



Meeting Minutes

Historic Zoning

November 21, 2024

8:30 AM | Small Assembly Room

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				
Anne Haston				
Kim Isenberg				
Scott Smith, Vice Chair				
Staff/Others Present		Affiliation		
N/A				

The Knox County Historic Zoning Commission had no business and did not meet.

KNOXVILLE HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn, Chair	X			
Elizabeth Eason	X			
Jennifer Bradley			X	
Reneé Kesler	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		
Malynda Wollert		Knoxville-Knox County Planning		
Christina Magrans-Tillery		City Law Department		
Mark Riehl		City Plans Review and 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. Chairman 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: *Vice-Chair Tillman moved to approve the September 19, 2024 Knoxville Historic Zoning Commission Minutes as presented. The motion was seconded by Commissioner Mitchell. The motion carried unanimously, 7-0-1 (Blackburn not voting).*

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

1028 Luttrell St./ Parcel ID 81 M H 024

Exterior rehabilitation, addition (9-F-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 9-F-24-HZ, subject to the following conditions:

- 1) for any windows which cannot be repaired, specifications should be submitted to Commission for review and approval in a new application;

- 2) exterior window trim to be repaired and/or replaced in-kind;
- 3) new fiber cement shingles to match existing asbestos shingles in size, thickness, and detail, with measurements provided to staff;
- 4) new porch flooring to use tongue-and-groove wood instead of decking;
- 5) front porch railing detail to be submitted to staff for review.

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

Applicant Tyler Morrow, 1124 Live Oak Circle, Knoxville, TN 37932, was present to discuss the application. Ms. Crockett read aloud a statement from Arin Streeter, representing the 4th and Gill Neighborhood, in support of staff's recommendation.

A motion was made by Comm. Mitchell and seconded by Comm. Eason to approve certificate 9-F-24-HZ per staff recommendation. The motion carried unanimously, 7-0-1 (Blackburn not voting).

1800 Jefferson Ave./ Parcel ID 92 P H 009

Exterior rehabilitation (11-H-24-HZ)

Commissioner Randazzo recused herself from discussing or voting on this item.

Staff Recommendation: Staff recommends approval of Certificate 11-H-24-HZ as submitted.

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

The applicant was not present to discuss the application for review. There was no opposition present.

A motion was made by Vice-Chair Tillman and seconded by Comm. Hearnese to approve certificate 11-H-24-HZ per staff recommendation. The motion carried unanimously, 6-0-1 (Blackburn not voting).

830 Deery St./ Parcel ID 94 D E 016

Addition (10-D-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-D-24-HZ as submitted.

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

Applicant Sean Martin, 800 Luttrell St., Knoxville, TN 37917, was present to discuss the application for review. Arin Streeter, 925 Eleanor St., Knoxville, TN 37917, was present to represent the 4th and Gill neighborhood and express support for the staff recommendation.

A motion was made by Vice-Chair Tillman and seconded by Comm. Mitchell to approve certificate 10-D-24-HZ per staff recommendation. The motion carried unanimously, 8-0.

1916 Emoriland Blvd./ Parcel ID 69 M B 016

Additions (10-E-24-HZ)

Staff Recommendation: The Commission should discuss the massing of the garage addition and the proposed front/east side addition. Pending input or additional conditions from the Commission, additional conditions of approval should include: 1) front/east addition to be revised in placement to meet the design guidelines; 2) additional landscape planting to be included in final side plan along east side property line to serve as screening for new garage and parking pad.

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

Applicant Joseph Goldman, 402 S Gay St., Knoxville, TN 37902, and owner Todd Davis, 508 Quail Ridge Ln., Stroudsburg, PA 18360, were present to discuss the application for review. Ann Barber, 2010 Emoriland Blvd., Knoxville, TN 37917, and Patty Kirvin, 1932 Emoriland Blvd., Knoxville, TN 37917, spoke in opposition to the application.

A motion was made by Vice-Chair Tillman and seconded by Comm. Mitchell to postpone certificate 10-E-24-HZ. The motion carried unanimously, 7-0-1 (Blackburn not voting).

1932 Emoriland Blvd./ Parcel ID 69 LG 001

New secondary structure (11-C-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 11-C-24-HZ, subject to the following conditions: 1) revisions to carport supports to be compatible with the primary house and neighborhood context; 2) final site plan to meet City Zoning and Engineering standards, with any revisions to placement making the carport more visible from the right-of-way to require further review by the HZC.

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

Applicant Patty Kirvin, 1932 Emoriland Blvd., Knoxville, TN 37917, was present to discuss the application. There was no opposition present.

