



Meeting Minutes

Historic Zoning

October 15, 2020

4:00 P.M. | Telemeeting via Zoom

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			

There is no County Business this month.

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

STAFF REPORTS

None

REPORTS TO COMMISSION

None

Knox County Certificates of Appropriateness

None

Other Business

None

KNOXVILLE HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn	X			
Bart Carey, Chair	X			
Faris Eid	X			
Casey Fox	X			
Dasha Lundy	X			
Dationa Mitchell, Vice-Chair	X			
Sandi Swilley			X	
Travis Tillman	X			
Stanton Webster	X			

Staff/Others Present	Affiliation
Lindsay Crockett	Knoxville-Knox County Planning
Amy Brooks	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
David Nix	Edgewood-Park City Neighborhood Representative
Aaron Klopfer	Owner/Applicant
Brandon Pace	Owner/Applicant
Deanna Rhodes	OYSK3 Architecture
Lacy Mellon	Owner/Applicant
Tom Adams	Applicant Representative
Troy Wilson	Applicant Representative
David Holmes	Owner/Applicant

Knoxville Historic Zoning Comm. Chair Dationa Mitchell called the meeting to order at 8:30 a.m. Roll call was taken and it was noted there was a city quorum. Comm. Mitchell stated that the meeting is being televised and recorded. He also asked that speakers limit their presentations to five minutes. 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.

Action: Comm. Webster moved to conduct the meeting by electronic means to protect the public health, safety, and welfare of the Tennesseans in light of the COVID-19 outbreak. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 8-0.

APPROVAL OF MINUTES

Action: Comm. Eid moved to approve the August 20, 2020 Knoxville Historic Zoning Commission Minutes with the discussed modification. The Motion was seconded by Comm. Webster. The Motion carried unanimously 8-0.

RESULT: Approved 8-0.

ELECTION OF KNOXVILLE HISTORIC ZONING COMMISSION VICE-CHAIR

Chair Dationa Mitchell opened the floor for Vice-Chair nominations.

Action: Comm. Eid moved that Rick Blackburn be appointed as Vice-Chair for the Knoxville Historic Zoning Commission. The Motion was seconded by Comm. Webster. The Motion carried unanimously 8-0.

RESULT: Approved 8-0.

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

Edgewood-Park City H

1619 Washington Ave. / Parcel ID 82 I N 027 – Exterior rehabilitation: chimney removal, siding replacement (10-E-20-HZ)

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

Lacy Mellon, 625 Luttrell Street, was present to discuss the application for review.

David Nix, 2413 E. Fifth Avenue, Edgewood-Park City Neighborhood Representative, was present to provide comments from the neighborhood.

Action: Comm. Eid moved that the application submitted for 1619 Washington Avenue be approved per staff recommendation with the exception of the siding: to allow flexibility, the applicant may either install wood siding or wood shingles (definitely not T1-11), pending staff review onsite with the owner regarding what existing material exists on the house behind the shingles and making a determination at that time. The Motion was seconded by Comm. Tillman. A roll-call vote was taken. The Motion carried unanimously 8-0.

Result: Approved 8-0.

Edgewood-Park City H

2003 Washington Ave. / Parcel ID 82 J Y 021 – Exterior rehabilitation (10-L-20-HZ)

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

Aaron Klopfer, 2003 Washington Avenue, was present to discuss the application for review.

David Nix, 2413 E. Fifth Avenue, Edgewood-Park City Neighborhood Representative, was present to provide comments from the neighborhood.

Action: *Comm. Blackburn moved that the application submitted for 2003 Washington Avenue be approved as proposed and per staff recommendation. The Motion was seconded by Comm. Lundy. A roll-call vote was taken. The Motion carried unanimously 8-0.*

Result: Approved 8-0.

Fourth and Gill H

1127 Luttrell St. / Parcel ID 81 M F 016 – Exterior rehabilitation: repair and replacement of porch elements (10-C-20-HZ)

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

Troy Wilson, 156 Farlow Drive, was present on behalf of the applicant to discuss the application for review.

