



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			
George Ewart, Chair	N/A			
Anne Haston	N/A			
Kim Isenberg	N/A			
Scott Smith, Vice Chair	N/A			
<b>Staff/Others Present</b>		<b>Affiliation</b>		
N/A				

There was no county business therefore the Knox County Historic Zoning Commission did not convene.

**APPROVAL OF MINUTES**

N/A

**STAFF REPORTS**

N/A

**REPORTS TO COMMISSION**

N/A

## Knox County Certificates of Appropriateness

N/A

## Other Business

N/A

## Adjournment

N/A

<b>KNOXVILLE HISTORIC ZONING COMMISSION</b>				
<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>	<b>Arrived</b>
Rick Blackburn, Chair	x			
Elizabeth Eason	x			
Jennifer Bradley			x	
Casey Fox	x			
Hallie Hearnese	x			
Dationa Mitchell	x			
Lynne Randazzo	x			
Travis Tillman, Vice-Chair	x			
Stanton Webster			x	
<b>Staff/Others Present</b>		<b>Affiliation</b>		
Lindsay Crockett		Knoxville-Knox County Planning		
Dori Caron		Knoxville-Knox County Planning		
Christina Magrans		City Law Department via Zoom		
Peter Ahrens		City Plans Review and Building Inspections		
Quinn Epperly		Applicant		
Maegan Martin		Applicant		
Spencer Hough		Applicant architect		
Cassandra Hough		Applicant		
Daria Krol		Applicant architect via Zoom		
Ned Vickers		Applicant		
Sean Bolen		ONK Neighborhood representative		

Knoxville Historic Zoning Comm. Chair Rick Blackburn called the meeting to order at 8:00 a.m. Roll call was taken and it was noted there was a city quorum. Comm. Blackburn stated that the meeting is being televised and recorded. He 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. He 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 March 16, 2023 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Fox. 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**

**Old North Knoxville H**

**121 Leonard Place / Parcel ID 81 L G 033**

New primary structure (4-C-23-HZ)

**Staff Recommendation:**

Staff recommends postponement of Certificate 4-C-23-HZ to address the following: revisions to façade arrangement and detail, revisions to roof pitch and detailing, revisions to front porch detail, submission of window specifications and window trim detail, and submission of a front door spec. Overall, the final drawing should incorporate additional detail, design complexity, and specifics regarding materials.

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

Applicant Quinn Epperly, 9812 Westland Dr., Knoxville, TN 37922 and neighborhood representative Sean Bolen were present to discuss the application for review. There was no opposition present.

**Action:** *Comm. Mitchell moved that the application for 121 Leonard Place (4-C-23-HZ) be postponed 30 days per staff recommendation, also noting that the Commission is in support of the applicant's request to have an 8 x 12 roof pitch. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 7-0.*

**Result:** Postponed 30 days, with notation

**505 E. Scott Ave. / Parcel ID 81 O B 021**

Exterior rehabilitation (4-D-23-HZ)

**Staff Recommendation:**

Staff recommends approval of Certificate 4-D-23-HZ, subject to one condition:

1) applicant to provide specifics for window replacements to staff for approval, including details on top and bottom rails, stiles, and meeting rail, to reflect wood window measurements.

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

Applicants Maegan and Jonathan Martin, 5015 E. Scott Ave., Knoxville, TN 37917 and neighborhood representative Sean Bolen were present to discuss the application for review. There was no opposition present.

**Action:** *Comm. Mitchell moved that the application for 505 E. Scott Avenue (4-D-23-HZ) be approved per staff recommendation. The Motion was seconded by Comm. Fox. The Motion carried unanimously 7-0.*

**Result:** Approved

**Fourth and Gill H**

**1009 Gratz St. / Parcel ID 81 M G 007**

Exterior rehabilitation (4-E-23-HZ)

**Staff Recommendation:**

Staff recommends approval of the roof replacement and associated repair work, and repair to (or reconstruction) of the original chimneys, with design and size to match the original.

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

Applicants Cassandra and Spencer Hough, 9016 Highbridge Dr., Knoxville, TN 37922, were present to discuss the application for review. Lindsay Crockett shared comments from the neighborhood. There was no opposition present.

**Action:** *Comm. Tillman moved that the application for 1009 Gratz St. (4-E-23-HZ) be approved per staff recommendation. The Motion was seconded by Comm. Randazzo. The Motion carried unanimously 7-0.*

**Result:** Approved

**Scenic Drive NC**

**523 Scenic Dr. / Parcel ID 107 L F 023**

Addition (4-F-23-HZ)

**Staff Recommendation:**

Staff recommends approval of Certificate 4-F-23-HZ, subject to one condition:

1) swimming pool to meet relevant aspects of City zoning code, with minor modifications to the site plan to be approved by staff.

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

Applicant Daria Krol, 2575 Willow Point Way, Suite 105 Knoxville, TN 37931 and Ned Vickers, 523 Scenic Dr., Knoxville, TN 37919 were present to discuss the application for review. There were no comments from the neighborhood. There was no opposition present.

**Action:** *Comm. Blackburn moved that the application submitted for 523 Scenic Drive (4-F-23-HZ) be approved per staff recommendation. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 7-0.*

**Result:** Approved

## Other Business

None

## Adjournment

**Action:** *Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:11 a.m.*