A motion was made by Comm. Easton and seconded by Vice-Chair Tillman to postpone certificate 11-C-24-HZ per staff recommendation. The motion carried unanimously, 7-0-1 (Blackburn not voting).

937 Scenic Dr./ Parcel ID 121 D C 030

Addition (11-A-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 11-A-24-HZ, subject to the following conditions: 1) final site plan to include information on retention or removal of existing trees; 2) landscaping to be installed or retained to conceal the front parking area.

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

Applicant Ethan Fields, 1185 Keowee Ave., Knoxville, TN 37919, 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 11-A-24-RZ per staff recommendation. The motion carried unanimously, 7-0-1 (Blackburn not voting).

218 Cansler Ave./ Parcel ID 94 K D 005

Addition (11-D-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 11-D-24-HZ, subject to the following conditions: 1) exterior finish materials, including siding, trim, and cornerboards, to reflect the approved wood materials on the existing COA; 2) final window specification to be submitted to staff for review.

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

Applicant Patrick Harris, PO Box 70187, Knoxville, TN 37938, and owner Corey King, 1404 Hannah Ave., Knoxville, TN 37921, were present to discuss the application for review. There was no opposition present.

A motion was made by Vice-Chair Tillman and seconded by Comm. Eason to postpone certificate 11-D-24-RZ. The motion carried unanimously, 7-0-1 (Blackburn not voting).

243 Deaderick Ave./ Parcel ID 94 F K 025

Exterior rehabilitation (11-G-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 11-G-24-HZ as submitted.

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 Vice-Chair Tillman and seconded by Comm. Mitchell to approve certificate 11-G-24-RZ per staff recommendation. The motion carried unanimously, 7-0-1 (Blackburn not voting).

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

Exterior rehabilitation (11-E-24-HZ)

Staff Recommendation: Recognizing the current ONK design guidelines, the Commission should discuss the proposed replacement fiber cement lap siding in the context of the specific project, and gather neighborhood input related to future guideline updates. If approved, new exterior cladding should include appropriately sized cornerboards, window trim, and window sills.

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

Applicant Lauren Bush, 800 Luttrell St., Knoxville, TN 37917, was present to discuss the application. Sean Bolen, 115 E Scott Ave., Knoxville, TN 37917, was present via Zoom representing the Old North Knoxville Neighborhood.

A motion was made by Comm. Randazzo and seconded by Comm. Eason to approve certificate 11-E-24-RZ per staff recommendation. The motion carried, 6-1-1 (No: Tillman; Blackburn not voting).

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

Addition (11-F-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 11-F-24-HZ as submitted.

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

Applicant Ethan Fields, 1185 Keowee Ave., Knoxville, TN 37919, was present to discuss the application for review. Sean Bolen, 115 E Scott Ave., Knoxville, TN 37917, was present via Zoom representing the Old North Knoxville Neighborhood.

A motion was made by Comm. Mitchell and seconded by Chairman Blackburn to approve certificate 11-F-24-RZ per staff recommendation. The motion failed 3-4-1 (No: Eason, Hearnnes, Randazzo, Tillman; Blackburn not voting).

A motion was made by Vice-Chair Tillman and seconded by Comm. Eason to postpone certificate 11-F-24-HZ. The motion failed, 2-5-1 (No: Kesler, Hearnnes, Mitchell, Randazzo, Webster; Blackburn not voting).

A motion was made by Comm. Randazzo and seconded by Comm. Mitchell to approve with the condition that siding material on the east elevation of the porch and column specifications be submitted to staff for approval. The motion carried 6-1-1 (No: Tillman; Blackburn not voting).

119 W. Glenwood Ave./ Parcel ID 81 L F 021

Addition (11-I-24-HZ)

Vice-Chair Tillman recused himself from discussing or voting on this item.

Comm. Hearnnes left at 10:30 a.m.

Comm. Eason left at 10:42 a.m.

Staff Recommendation: Staff recommends approval of Certificate 11-I-24-HZ, subject to the following conditions:

- 1) applicant to provide information regarding the existing outbuilding's condition and property owners to document the building prior to demolition via interior and exterior photographs;
- 2) final specification for garage door to be submitted to staff for review;
- 3) final site plan to meet City Zoning and Engineering standards.

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

Applicant Forrest Kirkpatrick, 214 W Magnolia Ave., Knoxville, TN 37917, was present to discuss the application for review. Sean Bolen, 115 E Scott Ave., Knoxville, TN 37917, was present via Zoom representing the Old North Knoxville Neighborhood.

A motion was made by Chairman Blackburn and seconded by Comm. Mitchell to approve certificate 11-I-24-RZ per staff recommendation. The motion carried 4-0.

Other Business

There was no other business.

Adjournment

Chair Rick Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 10:45 a.m.