



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

<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	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			
<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 (via Zoom)		
Mark Riehl		City Plans Review and Inspections		
Rebecca McCurdy (via Zoom)		Applicant		
Meagan Dixon		Applicant Representative		
Sean Bolin (via Zoom)		Old North Knoxville Neighborhood Representative		
Jose Martinez		Applicant		
Eric Forrestall		Designer		
Lauren Bush		Applicant		

Knoxville Historic Zoning Commission Chair Rick Blackburn called the meeting to order at 8:37 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 15, 2024 Knoxville Historic Zoning Commission Minutes as presented. The motion was seconded by Chairman Blackburn. The motion carried unanimously, 7-0.***

**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.

*Vice-Chair Tillman moved to revise the order of the agenda by moving item 3-B-24-HZ to the beginning of the Certificates of Appropriateness section of the agenda. The motion was seconded by Commissioner Hearnes. The motion carried unanimously, 7-0.*

## Knoxville Certificates of Appropriateness

### Old North Knoxville H

**1000 Thompson Place / Parcel ID 81 L E 016**

Secondary structure (3-B-24-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 3-B-24-HZ as submitted.

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

Applicant Rebecca McCurdy, 1000 Thompson Pl., Knoxville, TN 37917, was present via Zoom to discuss the application for review. Old North Knoxville Neighborhood Representative Sean Bolin, 115 E Scott Ave., Knoxville, TN 37917, was present via Zoom to express the neighborhood's support of the application. There was no opposition present.

**Action:** *A motion was made by Comm. Tillman and seconded by Comm. Bradley to approve certificate 3-B-24-RZ per staff recommendation. The motion carried unanimously, 7-0.*

**RESULT:** Approved

### Knollwood Individual H Landmark

**150 Major Reynolds Place / Parcel ID 121 A A 02807**

Exterior rehabilitation (3-D-24-HZ)

**Staff Recommendation:** Staff recommends approval of the east elevation door modifications and after-the-fact approval of the front dormer modifications; staff recommends denial of the front door replacement and preservation of the c.1919 door, transom, and sidelights.

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

Applicant representative Meagan Dixon, 109 S Northshore Drive, Knoxville, TN 37919 was present to discuss the application for review. There was no opposition present.

**Action:** *A motion was made by Comm. Tillman and seconded by Comm. Hearnes to approve certificate 3-D-24-HZ as outlined in the staff recommendation, including the denial of the replacement of the front door and door glass replacement. The motion carried unanimously, 7-0.*

**RESULT:** Approved

### Old North Knoxville H

**213 Leonard Place / Parcel ID 81 L G 024**

New primary structure, after-the-fact review (3-A-24-HZ)

**Staff Recommendation:** Staff recommends denial of the installed faux-grain fiber cement lap siding, the installed door, the vinyl windows, the proposed 8 by 8 square posts instead of tapered wood posts, and the wood-clad porch foundation; staff recommends installation of smooth-finish fiber cement lap siding with a 4" to 5" exposure pattern, a door to reflect the approval under COA 6-D-23-HZ, tapered wood posts to match the previous approval, and a brick-clad porch foundation to reflect the house's brick foundation. Staff recommends approval of the rear dormer window modifications.

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

Applicant Jose Martinez, 213 Leonard Place, Knoxville, TN 37917, and designer Eric Forrestall, 1920 Greenland Way, Knoxville, TN 37932, was present to discuss the application for review. Old North Knoxville Neighborhood Representative Sean Bolin, 115 E Scott Ave., Knoxville, TN 37917 was present via Zoom to express the neighborhood's support of staff's recommendations.

**Action:** *A motion was made by Comm. Tillman and seconded by Comm. Bradley to approve modifications to the rear dormer window and to deny the remaining elements of certificate 3-A-24-HZ, per staff recommendation. The motion carried unanimously, 7-0.*

**RESULT:** Rear dormer window modifications approved. All other elements denied.

#### **217 E. Scott Ave./ Parcel ID 81 K F 034**

Exterior rehabilitation, new secondary structure (3-E-24-HZ)

**Staff Recommendation:** The Commission should discuss the proposed second-story porch, the level of detail for the porch columns and balustrade, and the proposed shingles on the front gable.

Pending approval of, or any additional conditions related to those elements, staff recommends approval of Certificate 3-E-24-HZ, subject to the following conditions: 1) final window selections to be provided to staff for approval; 2) final site plan, including ADU and new driveway, should meet the City Zoning Code and City Engineering standards; minor revisions may be approved by staff.

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

Applicant Lauren Bush, 800 Luttrell St., Knoxville, TN 37917, was present to discuss the application for review. Old North Knoxville Neighborhood Representative Sean Bolin, 115 E Scott Ave., Knoxville, TN 37917, was present via Zoom to express the neighborhood's support of staff's recommendations.

**Action:** *A motion was made by Comm. Tillman and seconded by Comm. Blackburn to approve certificate 3-E-24-HZ per staff recommendation, with the exception of the proposed modifications to existing foundation windows on the front elevation, which shall be denied, and the additional condition that metal roofing details and materials be submitted to staff for approval. The motion carried, 5-2 (no Eason, Randazzo).*

**RESULT:** Approved

## **Other Business**

None.

# Adjournment

*Action: Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:52 a.m.*