



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, Chair	X			
Elizabeth Eason	X			
Jennifer Bradley			X	
Casey Fox	X			
Hallie Hearnnes	X			
Dationa Mitchell	X			
Lynne Randazzo			X	
Travis Tillman, Vice-Chair	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
Christina Magrans	City Law Department
Bryan Berry	City Plans Review and Building Inspections
John Holmes	Applicant
Logan Higgins	Applicant
David Hearnnes	Applicant
David Nix	Neighborhood Representative Edgewood Park

Knoxville Historic Zoning Comm. Chair Rick Blackburn called the meeting to order at 8:30 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 December 15, 2022 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Eason. The Motion carried unanimously 6-0.*

**RESULT:** Approved 6-0.

### 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

### Blount Mansion Individual H Landmark

**200 W. Hill Ave. / Parcel ID 95 I D 010**

New secondary structure (1-E-23-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 1-E-23-HZ, with final site plan revisions to be approved by staff.

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

David Hearnnes, 200 W. Hill Avenue, Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present.

**Action:** *Comm. Mitchell moved that the Certificate 1-E-23-HZ be approved per staff recommendation. The Motion was seconded by Comm. Eason. The Motion carried unanimously 6-0.*

**Result:** Approved 6-0.

**Fort Sanders NC**

**1315 Forest Ave / Parcel ID 94 L N 015**

New primary structure (1-B-23-HZ)

**Staff Recommendation:** The Commission should first determine if a complete reconstruction of the demolished original house is appropriate; or if a new compatible but distinct design is preferable. If a compatible new design is requested by the HZC, staff recommends postponement of 1-B-23-HZ.

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

John Holmes, 5914 Gray Gables Drive, Knoxville, TN 37931, was present to discuss the application for review. Randall Deford was not present but sent comment to Lindsay Crockett and was read into the record. There was no opposition present.

**Action:** *Comm. Eason moved that the application for 1315 Forest Ave. (1-B-23-HZ) be postponed, per staff recommendation. The Motion was seconded by Comm. Hearnnes. The Motion carried unanimously 7-0.*

**Result:** Approved 7-0.

**1800 Clinch Ave / Parcel ID 94 N J 010**

Addition (1-D-23-HZ)

**Staff Recommendation:** The Commission should determine the appropriateness of the upper-level roofline alterations / third-story addition. Pending HZC approval of the addition, additional conditions of approval should include:

- 1) windows on west elevation dormer to match east elevation dormer;
- 2) masonry repointing and brick repair to meet specifications of NPS Preservation Brief 2.

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

Logan Higgins, 133 C S Gay Street, Knoxville, TN 37902, was present to discuss the application for review. Randall Deford was not present but sent comment to Lindsay Crockett and was read into the record. There was no opposition present.

**Action:** *Comm. Eason moved that the application for 1800 Clinch Avenue (1-D-23-HZ) be postponed for 30 days to the February Historic Zoning Commission meeting. The Motion was seconded by Comm. Webster. The Motion carried unanimously 7-0.*

**Result:** Approved 7-0.

## Other Business

Edgewood-Park City: Updated Design Guidelines

**Staff Recommendation:** Staff recommends approval of the Updated Edgewood-Park City Design Guidelines with the addition of some minor revisions.

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

David Nix, Edgewood Park City Neighborhood Representative, was present to discuss the guidelines.

**Action:** *Comm. Mitchell moved that the newly developed Edgewood Park City Guidelines be approved, with the non-substantial additions that were listed by staff. The Motion was seconded by Comm. Webster. The Motion carried unanimously 7-0.*

## **Adjournment**

**Action:** *Comm. Blackburn moved to adjourn the Knoxville Historic Zoning Commission meeting at 9:39 a.m. The Motion was seconded by Comm. Tillman. The Motion carried unanimously 7-0 and the meeting was adjourned.*