensued amongst Commissioners on the conditions proposed in the Staff Recommendation.

Commissioner Blackburn asked how the City and HZC can confirm that the applicant actually adheres to the COA when construction begins. Staff reviewed the process of stamping drawings before permitting and the enforcement of the COA alongside the building permit process. Staff reviewed the recommended conditions of approval, including the condition that the drawings submitted for permitting to match the specifics of the proposed construction.

***Action: Comm. Blackburn moved that the application submitted for 215 16<sup>th</sup> Street be approved based on the evidence submitted, the information provided, and per staff recommendation (with the exception of condition #3, where the front porch could have turned OR square columns. Comm. Blackburn's motion also recognized that staff could approve a casement window on façade gable, or an egress window on rear gable, if proposed by applicant. The Motion was seconded by Comm. Lundy. The Motion carried unanimously.***

**Result:** Approved.

## **Market Square H**

325 Union Ave. / Parcel ID 94 L E 030 – Installation of awnings (3-I-20-HZ)

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

Christian Cain, Camel Canvas, was present to discuss the application for review. Mr. Cain clarified that both awnings will match in height and projection with the surrounding awnings. Mr. Cain went on to say that there must have been an error in the submittal because the photoshopped image does not show a space between Coffee and Chocolates and the business to the right, and there will be a space between those awnings. Therefore, the difference between the proposed plans and the intended plans is that the awnings will have the same projection, slope, and profile.

Sharif Harb, owner of Coffee and Chocolate, was present and available to answer any additional questions that the Commission may have.

***Action: Comm. Blackburn moved that the application submitted for 325 Union Avenue be approved based on the evidence submitted, the information provided, and per staff recommendation with the following conditions: the awning on Coffee & Chocolate (327 Union) terminate on the inside of the brick***

*pilaster dividing the two storefronts as discussed today, clarifying that the awning will terminate at the pilaster between the two awnings, leaving a space of 16+- inches with the existing awning, and lastly, that all efforts be taken to install the brackets into the vertical mortar joints instead of directly into the brick. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.*

**Result:** Approved.

### Old North Knoxville H

1355 Armstrong Ave. / Parcel ID 81 L E 035 – Garage modifications (3-D-20-HZ)

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

David Kerns, Kerns Construction Inc., was present to discuss the application for review and answer any questions the Commission may have.

Ms. Crockett briefly reviewed the letter provided by the neighborhood organization stating that they are in support of this project with staff's conditions and recommendation.

**Action:** *Comm. Matthews moved that the application submitted for 1355 Armstrong Avenue be approved based on the evidence submitted, the information provided, and per staff recommendation. The Motion was seconded by Comm. Fox. The Motion carried unanimously.*

**Result:** Approved.

### Tazewell Pike NC

4002 Tazewell Pike / Parcel ID 59 H A 023 – Construction of a new house (3-E-20-HZ)

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

Randy Guignard, Café International LLC, was present to discuss the application for review and answer any questions the Commission may have. Mr. Guignard wanted to clarify that he's resubmitted additional information in response to staff findings and recommendation.

**Action:** *Comm. Matthews moved that the application submitted for 4002 Tazewell Pike be approved based on the evidence submitted, the information provided, and per staff recommendation. The Motion was seconded by Comm. Lundy. 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