



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

<https://knoxplanning.org/historic>

KNOX COUNTY HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived
Bill Belser	X			
Mike Crowder	X			
George Ewart, Chair	X			
Kim Isenberg			X	
Scott Smith, Vice Chair		X		

Knox County Historic Zoning Comm. Chair George Ewart called the meeting to order at 8:30 a.m. Roll call was taken and it was noted there was a county quorum. Comm. Ewart 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.

STAFF REPORTS

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

REPORTS TO COMMISSION

None

APPROVAL OF MINUTES

Action: Comm. Crowder moved to approve the May 20, 2021 Knox County Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Belser. The Motion carried unanimously 3-0.

ELECTION OF OFFICERS

Action: Comm. Crowder moved that George Ewart be appointed as Chair for the Knox County Historic Zoning Commission. The Motion was seconded by Comm. Belser. A roll-call vote was taken. The Motion carried unanimously 3-0.

Action: Comm. Crowder moved that Scott Smith be appointed as Vice-Chair for the Knox County Historic Zoning Commission. The Motion was seconded by Comm. Belser. A roll-call vote was taken. The Motion carried unanimously 3-0.

Knox County Certificates of Appropriateness

Village of Concord HZ

Workshop: Village of Concord Historic Overlay

Bill Threlkeld, 10907 Gillian Lane, Knoxville, TN was present to discuss the Village of Concord Historic Overlay.

Taylor Harris, Village of Concord Neighborhood President, Knoxville, TN, was present to discuss concerns from the Village of Concord Historic Overlay Neighborhood District.

Other Business

None

Action: *Comm. Crowder moved to adjourn the Knox County Historic Zoning Commission meeting at 9:03 a.m. The Motion was seconded by Comm. Belser. The Motion carried unanimously and the meeting was adjourned.*

KNOXVILLE HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn, Vice-Chair	X			
Elizabeth Eason	X			
Faris Eid	X			
Casey Fox	X			
Hallie Hearnnes	X			
Dationa Mitchell, Chair			X	
Lynne Randazzo	X			
Travis Tillman	X			
Stanton Webster	X			

Staff/Others Present	Affiliation
Lindsay Crockett	Knoxville-Knox County Planning
Laura Edmonds	Knoxville-Knox County Planning
Mike Reynolds	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
Emily Thompson	Applicant
David Nix	Edgewood-Park City Neighborhood Representative
Sean Bolen	Old North Knoxville Neighborhood Representative
Sean Martin	Open Door Architecture
Christopher Bush	Roots Residential Company
Markus Chady	Studio Four Design Inc.

Knoxville Historic Zoning Comm. Vice-Chair Rick Blackburn called the meeting to order at 9:04 a.m. Roll call was taken and it was noted there was a city quorum. Comm. Blackburn 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. She further noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days.

APPROVAL OF MINUTES

Action: Comm. Webster moved to approve the October 21, 2021 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Tillman. 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

Gobbler's Knob NC

2518 Sherrod Road / Parcel ID 109 A G 037 – Addition (12-A-21-HZ)

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

Emily Thompson, 2518 Sherrod Road, was present to discuss the application for review.

Action: Comm. Hearnese moved that the application submitted for 2518 Sherrod Road be approved as per staff recommendation. The Motion was seconded by Comm. Webster. The Motion carried unanimously 8-0.

Result: Approved 8-0.

Old North Knoxville H

204 E. Scott Avenue / Parcel ID 81 L S 002 – Revision to previous approval (12-F-21-HZ)

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

Jade Kloss, 711 E. Emerald Avenue, was present electronically via Zoom to discuss the application for review.

Sean Bolen, 115 E. Scott Street, Old North Knoxville Neighborhood Representative was also present electronically via Zoom to provide comments from the neighborhood.

Action: *Comm. Eid moved that the application submitted for 204 E. Scott Avenue be approved as submitted and per staff recommendation, recommending that any exposed wood elements be painted. The Motion was seconded by Comm. Hearnese. The Motion carried unanimously 8-0.*

Result: Approved 8-0.

Edgewood-Park City H

2106 Jefferson Avenue / Parcel ID 82 O A 014 – New primary structure (12-D-21-HZ)

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

Christopher Bush, Roots Residential Company, LLC, P.O. Box 82, Louisville, TN, 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 2106 Jefferson Avenue be approved per staff recommendation, and per the following adjustments: 1) the front setback to be reevaluated to line up with one or both adjacent properties or some average between them, with the final location to be approved by staff; 2) that the front porch design resubmitted, based on the option of including or omitting turret element, with the front porch at the front door to be increased in depth to be comparable to historic neighborhood designs; and 3) to use a true standing-seam roof instead of the submitted 5v roofing for all metal roofing elements. The Motion was seconded by Comm. Hearnese.*

Comm. Eid amended his motion to include that the front porch design return to the Commission for final approval. The amended Motion was seconded by Comm. Hearnese. The Motion unanimously carried 8-0.

Result: Approved 8-0.

Market Square H

32 Market Square / Parcel ID 94 L E 044 – Addition (12-E-21-HZ)

Markus Chady, Studio Four Design Inc., 414 Clinch Avenue, was present to discuss the application for review.

Action: *Comm. Eid moved that the application submitted for 32 Market Square be approved per staff recommendation, removing condition number 1 because those windows are not visible from Market Square. The Motion was seconded by Comm. Eason.*

Comm. Eid amended his motion to modify condition #2 to be approved by staff. The amended Motion was seconded by Comm. Eason. The Motion unanimously carried 8-0.

Result: Approved 8-0.

Evaluation of Eligibility for National Register of Historic Places

Howell Nurseries (Knoxville Botanical Garden and Arboretum)

Action: *Comm. Eason moved that the Howell Nurseries are eligible for National Register of Historic Places. The Motion was seconded by Comm. Hearnese. The Motion unanimously carried 8-0.*

Result: Approved 8-0.

Emory Place Historic District (Additional Documentation and Boundary Increase)

Action: *Comm. Eid moved that the Emory Place Historic District is eligible for National Register of Historic Places. The Motion was seconded by Comm. Webster. The Motion unanimously carried 8-0.*

Result: Approved 8-0.

ELECTION OF OFFICERS

Action: *Comm. Blackburn moved that Dationa Mitchell be appointed as Chair for the Knoxville Historic Zoning Commission. The Motion was seconded by Comm. Tillman. A roll-call vote was taken. The Motion carried unanimously 8-0.*

Action: *Comm. Eid moved that Rick Blackburn be appointed as Vice-Chair for the Knoxville Historic Zoning Commission. The Motion was seconded by Comm. Tillman. A roll-call vote was taken. The Motion carried unanimously 8-0.*

Action: *Comm. Tillman moved to adjourn the Knoxville Historic Zoning Commission meeting at 10:04 a.m. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 8-0 and the meeting was adjourned.*

OTHER BUSINESS

Workshop

None