

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		
Lindsay Crockett		Knoxville-Knox County Planning		
Dallas DeArmond		Knoxville-Knox County Planning		
William Dale Rhoton		Applicant		
Dani Manley		Historic Ramsey House		
Mark Sledziewski		Historic Ramsey House		
Michele Cox		Historic Ramsey House		
Sean Bolen		Old North Knoxville Neighborhood Organization		
Kelley Weatherley-Sinclair		Historic Ramsey House		

The Knox County Historic Zoning Commission Chair George Ewart called the meeting to order at 8:32 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.

APPROVAL OF MINUTES

Action: Commissioner Isenberg moved to approve the minutes of the August 17, 2023, meeting of the Knox County Historic Zoning Commission as presented. The motion was seconded by Commissioner Smith. The motion carried unanimously, 4-0.

STAFF REPORTS

There were no staff reports.

REPORTS TO COMMISSION

There were no reports to the Commission.

Knox County Certificates of Appropriateness

Ramsey House Individual HZ Landmark

3220 Governor John Sevier Hwy. / Parcel ID 96 11003

Removal of HZ Overlay (10-B-23-HZ)

Staff Recommendation: Staff recommends the Historic Zoning Commission determine that removing the HZ overlay on the entire 5.77-acre parcel would have an adverse effect on the historic integrity of the Ramsey House property.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Applicant William Rhoton, 4315 French Rd., Knoxville, TN 37920, was present to discuss the application for review. The following individuals spoke in opposition to the application:

Dani Manley, 2870 Mossy Oaks Lane, Knoxville, TN 37921

Mark Sledziewski, 5241 Sinclair Drive, Knoxville, TN 37914

Michele Cox, 6721 Ottari Drive, Knoxville, TN 37918

Kelley Weatherley-Sinclair, 2404 Thorn Grove Pike, Knoxville, TN 37914

Sean Bolen, 115 E Scott Avenue, Knoxville, TN 37914

A motion was made by Commissioner Smith and seconded by Commissioner Isenberg to deny recommending certificate 10-B-23-HZ for approval to the Knoxville-Knox County Planning Commission, per staff recommendation. The motion carried unanimously, 4-0.

RESULT: Denied

Other Business

There was no other business.

Adjournment

As there was no other business, Chair George Ewart adjourned the meeting at 9:07 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			
Lisa Randazzo	X			
Travis Tillman, Vice-Chair	X			
Stanton Webster			X	
Staff/Others Present		Affiliation		
Lindsay Crockett		Knoxville-Knox County Planning		
Dallas DeArmond		Knoxville-Knox County Planning		
Christina Magrans-Tillery		City Law Department		
Peter Ahrens		City Plans Review and Building Inspections		
Jeff Talman		Applicant		
Susanne Tarovella		Architect		
Forrest Kirkpatrick		Architect		
Cynthia Brady		Applicant		
Arin Streeter (via Zoom)		Fourth and Gill Neighborhood Organization		
Logan Higgins		Applicant/Architect		
Joshua Henson		Property Owner		
Matthew Osborne		Applicant		

Knoxville Historic Zoning Commission Chair Rick Blackburn called the meeting to order at 9:07 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. Blackburn moved to approve the September 21, 2023 Knoxville Historic Zoning Commission Minutes as presented. The Motion was seconded by Comm. Tillman. The Motion carried unanimously, 7-0.*

RESULT: Approved

STAFF REPORTS

There were no Level I staff reports since the last meeting.

REPORTS TO COMMISSION

There were no reports to the Commission.

Knoxville Certificates of Appropriateness

Fairmont-Emoriland NC

1527 Fairmont Blvd. / Parcel ID 69 M B 033

Exterior rehabilitation on rear porch (10-C-23-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-C-23-HZ as submitted.

Discussion: Lindsay Crocket reviewed the application and the staff recommendations.

Architect Forrest Kirkpatrick, 214 W Magnolia Ave., Knoxville, TN 37917, was present to discuss the application for review. Ms. Crockett notified the board of an email from Steve Cotham of the Fairmont-Emoriland Neighborhood Association indicating approval of the application. There was no opposition present.

Commissioners Tillman and Bradley recused themselves from voting on or discussing this application.

A motion was made by Comm. Mitchell and seconded by Comm. Randazzo to approve certificate 10-C-23-HZ per staff recommendation. The motion carried unanimously, 5-0.

RESULT: Approved

1707 Emoriland Blvd. / Parcel ID 69 L H 012

Addition (10-D-23-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-D-23-HZ as submitted.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Architect Forrest Kirkpatrick, 214 W Magnolia Ave., Knoxville, TN 37917, was present to discuss the application for review. Ms. Crockett notified the board of an email from Steve Cotham of the Fairmont-Emoriland Neighborhood Association indicating approval of the application. There was no opposition present.

Commissioners Tillman and Bradley recused themselves from voting on or discussing this application.

A motion was made by Comm. Eason and seconded by Comm. Randazzo to approve certificate 10-D-23-HZ per staff recommendation. The motion carried unanimously, 5-0.

