



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			
Staff/Others Present		Affiliation		
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

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			
Dallas DeArmond	Knoxville-Knox County Planning			
Christina Magrans	City Law Department			
Peter Ahrens	City Plans Review and Building Inspections			
Bryan Berry	City Plans Review and Building Inspections			
Logan Higgins	Applicant			
Quinn Epperly	Applicant			
Ryan Vernich	Applicant			
Sean Bolen	Old North Knoxville Neighborhood Representative			
Arin Streeter	Fourth and Gill Neighborhood Representative			

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 April 20, 2023, Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Randazzo. The Motion carried unanimously 8-0.

RESULT: Approved 8-0.

STAFF REPORTS

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

REPORTS TO COMMISSION

There were no reports to the Commission.

Knoxville Certificates of Appropriateness

Fourth and Gill H

415 Lovenia Ave. / Parcel ID 81 M N 017

Exterior rehabilitation (5-A-23-HZ)

Staff Recommendation:

Staff recommends approval of Certificate 5-A-23-HZ, subject to Commission discussion of the proposed new windows on the east elevation, and subject to two additional conditions:

- 1) new windows to receive arches, sills, and details to reflect original elements;
- 2) masonry repair to reflect standards of NPS Preservation Brief 2;
- 3) rear elevation chimneys to be retained, with structural information contributing to potential removal to be provided to staff for approval if necessary.

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

Applicant Logan Higgins, 133 S Gay St., Knoxville, TN 37902, was present to discuss the application for review. Fourth and Gill Neighborhood Organization representative Aaron Streeter, 925 Eleanor St., Knoxville, TN 37917, was present to discuss the neighborhood's opposition to new windows on the building's east elevation and the removal of rear elevation chimneys. Staff referred Commissioners to a letter from Fourth and Gill Neighborhood Organization representative Gabrielle Boudreau sent May 17, 2023.

Action: *Comm. Tillman moved that the application for 415 Lovenia Ave. (5-A-23-HZ) be approved per staff recommendation, subject to the following revisions to conditions one and three: 1) New windows are to receive sills and details to reflect original elements. Secondary elevation windows are to receive arches to reflect existing elements; 3) Rear elevation chimneys to be retained, with structural information contributing to the retention or reconstruction of the chimneys to be provided to staff for approval. The Motion was seconded by Comm. Webster. The Motion carried 6-2, with Comm. Hearnes and Comm. Mitchell voting no.*

Result: Approved

Old North Knoxville H

121 Leonard Place / Parcel ID 81 L G 033

New Primary Structure (4-C-23-HZ)

Staff Recommendation:

Staff recommends approval of Certificate 4-C-23-HZ, subject to the following conditions:

- 1) final site plan to meet City Engineering standards;
- 2) front setback to be revised to measure between 18'-20' from the front property line;
- 3) fiber cement siding to be smooth-finished, 4-5" in exposure, and be accompanied by appropriately sized cornerboards;

4) use historically appropriate window trim and sills, with a profile to be submitted to staff for approval.

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

Applicant Quinn Epperly, 9812 Westland Dr., Knoxville, TN 37922, and Old North Knoxville Neighborhood representative Sean Bolen, 115 E Scott Ave., Knoxville, TN 37917, were present to discuss the application for review. There was no opposition present.

Action: *Comm. Blackburn moved that the application for 121 Leonard Place (4-C-23-HZ) be approved per staff recommendation, subject to the following additional two conditions: 5) Exterior doors to be submitted to staff for approval; 6) Attic vent on porch gable to be smaller than presented in the original site plan; as well as the clarification that shingles may be used in place of siding on gables. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously 8-0.*

Result: Approved

420 E. Oklahoma Ave. / Parcel ID 81 L P 013

Exterior Rehabilitation (5-B-23-HZ)

Staff Recommendation:

Staff recommends approval of Certificate 5-B-23-HZ, subject to the following conditions:

- 1) new shutters to reflect the overall size and shape of the windows, with final specs submitted to staff;
- 2) applicant to provide further information on existing treatments on brick foundation before applying new paint;
- 3) applicant to provide a drawing of front porch elements to staff for approval, with new porch elements to be compatible with historic posts and balusters in the neighborhood.

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

Applicant Ryan Vernich, 739 Piper Rd, Knoxville, TN 37919, and Old North Knoxville Neighborhood representative Sean Bolen, 115 E Scott Ave., Knoxville, TN 37917, were present to discuss the application for review. There was no opposition present.

Action: *Comm. Hearnese moved that the application for 420 E. Oklahoma Ave. (5-B-23-HZ) be approved per staff recommendation. The Motion was seconded by Comm. Mitchell. The motion carried unanimously 8-0.*

Result: Approved

Other Business

None

Adjournment

Action: Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:46 a.m.