



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			
<b>Staff/Others Present</b>		<b>Affiliation</b>		
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

<b>KNOXVILLE HISTORIC ZONING COMMISSION</b>				
<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>	<b>Arrived</b>
Rick Blackburn, Chair	X			
Elizabeth Eason	8:33 A.M.			
Jennifer Bradley	X			
Casey Fox			X	
Hallie Hearnese	X			
Dationa Carter Mitchell	X			
Lisa Randazzo	X			
Travis Tillman, Vice-Chair	X			
Stanton Webster	X			
<b>Staff/Others Present</b>		<b>Affiliation</b>		
Lindsay Crockett		Knoxville-Knox County Planning		
Dallas DeArmond		Knoxville-Knox County Planning		
Christina Magrans-Tillery		City Law Department		
Mark Riehl		City Plans Review and Inspections		
James Tente		City Building Inspections		

Knoxville Historic Zoning Commission 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 May 16, 2024 Knoxville Historic Zoning Commission Minutes as presented. The motion was seconded by Commissioner Randazzo. The motion carried unanimously, 7-0.*

### **STAFF REPORTS**

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

### **REPORTS TO COMMISSION**

There were no reports to the Commission.

*Commissioner Eason arrived at this time.*

## **Knoxville Certificates of Appropriateness**

**916 Luttrell St./ Parcel ID 81 M L 017**

Exterior rehabilitation (6-I-24-HZ)

**Staff Recommendation:** Staff recommends approval of the following elements: removal of the existing vinyl siding, repair to the existing fascia and soffits, enclosure of the second-story right side massing, and removal of two windows on the first story. Staff recommends denial of the proposed fiber cement lap

siding, with wood lap siding to be substituted and denial of the proposed vinyl soffits, with wood soffits to be installed. Staff recommends a revised roofline drawing for the rear elevation, pending Commission input; a railing detail drawing; and the final window specifications, to be submitted to staff for approval. Additional revisions may be necessary related to building code modifications; items not aligning with design guidelines or the HZC review may require further review by the Commission.

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

Applicant Matthew Bowers, 1909 Ball Rd., Knoxville, TN, was present to discuss the application for review. There was no opposition present. Arin Streeter, representing the Fourth and Gill Neighborhood submitted comments that were read aloud by staff.

***A motion was made by Vice-Chair Tillman and seconded by Commissioner Bradley to postpone certificate 6-I-24-HZ. The motion carried unanimously, 8-0.***

#### **1708 Highland Dr./ Parcel ID 94 N L 013**

Exterior rehabilitation, addition (6-C-24-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 6-C-24-HZ, subject to the following conditions:

- 1) final drawings to indicate appropriately sized cornerboards and window trim, and to incorporate existing triangular brackets, rectangular vent, and roof details;
- 2) brick columns on reconstructed front porch to match existing in size and design;
- 3) final site plan to meet City Engineering standards and requirements of the base zoning.

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

Applicant John Holmes, 5914 Gray Gables Dr., Knoxville, TN 37931, was present to discuss the application for review. There was no opposition present. Staff read aloud comments submitted by Randall Deford on behalf of the Fort Sanders Neighborhood.

***A motion was made by Comm. Mitchell and seconded by Comm. Randazzo to approve certificate 6-C-24-HZ per staff recommendation, with the additional condition that the chimney be rebuilt to the standards outlined by the Secretary of the Interior. The motion carried unanimously, 8-0.***

#### **1710 Highland Dr./ Parcel ID 94 N L 012**

Exterior rehabilitation, addition (6-D-24-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 6-D-24-HZ, subject to the following condition: 1) final site plan to meet City Engineering standards and requirements of the base zoning.

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

Applicant John Holmes, 5914 Gray Gables Dr., Knoxville, TN 37931, was present to discuss the application for review. There was no opposition present. Staff read aloud comments submitted by Randall Deford on behalf of the Fort Sanders Neighborhood.

***A motion was made by Vice-Chair Tillman and seconded by Comm. Mitchell to approve certificate 6-D-24-HZ per staff recommendation. The motion carried unanimously, 8-0.***

**1610 Clinch Ave./ Parcel ID 94 N H 015**

Exterior rehabilitation, addition (6-E-24-HZ)

**Staff Recommendation:** Pending additional discussion by the Historic Zoning Commission on the proposed new roof height and pitch, staff recommends approval of Certificate 6-E-24-HZ, subject to the following conditions: 1) all masonry repair and repointing follow NPS specifications; 2) ground-level windows on the façade elevation should be revised to be double-hung windows, with all other final window installations to reflect elevation drawings submitted for HZC review; 3) final site plan to meet City Plans Review and Inspections and City Engineering standards, avoiding creating new front yard parking unless infeasible due to accessibility requirements.

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

Applicant Brian Dennison, 110 W Summit Hill Ave., Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present. Staff read aloud comments submitted by Randall Deford on behalf of the Fort Sanders Neighborhood.

***A motion was made by Vice-Chair Tillman and seconded by Comm. Webster to postpone certificate 6-E-24-HZ. The motion carried unanimously, 8-0.***

**1616 Clinch Ave./ Parcel ID 94 N H 014**

Exterior rehabilitation, addition (6-F-24-HZ)

**Staff Recommendation:** Pending additional discussion by the Historic Zoning Commission on the scale of the proposed dormers, staff recommends approval of Certificate 6-F-24-HZ, subject to the following conditions:

- 1) reconstructed roof to retain wide eave overhangs and decorative corbel detail of existing roof;
- 2) final window installations to reflect elevation drawings submitted for HZC review;
- 3) final site plan to meet City Plans Review and Inspections and City Engineering standards, avoiding creating new front yard parking unless infeasible due to accessibility requirements.

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

Applicant Brian Dennison, 110 W Summit Hill Ave., Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present. Staff read aloud comments submitted by Randall Deford on behalf of the Fort Sanders Neighborhood.

***A motion was made by Vice-Chair Tillman and seconded by Comm. Eason to postpone certificate 6-F-24-HZ. The motion carried unanimously, 8-0.***

**128 W. Glenwood Ave./ Parcel ID 81 L M 001**

New secondary structure; exterior rehabilitation (6-H-24-HZ)

**Staff Recommendation:** Staff recommends postponement of Certificate 6-H-24-HZ, to allow the applicant the opportunity to revise the garage's placement, provide accurate drawings of the proposed garage, and provide further information on new windows to be installed.

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

Applicant Colton Thomas, no address given, was present via Zoom to discuss the application for review. Sean Bolin, 115 E Scott Ave., Knoxville, TN 37917, was present on behalf of the Old North Knoxville Neighborhood to express the neighborhood's opposition to the garage placement and design.

***A motion was made by Comm. Eason and seconded by Comm. Mitchell to postpone certificate 6-H-24-HZ. The motion carried unanimously, 8-0.***

## Other Business

**Recommendation on H Overlay: 3030 N Central St. / Parcel ID 81 G E 014**

**Staff Recommendation:** Staff recommends that the property meets criteria for an Historic (H) Landmark Overlay zoning.

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

Applicant Jared Eisenhower, 514 W Jackson Ave., Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present.

***A motion was made by Comm. Eason and seconded by Comm. Mitchell to recommend approval of the H Overlay to the Knoxville-Knox County Planning Commission. The motion carried unanimously, 8-0.***

## Adjournment

***Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:58 a.m.***