



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 Hearnese | | | 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 Orr | Applicant |
| Quinn Epperly | Applicant |
| Kevin Breier | Applicant |
| Tricia Stuth | Applicant/Architect |
| Ann Barber | Neighborhood Support |
| Terry O'Mara | Applicant |

Knoxville Historic Zoning Comm. Chair Dationa Mitchell called the meeting to order at 8:35 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 August 18, 2022 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 8-0.

RESULT: Approved 8-0.

STAFF REPORTS

Lindsay Crockett reported there were no Level 1 Certificates approved since last meeting.

REPORTS TO COMMISSION

There was no report to Commission.

Knoxville Certificates of Appropriateness

Edgewood-Park City H

2102 Jefferson Ave. / Parcel ID 82 O A 012

Exterior rehabilitation (9-A-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 9-A-22-HZ, subject to the following conditions:

- 1) applicant to select a revised secondary door to meet the design guidelines, with approval by staff;
- 2) applicant to submit final specifications for new porch columns to staff for approval.

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

Applicant was not present to discuss the application for review. There was no opposition present. No comments from the neighborhood representative were given.

Action: *Comm. Eid moved that the application submitted for 2102 Jefferson Ave be approved raising the front porch roof by one to two feet for appropriate clearances, subject to 2 conditions, per staff approval. The Motion was seconded by Comm. Blackburn. The motion passed 8-0.*

Result: Approved 8-0.

Fourth and Gill H

1014 Eleanor St. / Parcel ID 81 M J 009

Exterior Rehabilitation (9-B-22-HZ)

Staff Recommendation: Staff recommends approval of Certificate 9-B-22-HZ as submitted.

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

The applicant 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. Eid moved that the application for 1014 Eleanor St. be approved per staff recommendation. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 8-0.*

Ft. Sanders NC

211 17th St. / Parcel ID 94 N M 020

Demolition of non-contributing structure (9-E-22-HZ)

Staff Recommendation: Recognizing the building's non-contributing architectural status to the historic district and significantly deteriorated condition, staff recommends approval of the proposed demolition as submitted.

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

Kevin Breier, 4052 Valencia, Knoxville, TN 37919, was present to discuss the application for review. There was no opposition present. There were no formal comments from neighborhood representatives, but they did request the application go before the Commission instead of the demolition being approved by staff.

Action: *Comm. Blackburn moved that the application for 211 17th St. be approved per staff recommendation. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 8-0.*

1315 Forest Ave. / Parcel ID 94 L N 015

Construction of Addition or Outbuilding, Major Repair or Replacement Exterior Rehabilitation of

existing house and new rear addition (8-E-22-HZ)

This case was omitted by oversight from the September agenda. Due to the case not being on the agenda, the Commission was unable to hear it.

Action: *Comm. Eason moved that the application for 1315 Forest Ave. be postponed until October for proper procedures to be followed. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 8-0.*

Old North Knoxville H

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;

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

Quinn Epperly, 9812 Westland Drive, Knoxville, TN 37922, was present to discuss the application for review.

There was no opposition present.

Action: *Comm. Eid moved that the application for 123 Leonard Place be approved per the four conditions identified by staff, adding the conditions that 1) the decorative brackets on the dormer be removed, 2) the front porch be encased by brick at the foundation line, 3) the front porch is tongue and groove decking, and 4) the back porch can be concrete or wood framed at the applicant's discretion. The Motion was seconded by Comm. Eason. A Roll Call vote was taken. The Motion passed 8-0.*

Result: Approved 8-0.

1335 Armstrong Ave. / Parcel ID 81 L E 038

Exterior rehabilitation (9-C-22-HZ)

Staff Recommendation: Staff recommends approval of the work as completed.

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

Daniel Orr, 1731 Nickerson Ave., Knoxville, TN 37917, was present to discuss the application for review.

There was no opposition present.

Action: Comm. Tillman moved that the application for 1335 Armstrong Ave. be approved per staff recommendation. The Motion was seconded by Comm. Blackburn. The Motion carried unanimously 8-0.

Fairmont-Emoriland NC

2020 Emoriland Blvd. / Parcel ID 69 L G 012

New primary structure (9-D-22-HZ)

Staff Recommendation: The Commission should discuss the overall massing, roofline, and side elevation proportions created by the angled rear roof section, as it relates to the context of the block. The Commission should also discuss front and side window placement. Pending approval and additional conditions identified by the Commission related to the house's overall massing and window placement, staff also recommends the additional conditions of approval:

- 1) Secondary structure to be revised to meet design guidelines and City zoning code requirements and return to the HZC for review;
- 2) Front sidewalk and porch design to be revised to connect directly with the street and meet City zoning code requirements (10.4);
- 3) Final site plan to meet City Engineering requirements for parking and remain within impervious surface limits of base zoning.

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

Tricia Stuth, Architect, 101 Gill Ave., Knoxville, TN 37917, was present to discuss the application for review. Ann Barber, Emoriland resident, 2010 Emoriland Blvd., Knoxville, TN 37917 spoke in support of the application. Terry O'Mara, applicant, 1405 Armstrong Ave., Knoxville, TN 37917 was also in attendance to discuss the application for review. The Neighborhood Association had no opposition to the application.

There was no opposition present.

Action: Comm. Eid moved that the application submitted for 2020 Emoriland Blvd. be approved subject to the three conditions identified by staff, noting that the metal roof should use non-exposed fasteners, if possible, and be a standard seam roof if possible as a preference. The Motion was seconded by Comm. Eason. A Roll Call vote was taken The Motion passed 8-0.

Result: Approved 8-0.

Other Business

The Commission recognized Commissioner Faris Eid for his many years of service to the Knoxville Historic Zoning Commission.

Adjournment

Action: Comm. Eid moved to adjourn. The Motion was seconded by Comm. Tillman. The Motion carried unanimously and the meeting was adjourned at 9:50 a.m.

