



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
Sam Maynard	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				

The Knox County Historic Zoning Commission had no business this month, and therefore 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 Carter 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 (via Zoom)		
Mark Riehl		City Plans Review and Inspections		

Knoxville Historic Zoning Commission Chair Rick Blackburn called the meeting to order at 8:32 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 21, 2024 Knoxville Historic Zoning Commission Minutes as presented. The motion was seconded by Chairman Blackburn. The motion carried unanimously, 8-0.

RESULT: Approved

STAFF REPORTS

Lindsay Crockett reviewed the Level 1 staff reports since the last meeting.

REPORTS TO COMMISSION

There were no reports to the Commission.

Knoxville Certificates of Appropriateness

1704 Highland Ave./ Parcel ID 94 N L 015

Exterior rehabilitation, addition (4-D-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 4-D-24-HZ, subject to the following conditions:

- 1) applicant to submit a revised roofline drawing, clearly showing the area to be reconstructed,
- 2) existing roof pitch on the main front gable massing to be retained;
- 3) replication of the original round fluted porch columns or installation of 10 by 10 square columns;
- 4) final drawings to indicate appropriately sized cornerboards and window trim;
- 5) final site plan to meet City Engineering standards and requirements of the base zoning code.

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

Applicant John Holmes, P.O. Box 1335, Morristown, TN 37816, was present to discuss the application for review. There was no opposition present.

A motion was made by Vice-Chair Tillman and seconded by Comm. Mitchell to approve certificate 4-D-24-HZ per staff recommendation, with the additional condition that the applicant retain the craftsman brackets on the roof soffit. The motion carried unanimously, 8-0.

316 S. 17th St./ Parcel ID 94 N G 028

Exterior rehabilitation, addition (4-E-24-HZ)

Staff Recommendation: The HZC should discuss the height and scale of the proposed rear elevation. Pending additional conditions related to the addition's height, the additional conditions should be included in any approval:

- 1) applicant to submit a revised roofline drawing to staff, clearly showing the addition
- 2) existing roof pitch on the original side-gable house to be retained;
- 3) revision of front porch supports;
- 4) final drawings to indicate appropriately sized cornerboards and window trim;
- 5) final site plan to meet City Engineering standards and requirements of the base zoning code.

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

Applicant John Holmes, P.O. Box 1335, Morristown, TN 37816, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Hearnese and seconded by Vice-Chair Tillman to approve certificate 4-E-24-HZ per staff recommendation with the additional condition that the applicant lower the height of the addition, to be approved by staff. The motion carried unanimously, 8-0.

1800 White Ave./ Parcel ID 108 C D 916 & 108 C D 015

New primary structure (4-G-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 4-G-24-HZ, subject to the following conditions: 1) meeting all requirements of CU-4 zoning and requirements of the Administrative Review Committee; 2) final site plan and parking to meet City Engineering standards.

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

Applicants Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN 37902, and Jay Silverman, 1280 Hightower Trl., Atlanta, GA 30350, were present to discuss the application for review. There was no opposition present. Ms. Crockett read aloud an email sent by Randall Deford, representative of the Fort Sanders Neighborhood, in support of the project.

A motion was made by Vice-Chair Tillman and seconded by Comm. Eason to approve certificate 4-G-24-HZ per staff recommendation. The motion carried unanimously, 8-0.

Other Business

Recommendation to the Knoxville-Knox County Planning Commission for Designation of an Historic Overlay: 810 Clinch Ave. / Parcel ID 094 M C 006

Staff Recommendation: Staff recommends that the property meets criteria for an Historic (H) Landmark Overlay zoning. Staff recommends an expanded Statement of Significance be prepared for the Sunsphere and provided to the HZC for review.

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

Kim Bumpas, President of Visit Knoxville, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Mitchell and seconded by Comm. Bradley to recommend the designation of an H (Historic) Overlay for 810 Clinch Avenue to the Knoxville-Knox County Planning Commission, per staff recommendation. The motion carried unanimously, 8-0.

Adjournment

Action: *Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:20 a.m.*