



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			
Jennifer Bradley	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
Peter Ahrens	City Plans Review and Building Inspections
Bryan Berry	City Plans Review and Building Inspections
Jonathan Wilons	Applicant
John Holmes	Applicant
Scott Elder	Applicant
Rick Staples	Applicant
Rolando Hernandez	Applicant

Knoxville Historic Zoning Comm. Chair Dationa Mitchell called the meeting to order at 8:31 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 September 15, 2022 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Eason. The Motion carried unanimously 7-0.

RESULT: Approved 7-0.

STAFF REPORTS

Lindsay Crockett gave a report of 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

630 Eleanor St. / Parcel ID 81 M M 016

New swimming pool and front yard fence (10-J-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-J-22-HZ, subject to the following condition:

- 1) front yard fence placement and design to be revised to meet design guidelines, with approval by staff.

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

Jonathan Wilons, Avant Gardens, 5123 McKamey Rd., Knoxville, TN 37921, was present to discuss the application for review. Arin Streeter, Fourth and Gill Neighborhood representative, was not present but advised by comment they were in agreement with Staff recommendation.

Action: Comm. Eason moved that the application for 630 Eleanor Street be approved, subject to 1 condition, per staff recommendation. The Motion was seconded by Comm. Blackburn. Roll Call vote was taken. The Motion carried 7-0.

Result: Approved 7-0.

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-RZ, subject to the following conditions:

- 1) Use of historically appropriate cornerboards, window trim, and door trim;
- 2) Final site plan to meet City Engineering standards for parking and remain within impervious surface limits;
- 3) Selection of a façade door to meet design guidelines, with approval by staff, and providing for discussion from the Commission on the front bay window and revised porch roof.

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

John Holmes, 5914 Gray Gables Drive, Knoxville, TN 37931, was present to discuss the application for review. There was no opposition present.

Action: Comm. Tillman moved that the application for 1315 Forest Avenue be approved, subject to 3 conditions, per staff recommendation with the addition of enclosing the bottom of the projecting bay window using panels not glass. The Motion was seconded by Comm. Eason. The Motion carried unanimously 7-0.

Result: Approved 7-0.

1401 Forest Ave. / Parcel ID 94 L N 017

Exterior rehabilitation; rear addition (10-E-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-E-22-HZ, subject to the following conditions:

- 1) Reconstructed porch roof to match the design and pitch of the existing;
- 2) Angled bay on east side elevation to be retained;
- 3) Final drawings to indicate eave overhangs, cornice returns, and appropriately-sized cornerboards, window, and door trim;
- 4) Final site plan to meet City Engineering standards for parking and dimensional standards of base zoning, with minor modifications to be approved by staff;

- 5) Architect-drawn elevations to be submitted to staff for approval prior to permitting, and providing for discussion from the Commission on the three different applications of fiber cement siding.

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

John Holmes, 5914 Gray Gables Drive, Knoxville, TN 37931, was present to discuss the application for review. There was no opposition present.

Action: *Comm. Tillman moved that the application for 1315 Forest Avenue be approved, subject to 3 conditions, per staff recommendation with the addition of enclosing the bottom of the projecting bay window using panels not glass. The Motion was seconded by Comm. Randazzo. The Motion carried unanimously 7-0.*

Result: Approved 7-0.

1310 Forest Ave. / Parcel ID 94 L N 028

Exterior rehabilitation (10-G-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-G-22-HZ, subject to the following conditions:

- 1) Revisions to front porch supports placement and design, with approval by staff;
- 2) Reconstructed rear addition to be differentiated from original house via offset or vertical trim, with a roofline revised to better align with primary roofline;
- 3) Retention of original projecting front-gable massing on façade;
- 4) Retention of existing eave overhangs and cornice return, use of appropriately-sized cornerboards window trim, and door trim;
- 5) Font door spec to be submitted to staff for approval;
- 6) Final site plan to reflect City Engineering standards.

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

John Holmes, 5914 Gray Gables Drive, Knoxville, TN 37931, was present to discuss the application for review. There was no opposition present.

Action: *Comm. Eason moved that the application for 1310 Forest Avenue be postponed, to allow for revisions. The Motion was seconded by Comm. Blackburn. Roll call vote was taken. The Motion carried 6-1.*

Result: Approved 6-1.

James White Fort Individual H Landmark

205 E. Hill Ave. / Parcel ID 95 I C 002

New secondary structures (10-I-22-HZ)

Staff Recommendation: Staff recommends postponement of Certificate 10-I-22HZ, so the applicant may revise the site plan and elevation drawings and modify 1) placement, 2) massing, and 3) overall design of pavilion and bathroom buildings to better align with the museum complex.

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

Rick Staples, 205 E. Hill Avenue, Knoxville, TN 37902, was present to discuss the application for review. Ron Lee, 2236 Lawson Ave., Knoxville, TN 37917, was also present to discuss.

There was no opposition present.

Action: *Comm. Blackburn moved that the application submitted for 205 E. Hill Avenue be postponed per Staff recommendation. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 7-0.*

Result: Approved 7-0.

Old North Knoxville H

217 E. Scott Ave. / Parcel ID 81 K F 034

Demolition of new primary structure (10-F-22-HZ)

Staff Recommendation: Staff recommends postponement of reviewing the proposed demolition, to allow further opportunity for neighborhood input and any potential solutions to ensure thorough review and documentation of the extant historic house, salvage of any remaining architectural features, and compatible new construction on the lot.

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

Scott Elder, 400 Main Street, Knoxville, TN 37902, was present to discuss the application for review. Sean Bolen, Old North Knoxville Representative, 115 E. Scott Ave., Knoxville, TN 37917, was present and advised they agree with Staff recommendation.

There was no opposition present.

Action: *Comm. Blackburn moved that the application for 217 E. Scott Avenue be postponed per staff recommendation. The Motion was seconded by Comm. Eason. The Motion carried unanimously 7-0.*

Result: Approved 7-0.

1017 Thompson Place / Parcel ID 81 L E 020

Exterior rehabilitation (10-K-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-K-22-HZ, subject to the following conditions:

- 1) Applicant to select new windows which meet the design guidelines and submit to staff for approval, along with revising the exterior window trim to reflect the original;
- 2) Chimneys to be restored to match original detailing;

3) Reconstructed porch columns to match originals in size and design; and providing for Commission discussion on new front and rear doors, louvered attic vents, and revised façade window placement.

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

Ronaldo Hernandez, 3100 Brooks Ave., Knoxville, TN 37919, was present to discuss the application for review. Sean Bolen, Old North Knoxville Representative, 115 E. Scott Ave., Knoxville, TN 37917, was present and advised they agree with Staff recommendation.

There was no opposition present.

Action: *Comm. Blackburn moved that the application for 1017 Thompson Place be approved, subject to 3 conditions, per staff recommendation with the addition of front and rear door choices as well as revisions to the window placement on the front façade be approved by staff. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 7-0.*

Result: Approved 7-0.

Other Business

None

Adjournment

Action: *Comm. Blackburn moved to adjourn. The Motion was seconded by Comm. Tillman. The Motion carried unanimously and the meeting was adjourned at 10:04 a.m.*