RESULT: Approved

1701 Emoriland Blvd. / Parcel ID 69 L H 013

Addition (10-E-23-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-E-23-HZ, subject to the following conditions:

- 1) applicant to provide final elevation drawing and site plan to staff for approval;
- 2) overall height of roof structure to be less than the height (to roof peak) of the primary structure.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Applicant Cynthia Brady, 1701 Emoriland Blvd., Knoxville, TN 37917, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Tillman and seconded by Comm. Bradley to approve certificate 10-E-23-HZ per staff recommendation. The motion carried unanimously, 7-0.

RESULT: Approved

Fourth and Gill H

616 Luttrell St. / Parcel ID 94 D F 006

Exterior rehabilitation (9-D-23-HZ)

Staff Recommendation: Recognizing that non-contributing buildings are evaluated for their impact on the historic district and not evaluated as infill construction, the Commission should discuss the proposed project's exterior rehabilitation and identify whether any additional design elements are necessary to acknowledge the building's evolution. Staff recommends at least one additional design element be incorporated that acknowledges the original form of the building, which could be expressed in the front porch roofline.

The Commission should also discuss the proposed siding materials; staff recommends that based on neighborhood precedent, exterior materials be wood lap siding and trim elements instead of fiber cement.

Additional conditions of approval should include: 1) final window specifications of windows, front door, and deck materials to be submitted to staff for approval.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation. Ms. Crockett noted that a revision to the design had been submitted to staff recently and that the revision was forwarded to Commissioners on October 18, 2023.

Applicant Jeff Talman, 616 Luttrell St., Knoxville, TN 37917, and architect Susanne Tarovella, 2908 Sevier Ave., Knoxville, TN 37920, were present to discuss the application for review. Arin Streeter, 925 Eleanor St., Knoxville, TN 37917, was present via Zoom to represent the Fourth and Gill Neighborhood Association. Mr. Streeter indicated the Neighborhood's general approval of the recent revisions to the design, but still expressed disapproval of the use of fiber cement siding instead of wood siding.

A motion was made by Comm. Tillman and seconded by Comm. Eason to approve certificate 9-D-23-HZ, based on the revised design submitted on October 18, 2023, per staff recommendation. The motion carried unanimously, 7-0.

RESULT: Approved

Ft. Sanders NC

1800 Clinch Ave. / Parcel ID 94 N J 010

After-the-fact review of modifications to previously approved COA (10-F-23-HZ)

Staff Recommendation: Staff recommends after-the-fact approval of the projecting entry vestibule, the fire-rated covering on the front dormers, the masonry changes (provided the applicant can confirm the new brick and mortar materials are generally compatible with the historic masonry elements), and the decrease in height on the second-story outer bay windows on the facade.

Staff recommends denial of the glass block design in the second-story center windows, the new front doors, and the change in side dormer window design and number. Applicant should select double-hung windows to replace the glass block infill, revising the fenestration opening to match the original COA and the size of adjacent windows, with a revised drawing submitted to staff for approval; select new entry doors meeting the design guidelines and submit to staff for approval; and revise the side dormer windows to reflect the original COA (three double-hung windows), with a revised drawing submitted to staff for approval.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Architect Logan Higgins, 133 S Gay St., Knoxville, TN 37902, and Owner Josh Henson, 907 Phillips Ave., Knoxville, TN 37920, were present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Tillman and seconded by Comm. Blackburn to postpone certificate 10-F-23-HZ. The motion carried unanimously, 7-0.

RESULT: Postponed to November 16, 2023

Old North Knoxville H

1404 Armstrong Ave. / Parcel ID 81 L E 025

Exterior rehabilitation, new deck (10-A-23-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-A-23-HZ, subject to the following conditions:

- 1) applicant to submit final specification for Trex deck flooring to staff for approval;
- 2) applicant to submit final French door specification to staff for approval.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Applicant Matthew Osborne, 1404 Armstrong Ave., Knoxville, TN 37917, was present to discuss the application for review. Sean Bolen, 115 E. Scott Ave., Knoxville, TN 37917, was present to represent the Old North Knoxville Neighborhood Organization. There was no opposition present.

A motion was made by Comm. Mitchell and seconded by Comm. Randazzo to approve certificate 10-A-23-HZ per staff recommendation. The motion carried unanimously, 7-0.

RESULT: Approved

219 W. Glenwood Ave. / Parcel ID 81 L F 028

Porch repair (9-E-23-HZ)

Staff Recommendation: Staff recommends approval of Certificate 9-E-23-HZ, subject to the following conditions:

- 1) replacement columns to be 12-inch, tapered, round, and fluted, with a final specification sheet submitted to staff for approval;
- 2) capitals to reflect the Scamozzi design option, to better reflect the original capital design.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

The applicant was not present to discuss the application for review. Sean Bolen, 115 E. Scott Ave., Knoxville, TN 37917, was present to represent the Old North Knoxville Neighborhood Organization. The neighborhood is in support of the staff recommendation. There was no opposition present.

A motion was made by Comm. Tillman and seconded by Comm. Bradley to approve certificate 9-E-23-HZ per staff recommendation. The motion carried unanimously, 7-0.

RESULT: Approved

Other Business

Peter Ahrens, Knoxville Plans Review and Inspections, introduced Mark Riehl, the City's new Zoning Chief, to the Board. Mr. Ahrens also indicated that the City is providing more zoning and overlay training for their inspectors.

Adjournment

Action: Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 10:36 a.m.