



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	X			
George Ewart, Chair	X			
Anne Haston	X			
Kim Isenberg	X			
Scott Smith, Vice Chair	X			
Staff/Others Present		Affiliation		
Lindsay Crockett		Knoxville-Knox County Planning		
Dallas DeArmond		Knoxville-Knox County Planning		
Malynda Wollert		Knoxville-Knox County Planning		

The Knox County Historic Zoning Commission Chair George Ewart called the meeting to order at 8:30 a.m. Roll call was taken and it was noted there was a quorum. Comm. Ewart 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. Isenberg moved to approve the minutes of the October 19, 2023 meeting. The motion was seconded by Vice-Chair Smith. The motion carried unanimously, 5-0.

STAFF REPORTS

There were no administrative approvals issued since the last meeting.

REPORTS TO COMMISSION

There were no reports to the Commission.

Knox County Certificates of Appropriateness

10729 Lake Ridge Dr./ Parcel ID 153 B C 005

Exterior rehabilitation (10-J-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-J-24-HZ, subject to one condition:

- 1) any deck screening to be compatible with existing house, with details provided to staff for review.

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

Applicant Margaret Baudendistel, 10729 Lake Ridge Dr., Knoxville, TN 37934, was present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Vice-Chair Smith and seconded by Comm. Isenberg to approve certificate 10-J-24-HZ per staff recommendation. The motion carried unanimously, 5-0.

Other Business

Chairman Ewart announced the Commission will meet in January to elect officers.

Adjournment

The meeting was adjourned at 8:40 a.m.

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 8:40 a.m. Roll call was taken, and it was noted there was a city quorum. Chairman Blackburn reminded the audience of County Chairman Ewart’s remarks earlier in the meeting.

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, 8-0.*

STAFF REPORTS

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

REPORTS TO COMMISSION

There were no reports to the Commission.

Knoxville Certificates of Appropriateness

1028 Luttrell St./ Parcel ID 81 M H 024

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

The applicant for 9-F-24-HZ was not present at the time the item was called. Vice-Chair Tillman moved to place the item at the end of the agenda. Comm. Bradley seconded the motion. The motion carried unanimously, 8-0.

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

- 1) new addition to be inset from primary house by at least 6 inches;

- 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.

The applicant was not present when the item was called the second time. Arin Streeter, 925 Eleanor St., Knoxville, TN 37917, was present representing the 4th and Gill Neighborhood to express general support of the application, while requesting more specifications on windows.

A motion was made by Vice-Chair Tillman and seconded by Comm. Bradley to postpone certificate 9-F-24-HZ. The motion carried unanimously, 8-0.

1112 Gratz St./ Parcel ID 81 M F 02101

Exterior rehabilitation (10-A-24-HZ)

Staff Recommendation: Staff recommends denial of the proposed chimney removal, and reconstruction of the two chimneys, with a size and masonry design to reflect the originals or similar houses in the neighborhood, with a detail drawing for both to be submitted to be staff for review.

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

Applicant Dawn Irion, 903 Luttrell St. #A, Knoxville, TN 37917, was present to discuss the application for review. Arin Streeter, 925 Eleanor St., Knoxville, TN 37917, was present representing the 4th and Gill Neighborhood to express support for the staff recommendation.

A motion was made by Vice-Chair Tillman and seconded by Comm. Eason to approve certificate 10-A-24-HZ as submitted. The motion failed 3-4-1 (No: Blackburn, Hearnese, Mitchell, Randazzo; Comm. Kesler abstaining).

A motion was made by Comm. Mitchell and seconded by Comm. Hearnese to postpone certificate 10-A-24-HZ for 30 days to the November 21, 2024 meeting. The motion carried unanimously, 8-0.

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.

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

Revisions to previous COA (10-C-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 9-A-24-HZ, subject to the following condition: 1) replacement windows on second story to replicate (or exceed) the size of the existing and not further enclose the fenestrations with trim, with a revised specification to be submitted to staff for approval.

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. There was no opposition present.

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

1909 Washington Ave./ Parcel ID 82 I I 022

Exterior rehabilitation of secondary structure (10-F-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-F-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 Comm. Mitchell and seconded by Comm. Hearnese to approve certificate 10-F-24-HZ per staff recommendation. The motion carried unanimously, 8-0.

1800 Jefferson Ave./ Parcel ID 82 P H 009

Exterior rehabilitation (10-G-24-HZ)

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

Staff Recommendation: Providing for discussion from the Commission on the east elevation windows, staff recommends approval of Certificate 10-G-24-HZ as submitted.

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

Applicant Gururas Khalsa, no address given, 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. Hearnese to approve certificate 10-G-24-RZ per staff recommendation. The motion carried unanimously, 7-0.

1916 Emoriland Blvd./ Parcel ID 69 M B 016

Addition (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 site 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, no address given, and Anita Davis, 1916 Emoriland Blvd., Knoxville, TN 37917, were present to discuss the application for review. There was no opposition present. Staff read comments from the neighborhood that are part of the record.

A motion was made by Vice-Chair Tillman and seconded by Comm. Eason to postpone certificate 10-E-24-RZ for 30 days until the November 21, 2024 meeting. The motion carried unanimously, 8-0.

1724 Highland Ave./ Parcel ID 94 N L 011

Exterior rehabilitation, addition (10-H-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 10-H-24-HZ, subject to the following conditions: 1) final site plan to meet City Engineering standards and requirements of the base zoning; 2) porch width, roof pitch, and roof design of existing/original porch to be retained; 3) omission of the new window proposed for the façade; 4) height of new dormer addition to be at or beneath the roof peak of the main roofline.

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

Applicant John Homes, 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 10-H-24-RZ per staff recommendation, with condition #2 revised to clarify porch width, roof pitch, and roof design of the existing porch to be retained; and condition #4 clarified to show height of new dormer addition to be equal to the roof peak of the main roofline. The motion carried unanimously, 8-0.

Other Business

There was no other business.

Adjournment

Chair Rick Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 10:06 a.m.