



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			

APPROVAL OF MINUTES

N/A

STAFF REPORTS

N/A

REPORTS TO COMMISSION

N/A

Knox County Certificates of Appropriateness

None. There is no county business this month.

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
Jessica Kitts	Knoxville-Knox County Planning
Mike Reynolds	Knoxville-Knox County Planning
Alyson Dyer	City Law Department
Lauretta Cocke	City Plans Review and Building Inspections
Bryan Berry	City Plans Review and Building Inspections
Daniel Levy	Applicant/Architect
Marlow Payant via Zoom	Applicant
John Holmes via Zoom	Applicant
Brittany Hayes	Applicant
Matt Mulcahy	Applicant
Travis Tillman	Applicant
Sean Bolen	Neighborhood Representative
Quinn Epperly	Applicant

Knoxville Historic Zoning Comm. Chair Dationa Mitchell called the meeting to order at 8:32 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.

APPROVAL OF MINUTES

Action: *Comm. Blackburn moved to approve the July 21, 2022 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 9-0.*

RESULT: Approved 9-0.

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

Fourth and Gill H

1214 Luttrell St. / Parcel ID 81 L K 005

Addition (8-G-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 8-G-22-HZ, subject to the following conditions:

- 1) Final site plan to remain within impervious surface limits for RN-2 zoning;

- 2) Applicant to submit final specifications for garage doors and south elevation windows to staff for approval;
- 3) Porch roof details to be redesigned to be compatible yet secondary to the primary house, removing the open-truss design;
- 4) Retaining wall to be constructed of stone, feature stone cladding, or CMU resembling cast stone, and final fence design to meet the design guidelines, with approval by staff.

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

Daniel Levy, 3523 Maloney Rd., Knoxville, TN 37920, was present to discuss the application for review. Lindsay Crockett read a statement from Arin Streeter, 4th and Gill Neighborhood representative, stating the neighborhood concerns that are included in staff recommendations.

There was no opposition present.

Action: Comm. Eid moved that the application submitted for 1214 Luttrell St. be approved as submitted, subject to the following conditions: 1) final site plan to remain within impervious surface limits of the RN-2 zoning; 2) applicant to submit final specifications for garage doors and south elevation windows to staff for approval; 3) porch roof details to be redesigned to be compatible yet secondary to the main house, removing the side-facing gable or enclosing the gable in siding; 4) retaining wall to be constructed of stone or feature natural stone cladding, and final fence design to meet guidelines, with approval by staff; 5) pergola to be stained or painted to be a color compatible with the main house. The Motion was seconded by Comm. Blackburn. The Motion carried 9-0.

Result: Approved 9-0.

Ft. Sanders NC

1315 Forest Ave. / Parcel ID 94 L N 015

Exterior rehabilitation; rear addition (8-E-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 8-E-22-HZ, subject to the following conditions:

- 1) Use of historically appropriate corner boards, window trim, and door trim;
- 2) Incorporate two windows instead of one on third-story gable field of west elevation;
- 3) Revision to front porch roof and columns to be more comparable with historic designs, with approval by staff;
- 4) Final site plan to meet City Engineering standards for parking and remain within impervious surface limits;
- 5) Selection of a façade door to meet design guidelines, with approval by staff.

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

John Holmes, 5914 Gray Gables Drive., Morristown, TN, was present via Zoom to discuss the application for review.

There was no opposition present.

Action: *Comm. Eason moved that the application submitted for 1315 Forest Ave. be postponed 30 days to allow for revision of roof and window details. The Motion was seconded by Comm. Webster. The Motion carried 9-0.*

Result: Postponed 9-0.

Old North Knoxville H

214 E. Scott Ave. / Parcel ID 81 L S 004

Exterior rehabilitation; new deck (7-D-22-HZ)

Staff Recommendation: Staff recommends approval of the work as completed and proposed, providing for any additional rear elevation transparency or details recommended by the Commission.

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

Marlow Payant, 214 E. Scott Ave., Knoxville, TN 37919, was present via Zoom to discuss the application for review. Sean Bolen, Old North Knoxville Neighborhood Representative, was present as well. He expressed no neighborhood opposition.

There was no opposition present.

Action: *Comm. Eid moved that the application submitted for 214 E. Scott Avenue be approved per staff recommendation. The motion was seconded by Comm. Blackburn. The Motion carried 9-0.*

Result: Approved 9-0.

