



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	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 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, 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
Randall De Ford	Applicant
Garrett Bentley	Applicant
Sean Bolin	Old North Knoxville Neighborhood Representative
Logan Higgins	Heyoh Design + Develop
Arin Streeter	Fourth and Gill Neighborhood Representative
Bob Whetsel	Fourth and Gill Homeowner
Ellen Lee	Fourth and Gill Homeowner
Patrick Mcinturff	Fourth and Gill Homeowner

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. She 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.

Logan Higgins, Heyoh Design + Develop, requested that the Commission Amend the Agenda to move 705 Deery Street to the end of the Agenda and heard after 701 Deery Street and 700 Morgan Street. Mr. Higgins felt that it would be appropriate to start the with house on the corner lot and work their way in due to different designs.

Bob Whetsel, 1015 Luttrell Street, stated that the neighborhood prepared their remarks in the order of the Agenda and prefer that the Commission does not Amend the order of the Agenda.

Action: Comm. Eid moved to review the staff report and recommendation in the order that the items are on the Agenda, discuss all three items at one time, and then vote on each item separately. The Motion was seconded by Comm. Webster. The Motion carried unanimously 9-0.

Result: Approved 9-0.

APPROVAL OF MINUTES

Action: *Comm. Blackburn moved to approve the August 19, 2021 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Fox. The Motion carried unanimously 9-0.*

RESULT: Approved 7-0.

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

Ft. Sanders NC

1200 Laurel Avenue / Parcel ID 94 M B 037 – Exterior rehabilitation (9-E-21-HZ)

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

The applicant Randall De Ford, 1511 Laurel Avenue, was present to discuss the application for review.

Lindsay Crockett read into the record comments from Ft. Sanders Neighborhood Representative Adrienne Webster that the neighborhood is in support of this project.

Action: *Comm. Blackburn moved that the application submitted for 1200 Laurel Avenue be approved as submitted per staff recommendation. The Motion was seconded by Comm. Hearnese. The Motion carried unanimously 9-0.*

Result: Approved 9-0.

Old North Knoxville H

317 E. Oklahoma Avenue / Parcel ID 81 L Q 027 – Porch rehabilitation (9-B-21-HZ)

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

The applicant Garrett Bentley, 317 E. Oklahoma Avenue, was present to discuss the application for review.

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

Action: *Comm. Eid moved that the application submitted for 317 E. Oklahoma Avenue be approved per staff recommendation. The Motion was seconded by Comm. Eason. The Motion carried unanimously 9-0.*

Result: Approved 9-0.

Fourth and Gill H

906 Luttrell Street / Parcel ID 81 M L 014 – Rear porch enclosure, new deck (9-A-21-HZ)

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

The applicant Sean Martin, Open Door Architecture, was not able to be present for the meeting but notified HZC Staff in advance of his absence.

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

Action: *Comm. Eason moved that the application submitted for 906 Luttrell Street be approved as submitted per staff recommendation. The Motion was seconded by Comm. Webster. The Motion unanimously carried 9-0.*

Result: Approved 9-0.

Fourth and Gill H

705 Deery Street / Parcel ID 94 D J 027 – New primary structure (8-E-21-HZ)

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

The applicant Logan Higgins, Heyoh Design + Develop, was present to discuss the application for review.

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

Bob Whetsel, 1015 Luttrell Street, requested that the neighborhood is given an additional 10 minutes to discuss 705 Deery Street.

Action: *Comm. Tillman moved to grant the neighborhood additional time to speak, specifically 5 minutes per person as requested. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 9-0.*

Result: Approved 9-0.

Melinda Whetsel, 1015 Luttrell Street, was present to discuss the application for review.

Bob Whetsel, 1015 Luttrell Street, was present to discuss the application for review.

Ellen Lee, 710 Deery Street, was also present to discuss the application for review.

Patrick Mcinturff, 926 Gratz Street, was also present to discuss the application for review.

Action: *Comm. Eid moved to approve the design submitted for 705 Deery Street, with the following conditions: 1) The final exterior door selection to be wood and submitted to staff for approval, 2) Hardie-plank siding or a similar fiber cement material is appropriate in place of wood, 3) Using dark color for the roof, and the brick would remain unpainted, 4) revising the windows to increase the side elevation windows as pointed out by staff, which is between the existing house and neighboring house, and 5) Using double hung windows instead of casement or fixed windows on this project. The Motion was seconded by Comm. Fox. The Motion carried 7-1 (Tillman no).*

Result: Approved 7-1 (Tillman no).

Fourth and Gill H

701 Deery Street / Parcel ID 94 D J 028 – New primary structure (8-F-21-HZ)

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

The applicant Logan Higgins, Heyoh Design + Develop, was not present to discuss the application for review.

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

Bob Whetsel, 1015 Luttrell Street, was present to discuss the application for review.

Ellen Lee, 710 Deery Street, was also present to discuss the application for review.

Action: *Comm. Eid moved to approve the design submitted for 701 Deery Street, with the following conditions: 1) The final exterior door selection to be wood and submitted to staff for approval, 2) Hardie-plank siding or a similar fiber cement material is appropriate in place of wood, 3) Using dark color for the roof, and the brick would remain unpainted, 4) Using double hung windows instead of casement or fixed windows on this project, 5) The roof form be modified to increase the slope to be more compatible with other neighborhood homes and that other elements such as gables or dormers to better resemble other homes within the neighborhood, and 6) Modify the eave line to better resemble other homes in the neighborhood as well, specifically on the soffits, as currently they are not compatible with existing homes per the guidelines. Also adding that conditions #5 and #6 come back before the Historic Zoning Commission for final review. The Motion was seconded by Comm. Webster. The Motion failed 4-4 (Blackburn, Eason, Hearnese, and Tillman no).*

Result: Failed 4-4 (Blackburn, Eason, Hearnese, and Tillman no).

Action: *Comm. Eid modified his motion to approve the design submitted for 701 Deery Street, with the following conditions: 1) The final exterior door selection to be wood and submitted to staff for approval, 2) Hardie-plank siding or a similar fiber cement material is appropriate in place of wood, 3) Using dark color for the roof, and the brick would remain unpainted. The Motion was seconded by Comm. Eason. The Motion carried 6-2 (Blackburn and Tillman no).*

Result: Approved 6-2 (Blackburn and Tillman no).

Fourth and Gill H

700 Morgan Street / Parcel ID 94 D J 027 – New primary structure (8-G-21-HZ)

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

The applicant Logan Higgins, Heyoh Design + Develop, was not present to discuss the application for review.

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

Bob Whetsel, 1015 Luttrell Street, was present to discuss the application for review.

Ellen Lee, 710 Deery Street, was also present to discuss the application for review.

Action: *Comm. Eid moved that the application submitted for 700 Morgan Street is approved with the following conditions: 1) The final exterior door selection to be wood and submitted to staff for approval, 2) Hardie-plank siding or a similar fiber cement material is appropriate in place of wood, 3) Using dark color for the roof, and the brick would remain unpainted, and including staff recommendation stating that 4) the front set-back is in line with adjacent homes and the house be shifted back as required to accommodate that. The Motion was seconded by Comm. Webster. The Motion carried 6-2 (Blackburn and Tillman no).*

Result: Approved 6-2 (Blackburn and Tillman no).

Action: *Comm. Blackburn moved to adjourn the Knoxville Historic Zoning Commission meeting at 11:21 a.m. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 9-0 and the meeting was adjourned.*

OTHER BUSINESS

Workshop

Fort Sanders NC: 0 Forest Avenue (Parcel IDS 094KJ016, 094KJ015, 094KJ014, 094KJ013)