



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			x	
George Ewart, Chair	x			
Anne Haston			x	
Kim Isenberg	x			
Scott Smith, Vice Chair	x			
Staff/Others Present		Affiliation		
Cheryl Baxter via Zoom		Applicant		
John Harris		Village of Concord neighborhood representative		

Knox County Historic Zoning Comm. Chair George Ewart called the meeting to order at 8:33 a.m. Roll call was taken and it was noted there was a county quorum. Comm. Ewart 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.

Comm. Ewart recognized Mike Crowder who has termed off the Commission and thanked him for his years of support and participation on the Commission.

APPROVAL OF MINUTES

Action: *Comm. Smith moved to approve the June 16, 2022 Knox County Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Isenberg. The Motion carried unanimously 3-0.*

Result: Approved 3-0.

STAFF REPORTS

There were no Level 1 Certificates approved since the last meeting.

REPORTS TO COMMISSION

There was no report to Commission.

Knox County Certificates of Appropriateness

Village of Concord HZ

1000 Olive Rd. / Parcel ID 153 G A 009

Exterior rehabilitation (3-F-23-HZ)

Staff Recommendation:

Staff recommends approval of Certificate 3-F-23-HZ, subject to the following conditions:

- 1) façade (west elevation) window and door placement to be retained;
- 2) final window specifications to be submitted to staff for approval;
- 3) documentation to be provided regarding board-and-batten siding, with wood lap siding as a secondary option.

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

Cheryl Baxter, 474 Cherokee Blvd., Knoxville, TN 37919, was present to discuss the application for review. Neighborhood representative John Harris, 1009 Olive Rd., Knoxville, TN 37934 was present and noted that the neighborhood was in support of staff recommendation. There was no opposition present.

Action: *Comm. Isenberg moved that the application for 1000 Olive Road (3-F-23-HZ) be approved per staff recommendation. The Motion was seconded by Comm. Smith. The Motion carried unanimously 3-0.*

Result: Approved 3-0.

Other Business

There was no other business.

Adjournment

Action: *Comm. Blackburn moved to adjourned the Knox County Historic Zoning Commission meeting at 8:45 a.m.*

KNOXVILLE HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived
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			
Staff/Others Present	Affiliation			
Lindsay Crockett	Knoxville-Knox County Planning			
Dori Caron	Knoxville-Knox County Planning			
Christina Magrans via Zoom	City Law Department			
Peter Ahrens	City Plans Review and Building Inspections			
John Holmes	Applicant			

Sean Bolen, Alison Hardy	Applicants
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Knoxville Historic Zoning Comm. Chair Rick Blackburn called the meeting to order at 8:45 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 February 16, 2023 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 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

Ft. Sanders NC

1315 Forest Ave. / Parcel ID 94 L N 015

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

Staff Recommendation:

Staff recommends approval of Certificate 1-B-23-HZ, subject to the following conditions:
1) clarification of proposed front setback and confirmation it aligns with the block’s streetscape pattern;
2) final site plan to meet City Engineering standards and requirements of the base zoning;
3) front porch to be consistent in size and design with context.

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. There were no comments from the neighborhood. There was no opposition present.

Action: *Comm. Tillman moved that the application for 1315 Forest Avenue (1-B-23-HZ) be approved per staff recommendation. The Motion was seconded by Comm. Fox. The Motion carried unanimously 7-0.*

Result: Approved 7-0.

Market Square H

4 Market Square / Parcel ID 94 L E 031

New sign (3-A-23-HZ)

Staff Recommendation:

Staff recommends approval of Certificate 3-A-23-HZ, subject to the following conditions:

- 1) meeting all relevant aspects of the City sign code;
- 2) installation to not obstruct or damage decorative exterior elements.

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

Baker Jones, 3101 NW Park Dr., Knoxville, TN 37921, was not 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 4 Market Square (3-A-23-HZ) be approved per Staff recommendation. The Motion was seconded by Comm. Fox. 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 denial of Certificate 10-F-22-HZ.

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

Peter Ahrens, Knoxville Plans Review and Inspections, 400 Main Street, Knoxville, TN 37902, was present to discuss the application for review. Mr. Ahrens stated the city would support a 60-day postponement in order to allow the individual who has the house under contract to close, take possession of the property and take action to secure it for safety reasons. Sean Bolen, Old North Knoxville Representative, 115 E. Scott Ave., Knoxville, TN 37917, was present and noted the neighborhood is still in support of denial of the application but would be comfortable with a 90-day postponement.

Action: *Comm. Tillman moved that the application for 217 E. Scott Avenue (10-F-22-RZ) be denied per staff recommendation. The Motion was seconded by Comm. Webster. The Motion carried unanimously 7-0.*

Result: Denied 7-0

523 E. Oklahoma Ave. / Parcel ID 81 L C 016

Exterior rehabilitation (3-E-23-HZ)

Staff Recommendation:

Staff recommends approval of Certificate 3-E-23-HZ, subject to the following condition:

- 1) final specifications for any replacement windows to be submitted to staff for approval.

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

Sean Bolen, 115 E Scott Ave., Knoxville, TN 37917, were present to discuss the application for review. Mr. Bolen is the neighborhood representative but noted the neighborhood was in favor of staff recommendation. Knox Heritage has toured the building and is supportive of the project. There was no opposition present.

Action: Comm. Tillman moved that the application submitted for 523 E. Oklahoma Avenue (3-E-23-HZ) be approved per Staff recommendation. The Motion was seconded by Comm. Hearnese. The Motion carried unanimously 7-0.

Result: Approved 7-0.

Other Business

None

Adjournment

Action: Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:24 a.m.