



Meeting Minutes

Historic Zoning

September 17, 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
Bryan Berry	City Plans Review and Building Inspections
Fred Trainer	F.E. Trainer Construction
David Nix	Edgewood-Park City Neighborhood Representative
Arin Streeter	Fourth & Gill Neighborhood Representative
Sarah Morrow	Owner/Applicant
Brett Burdick	Owner/Applicant
Arin Streeter	Fourth & Gill Neighborhood Representative
Juan Mino	Owner/Applicant
Ashley Pack	Camel Custom Canvas Shop

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. 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

Comm. Eid brought to attention a minor edit needed in the August 20, 2020 HZC Minutes. On the Agenda Item discussing 820 N. 3rd Avenue in Fourth and Gill, the minutes state that the vote was unanimous; However, the motion passed by a vote of 6-1.

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.

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

Scenic Drive NC

515 Scenic Dr. / Parcel ID 107 L F 022 – Construction of a new house (9-G-20-HZ)

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

Fred Trainer, F.E. Trainer Construction, was present to discuss the application for review. Mr. Trainer made himself available for any questions or concerns the Commission may have.

Comm. Eid inquired about the jack arches and whether or not they will be true jack arches with various widths of brick or if the applicant will use standard bricks and cut them accordingly to fit. Mr. Trainer answered by saying that they plan to use standard bricks and cut them accordingly to fit. However, they plan to make them look as closely to the original as possible.

Action: *Comm. Blackburn moved that the application submitted for 515 Scenic Drive be approved as proposed and per staff recommendation. The Motion was seconded by Comm. Eid.* A roll-call vote was taken. *The Motion carried unanimously.*

Result: Approved 8-0.

Edgewood-Park City H

1802 Jefferson Ave. / Parcel ID 82 P H 010 – Exterior rehabilitation, construction of deck (9-E-20-HZ)

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

Sarah Morrow, 1802 Jefferson Avenue, was present to discuss the application for review and added that preserving the history of this house is her top priority. Ms. Morrow said that she hopes to keep as much original interior and exterior details of the house as possible during renovation. She went on to say that while it's not common for historic houses to have vinyl windows, the current condition of the windows prohibits her from repairing them. Ms. Morrow explained that she intends to keep the original trim around the windows, and the replacement windows will be the same size, mass, and shape of the original windows.

David Nix, 2413 E. Fifth Avenue, Edgewood-Park City Neighborhood Representative, was also present to discuss the application for review. Mr. Nix explained that the neighborhood is excited to see that the property is no longer vacant. However, the neighborhood would like to see the existing wood windows be repaired instead of replaced. Mr. Nix explained that the Neighborhood feels that the windows are not beyond repair and since there's only roughly eight windows in the entire house, the expense of repair should be much less. Mr. Nix also expressed concerns with the proposed front door and does not think that it's appropriate for the style of the house. Lastly, Mr. Nix shared that the Neighborhood had very little concerns with the rear elevations due to the lack of visibility from the street.

Comm. Eid asked if the guidelines say anything about vinyl windows being inappropriate in the neighborhood requirements and/or if the guidelines require windows to be replaced only with wood. Comm. Eid also requested staff's opinion on the appropriateness of the proposed front door.

Comm. Tillman inquired about the finishing of the proposed door and whether or not it should be painted to match the existing house.

Brief discussion ensued amongst the Commission on the Edgewood-Park City Neighborhood Guidelines and how they read in regards to the replacement of windows in-kind.

Action: *Comm. Eid moved that the application submitted for 1802 Jefferson Avenue be approved as proposed and per staff recommendation that the deck use a balustrade with pickets set into the top and bottom rails; approval for the front door to be replaced and painted; and lastly, give the applicant the decision to replace the windows with either wood or vinyl as the design guidelines do not make a specific material requirement, but whichever window type they choose, they must match in size, style, and profile as stated in the guidelines, and for the final window selection to be approved by staff. The Motion was seconded by Comm. Blackburn.* A roll-call vote was taken. **The Motion carried 7-1 (Tillman no).**

Result: Approved 7-1 (Tillman no).

Fourth and Gill H

1219 Luttrell St. / Parcel ID 081 L L 008 – Installation of solar panels (9-C-20-HZ)

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

Brett Burdick, 1219 Luttrell Street, was present to discuss the application for review and made himself available for any questions or concerns the Commission may have. Mr. Burdick stated that the details are extremely important to him and he's willing to explore further options to reduce visibility on the existing panel framework and the proposed panels as stated in the staff recommendation.

Arin Streeter, 925 Eleanor Street, Fourth and Gill Neighborhood Representative, was also present to discuss the application for review. Mr. Streeter stated that the neighborhood did not have any concerns with the proposed solar panels since they are not visible from the street or a permanent addition. However, they are worried that this approval may set a precedent for solar panels and would request that the Commission word the motion with the understanding that this is a specific location with a unique situation.

Brief discussion ensued amongst Commissioners on the visibility of the current solar panel and the proposed solar panels.

Action: *Comm. Eid moved that the application submitted for 1219 Luttrell Street be approved as proposed per staff recommendation, also, noting a special unique circumstance that on the rear solar panels where the roof pitches are slightly different from each other that necessitated a bridge-type installation, therefore making it appear a little bit higher than the slope of the roof itself. The Motion was seconded by Comm. Tillman.* A roll-call vote was taken. **The Motion carried 7-1 (Mitchell no).**

Result: Approved 7-1 (Mitchell no).

Old North Knoxville H

1419 Harvey St. / Parcel ID 81 L R 015 – Demolition of contributing structure (9-H-20-HZ)

Discussion: Lindsay Crockett reviewed the staff report and staff recommendation

Juan Mino, 212 E. Oak Hill Avenue, was present to discuss the application for review. Mr. Mino made himself available for any questions or concerns the Commission may have. Mr. Mino wanted to emphasize that his original intent was to reconstruct the house, however, once he began working on the house, he found that there was extensive damage to the foundation of the house and that there was very little left to salvage.

Ms. Crockett read written comments from James Pierce, Old North Knoxville Neighborhood Representative and the neighborhood on the proposed demolition.

Action: *Comm. Eid moved that the application submitted for 1419 Harvey Street be approved as submitted and per staff recommendation. The Motion was seconded by Comm. Webster.* A roll-call vote was taken. ***The Motion carried unanimously.***

Result: Approved 8-0.

Market Square H

24 Market Square / Parcel ID 94 L E 040 – Installation of canopy (9-D-20-HZ)

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

Ashley Pack, 8910 Valgro Road, Camel Custom Canvas Shop, was present to discuss the application for review. Ms. Pack made herself available for any questions or concerns the Commission may have. Ms. Pack wanted to clarify that they will have to go through the entire wall where the tieback rods are in order to make sure the canopy is installed securely.

Comm. Blackburn asked how the proposed canopy will drain. Comm. Tillman inquired if metal canopies made a distinction where tiebacks tie into a pilaster or no in the past and whether or not there's a preference. Brief discussion ensued amongst Commission.

Action: *Comm. Eid moved that the application submitted for 24 Market Square, including the option proposing six tieback rods, be approved based on the fact that all of the brackets will be at the same height and all of the rods will be at the same angle based on the design. The Motion was seconded by Comm. Tillman.* A roll-call vote was taken. ***The Motion carried unanimously.***

Result: Approved 8-0.

Action: *Comm. Blackburn moved to adjourn the Knoxville Historic Zoning Commission meeting at 9:49 a.m. The Motion was seconded by Comm. Fox. The Motion carried unanimously and the meeting was adjourned.*