



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 due to the lack of a quorum. An Item originally scheduled for this month will be heard in June.

STAFF REPORTS

None

REPORTS TO COMMISSION

None

APPROVAL OF MINUTES

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 Hearnese	X			
Dationa Mitchell, Chair	X			
Lynne Randazzo			X	
Travis Tillman	X			
Stanton Webster	*X			8:43 a.m.

Staff/Others Present	Affiliation
Lindsay Crockett	Knoxville-Knox County Planning
Dori Caron	Knoxville-Knox County Planning
Christina Magrans	City Law Department
Peter Ahrens	City Plans Review and Building Inspections
Arin Streeter	Fourth & Gill Neighborhood Representative
Mike Reynolds	Knoxville-Knox County Planning
John Holmes	Applicant
Stephen Thompson	Applicant
Jared Heuter	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. 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. Tillman moved to approve the April 21, 2022 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 7-0.*

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

1537 Forest Ave. / Parcel ID 94 K J 022 - Exterior rehabilitation; rear and side addition (4-A-22-HZ)

Staff Recommendation:

Staff recommends approval of Certificate 4-A-22-HZ, subject to the following conditions:

- 1) Receiving all necessary variances at the May 17, 2022 BZA meeting;
- 2) Final site plan to meet City Engineering requirements for parking;
- 3) Retention or replication of appropriately-sized cornerboards and window trim;
- 4) Retention of character-defining features such as partial cornice returns and façade gable details.

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

John Holmes, PO Box 1335, Morristown, TN 37816, was present to discuss the application for review.

Randall DeFord, representing Ft. Sanders Neighborhood Association communicated through staff that they had met with the applicant and had no further comment at this time.

Action: Comm. Eid moved that the application submitted for 1537 Forest Avenue be approved subject to 4 conditions, per staff recommendation, and based on the windows being true one over one double or single hung windows, not curved as shown in the drawings that were submitted. The Motion was seconded by Comm. Hearnnes. The Motion carried unanimously 7-0.

Result: Approved 7-0.

Commissioner Webster joined the meeting at this time.

Gobblers Knob NC

2221 Sherrod Rd. / Parcel ID 109 A J 004 - Exterior rehabilitation: porch enclosure (5-D-22-HZ)

Staff Recommendation:

Staff recommends denial of the work as completed, and the reinstallation of a front porch to reflect the original design of the house.

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

Stephen Thompson, 1601 Sailmaker Way, Knoxville, TN 37920 was present to discuss the application for review.

John Thomas, representing Gobblers Knob Neighborhood Association communicated comments through an email to staff comments which was read into the record.

Action: Comm. Eid moved that the application submitted for 2221 Sherrod Road be denied with the reinstallation of a front porch to reflect the original design of the house, per staff recommendation. The Motion was seconded by Comm. Eason. A roll call vote was taken. The Motion carried unanimously 8-0.

Result: Denied 8-0.

Fourth and Gill H

803 N. Fourth Ave. / Parcel ID 82 P A 030 082PA029 - New primary structure (townhouses) (5-H-22-HZ)

Commissioner Tillman recused himself from voting on this application but in consultation with the law department will participate the discussion.

Staff Recommendation:

Staff recommends approval of Certificate 5-H- 22-HZ subject to the following conditions:

- 1) Meeting all relevant dimensional and design standards for the C-G-2 zoning (5.3 and 5.4);
- 2) Meeting principal use standards for townhouse dwellings (9.3.1);
- 3) Incorporating a decorative wall, building extension, or other tactic determined to increase the building's visual depth along Gill Avenue, with approval by staff
- 4) All fiber cement lap siding to be smooth-finished and use an exposure pattern compatible with historic siding;
- 5) Meeting all relevant landscaping standards of the zoning code (12.7.B);
- 6) Final site plan to meet City Engineering standards

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

Jared Heuter, 1100 Market Street, Floor 6, Knoxville, TN 37902 was present to discuss the application for review.

Arin Streeter, 925 Eleanor Street, representing Fourth and Gill Neighborhood Association was also present to discuss the application for review. The neighborhood also communicated via email to staff which will be made part of the record.

Action: *Comm. Eid moved that the application submitted for 803 N. Fourth Avenue be approved subject to 6 conditions, per staff recommendation and further noted that this project is the right design solution for this particular lot and this particular portion of the neighborhood, and that different lots in this neighborhood going forward would have a different design solution. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 7-0.*

Result: Approved 7-0.

Other Business

There was no other business.

Adjournment

There was no further business and the meeting was adjourned.