128 W. Glenwood Ave. / Parcel ID 81 L M 001

Exterior rehabilitation; window replacement (8-C-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 8-C-22-HZ, subject to the following conditions:

- 1) Replacement windows be double-hung, one-over-one, wood sash and a single-light wood window in the façade;
- 2) Applicant to submit a drawing showing the proposed location of the sliding glass door indicated in application.

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

Brittany Hayes, 222 W. Baxter Ave., Knoxville, TN 37917, was present to discuss the application for review. Sean Bolen, 115 E. Scott Ave., Knoxville, TN, Old North Knoxville, was present to provide comments from the neighborhood.

There was no opposition present.

Action: *Comm. Eid moved that the application submitted for 128 W. Glenwood Avenue be approved with 1) the two basement windows be refurbished, unless they cannot be refurbished at which time they can be replaced, 2) applicant can install storm windows to increase efficiency per staff recommendation, 3) the remaining windows can be replaced with aluminum clad windows with details*

and casings as close as possible to original, 4) the sliding glass door is not approved as a sliding glass door but a door that meets design guidelines per staff approval, and 5) and the front window be replaced either double hung or larger cottage window as approved per staff. A roll call vote was taken. *The motion failed 2-7 (Blackburn, Eason, Fox, Hearnese, Randazzo, Tillman, and Webster no).*

Action: *Comm. Eid moved that the application submitted for 128 W. Glenwood Avenue be approved with 1) the two basement windows be refurbished, unless they cannot be refurbished at which time they can be replaced, 2) applicant can install storm windows to increase efficiency per staff recommendation, 3) the remaining windows be replaced with wood windows with details and casings as close as possible to original, 4) the sliding glass door is not approved as a sliding glass door but a door that meets design guidelines per staff approval, and 5) and the front window be replaced either double hung or larger cottage window as approved per staff.* A roll call vote was taken. *The motion passed 9-0.*

Result: Approved 9-0.

1417 Grainger Ave. / Parcel ID 82 I A 025

Exterior rehabilitation (8-F-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 8-F-22-HZ, subject to the following conditions:

- 1) Final front door selection, and design of front porch balustrade, if necessary, to be submitted to staff for approval;
- 2) Minor modifications to rear porch design may be approved by staff.

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

Travis Tillman, 1417 Grainger Ave., Knoxville, TN 37917, was present to discuss the application for review. Rebecca Price was also present to discuss the application. Sean Bolen, 115 E. Scott Ave., Knoxville, TN, Old North Knoxville, was present and had no opposition.

There was no opposition present.

Action: *Comm. Blackburn moved that the application submitted for 1417 Grainger Ave. be approved, subject to the 2 conditions, per staff recommendation. The motion was seconded by Comm. Eids. The Motion carried 8-0.* Comm. Tillman recused himself as he is the applicant.

Result: Approved 8-0.

123 Leonard Place / Parcel ID 81 L G 032

New primary structure (7-C-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 7-C-22-HZ, subject to the following conditions:

- 1) Front setback to be revised to measure between 18'-20' from the front property line;
- 2) Final site plan to meet City Engineering standards;
- 3) Design to incorporate a horizontal trim band dividing first and second stories on the side gable field;

- 4) Fiber cement siding to be smooth-finished, 4-5" in exposure, and be accompanied by appropriately-sized corner boards;
- 5) Increase size of 6 by 6 wood post porch supports, and incorporate any additional detail identified by the Commission;
- 6) Add one window to the right side of the west side elevation, with final window specifications to be submitted to staff for approval;
- 7) Use historically appropriate window trim and sills, with a profile to be submitted to staff for approval.

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

Quinn Epperly, 2042 Town Center Blvd., Knoxville, TN 37922, was present to discuss the application for review. Sean Bolen, 115 E. Scott Ave., Knoxville, TN, Old North Knoxville, was present to provide comments from the neighborhood.

There was no opposition present.

Action: *Comm. Tillman moved that the application submitted for 123 Leonard Place be postponed 30 days and resubmitted with a revised design.* A roll call vote was taken. **The motion passed 9-0.**

Result: Approved 9-0.

Other Business

None

Adjournment

Action: *Comm. Tillman moved to adjourn. The Motion was seconded by Comm. Eid. The Motion carried unanimously and the meeting was adjourned at 10:05 a.m.*