Arin Streeter, 925 Eleanor Street, Fourth and Gill Neighborhood Representative, was present to provide comments from the neighborhood.

Action: *Comm. Eid moved that the application submitted for 1127 Luttrell Street be approved per staff recommendation, noting regarding the decking, staff may further consult with the applicant regarding available materials; Comm. Eid noted agreement with the neighborhood representative that it does need to be a tongue and groove product to avoid moisture intrusion in the crawlspace; and noted the reconstructed rail should match the details of the existing rail. The Motion was seconded by Comm. Tillman. A roll-call vote was taken. The Motion carried unanimously 8-0.*

Result: Approved 8-0.

Fourth and Gill H

1130 Luttrell St. / Parcel ID 81 M H 001 – Exterior rehabilitation (10-F-20-HZ)

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

The applicant was not present.

Arin Streeter, 925 Eleanor Street, Fourth and Gill Neighborhood Representative, was present to provide comments from the neighborhood.

Action: *Comm. Webster moved that the application submitted for 1130 Luttrell Street be approved as submitted and per staff recommendation. The Motion was seconded by Comm. Lundy. A roll-call vote was taken. The Motion carried unanimously 8-0.*

Result: Approved 8-0.

Ft. Sanders NC

1720 Laurel Ave. / Parcel ID 94 N K 012 – Construction of a new primary building (10-G-20-HZ)

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

Deanna Rhodes, OYSK3 Architecture, 1545 Western Avenue, Suite #100, was present to discuss the application for review.

Action: *Comm. Webster moved that the application submitted for 1720 Laurel Avenue as proposed and per staff recommendation. The Motion was seconded by Comm. Eid. A roll-call vote was taken. The Motion carried unanimously 8-0.*

Result: Approved 8-0.

Old North Knoxville H

234 E. Oklahoma Ave. / Parcel ID 81 M A 013 – Exterior rehabilitation: porch elements (10-I-20-HZ)

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

Tom Adams, 3504 Knox Lane, was present on behalf of the applicant to discuss the application for review.

Lindsay Crockett read James Pierce, Old North Knoxville Neighborhood Representative's comments into the record.

Arin Streeter, 925 Eleanor Street, was also present to discuss the item for review.

Action: *Comm. Eid moved that the application submitted for 234 E. Oklahoma Avenue be approved per staff recommendation, with the following exception: that during the demolition period that staff visits the site to determine if any evidence exists of the original columns, whether it's on the overhead beam or below, which may dictate different column consideration and size, should such evidence be found. The Motion was seconded by Comm. Tillman. A roll-call vote was taken. The Motion carried unanimously 8-0.*

Result: Approved 8-0.

Old North Knoxville H

401 E. Oklahoma Ave. / Parcel ID 81 L W 024 – Construction of accessory building; exterior rehabilitation (10-K-20-HZ)

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

David Holmes, 222 E. Oklahoma Avenue, was present to discuss the application for review.

Lindsay Crockett read James Pierce, Old North Knoxville Neighborhood Representative's comments into the record.

Scott Elder, Plans Review and Inspections, was present to provide comments from City of Knoxville Building Codes.

Action: Comm. Eid moved that the application submitted for 401 E. Oklahoma Avenue be postponed 30-days until the November 19, 2020 Historic Zoning Commission Meeting, to allow the applicant to work with the Zoning Officials to verify compliance with the base zoning ordinance, and to also give him a chance to respond to some of the comments from staff and the neighborhood regarding the scale of the project, materials, and overall massing. Also, another concern is the sizes of the windows on the second story dormers appearing substantially larger than those on the first floor; normally those are reversed, and the larger windows are on the first floor instead of on the dormers. The Motion was seconded by Comm. Eason. A roll-call vote was taken. The Motion carried unanimously 8-0.

Result: Postponed 30 days.

Action: Comm. Webster moved to adjourn the Knoxville Historic Zoning Commission meeting at 10:01 a.m. The Motion was seconded by Comm. Lundy. The Motion carried unanimously and the meeting was adjourned.