



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		
Adam Wilson (via Zoom)		Applicant		
Eric Forrestal		Applicant		
Jenn Ortero (Via Zoom)		Applicant		
Breanna Williams		Applicant		
Sean Bolin		Applicant		
Will Pearson (via Zoom)		Applicant		
Dave Nix		Neighborhood Representative		

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 April 18, 2024 Knoxville Historic Zoning Commission Minutes as presented. The motion was seconded by Commissioner Randazzo. 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

1043 Craigland Ct./ Parcel ID 121 J C 00102

Addition (5-G-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 5-G-24-HZ as submitted.

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

Applicant representative Adam Wilson, no address given, was present via Zoom 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 5-G-24-HZ per staff recommendation. The motion carried unanimously, 8-0.

4121 Tazewell Pk./ Parcel ID 59 A D 002

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

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

- 1) New lot to meet subdivision regulations; any substantial revisions to new lot which affect placement or design of the house may require additional review under the NC overlay;
- 2) Final site plan, meeting City Engineering standards and requirements of base zoning, and depicting new trees and existing trees to be will be conserved, to be submitted to staff for review;
- 3) Main massing roof pitch to be increased to 7/12;
- 4) Minor revisions to façade window placement and design, with window specifications to be submitted to staff;
- 5) New windows to include appropriately-sized trim and sills;
- 5) Proposed siding specification to be submitted to staff for approval.

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

Applicant Eric Forrestall, 11124 Kingston Pike Ste. 119-193, Knoxville, TN 37934, was present to discuss the application for review. There was no opposition present.

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

1730 Jefferson Ave./ Parcel ID 82 P H 008

Exterior rehabilitation: siding replacement (5-J-24-HZ)

Staff Recommendation: Staff recommends approval of removal of the existing vinyl siding and installation of new siding, subject to the following conditions:

- 1) the applicant may choose to remove a section of existing vinyl siding to investigate the condition and design of the existing wood lap siding underneath; if wood lap siding is non-existent or deteriorated beyond repair, new vinyl siding may be applied in a 4" clapboard pattern. Final specs and additional information on trim, cornice returns, and other details should be submitted to staff for approval.

2) if intact wood siding is found below, staff recommends repair and replacement in-kind of the existing wood siding and trim elements

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

Applicants Jen Otero, 1730 Jefferson Ave., Knoxville, TN 37917, was present via Zoom to discuss the application for review. Dave Nix, representing the Edgewood-Park City Neighborhood, was present to express the neighborhood's desire for any original wood siding to be retained.

A motion was made by Vice-Chair Tillman and seconded by Comm. Hearnese to postpone certificate 5-J-24-HZ until the June 20, 2024 meeting. The motion carried unanimously, 8-0.

810 Luttrell St./ Parcel ID 81 M M 004

Exterior rehabilitation of secondary structure (5-D-24-HZ)

Staff Recommendation: The Commission should discuss whether additional transparency or exterior detail is necessary on the alley-facing elevation. Pending any additional conditions of approval, staff recommends approval of Certificate 5-D-24-HZ, subject to the condition that the applicant select architectural shingle cladding for the roof replacement.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation. The applicant was not present. There was no opposition present.

A motion was made by Comm. Hearnese and seconded by Comm. Mitchell to approve certificate 5-D-24-HZ per staff recommendation, with the additional condition that a double-hung window be installed on the alley-facing elevation. The motion carried unanimously, 8-0.

1642 Highland Ave./ Parcel ID 94 N G 001

Porch addition (5-F-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 5-F-24-HZ as submitted.

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

Applicant Breanna Williams, 414 Clinch Avenue, Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Mitchell and seconded by Comm. Hearnese to approve certificate 5-F-24-HZ per staff recommendation. The motion carried unanimously, 8-0.

523 E. Oklahoma Ave./ Parcel ID 81 L C 016

Exterior rehabilitation (5-A-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 5-A-24-HZ, subject to one condition: 1) applicant to submit final window specification to staff for approval.

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

Applicant Sean Bolin, 115 E Scott Ave., Knoxville, TN 37917, 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 5-A-24-HZ) per staff recommendation. The motion carried unanimously, 8-0.

129 E. Oklahoma Ave./ Parcel ID 81 N G 009

Exterior rehabilitation (5-H-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 5-H-24-HZ as submitted.

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

Applicant Will Pearson, 129 E Oklahoma Ave., Knoxville, TN 37917, was present via Zoom to discuss the application for review. Sean Bolin, 115 E Scott Ave., Knoxville, TN 37917, was present to express the neighborhood's support for the application and staff recommendation.

A motion was made by Vice-Chair Tillman and seconded by Comm. Mitchell to approve certificate 5-H-24-HZ per staff recommendation. The motion carried unanimously, 8-0.

Other Business

None.

Adjournment

Action: Comm. Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:33 a.m.