

Meeting Minutes

Historic Zoning

September 19, 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	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		
Malynda Wollert		Knoxville-Knox County Planning		
Christina Magrans-Tillery		City Law Department		
Mark Riehl		City Plans Review and Inspections		
James Tente		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. Comm. Tillman 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 August 15, 2024 Knoxville Historic Zoning Commission Minutes as presented. The motion was seconded by Commissioner Fox. 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.

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 Certificate 6-I-24-HZ, subject to the following conditions: 1) wood lap siding to be installed instead of fiber cement lap siding; 2) a railing detail be submitted to staff for approval prior to replacement of the front elevation balustrade.

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

Applicant Chuck Masciol, 1492 Twin Coves Dr., Lenoir City, TN 37772, 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. Fox to approve certificate 6-I-24-HZ per staff recommendation. The motion carried unanimously, 7-0.

730 Deery St./ Parcel ID 94 D J 003

New primary structure (8-B-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 8-B-24-HZ, subject to the following conditions: 1) brick foundation cladding to be aligned with the exterior wall as much as possible; 2) window trim to incorporate projecting sills, with detail submitted to staff for review; 3) final window specifications and final material specs (including siding and porch materials) to be submitted to staff for review; and allowing for discussion among the Commission, neighborhood, and applicant on the proposed front setback with respect to the tree.

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

Applicant Chad Taylor, 11409 Municipal Center Dr., Knoxville, TN 37933, was present to discuss the application for review. Melynda Whetsel, 1015 Luttrell St., Knoxville, TN 37917, was present to express support for the staff recommendation other than the variation of the setback to preserve the existing tree. Comments submitted by the neighborhood were distributed to the Commission and added to the record.

A motion was made by Vice-Chair Tillman and seconded by Comm. Bradley to approve certificate 8-B-24-HZ per staff recommendation. The motion carried unanimously, 7-0.

827 Morgan St./ Parcel ID 94 D L 005

Addition (9-E-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 8-E-24-HZ as submitted.

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

Applicant Sean Martin, 1121 Eleanor St., Knoxville, TN 37917, was present to discuss the application for review. Comments submitted by the neighborhood were distributed to the Commission and added to the record.

A motion was made by Comm. Hearnnes and seconded by Vice-Chair Tillman to approve certificate 9-E-24-HZ per staff recommendation. The motion carried unanimously, 7-0.

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. Webster seconded the motion. The motion carried unanimously, 7-0.

Staff Recommendation: Staff recommends approval of Certificate 9-F-24-HZ, subject to the following conditions: 1) left side of rear addition to receive one window for additional transparency; 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 Sarah Morrow, 1124 Live Oak Circle, Knoxville, TN 37932, was present via Zoom to discuss the application for review. There was no opposition present. Comments submitted by the neighborhood were distributed to the Commission and added to the record.

A motion was made by Comm. Hearnnes and seconded by Comm. Bradley to postpone certificate 9-F-24-HZ. The motion carried unanimously, 7-0.

1616 Clinch Ave./ Parcel ID 94 N H 014

Addition (accessibility ramp) (9-D-24-HZ)

Staff Recommendation: Staff recommends approval of Certificate 9-D-24-HZ, subject to the following condition: 1) access ramp to be clad in brick veneer to match house's foundation and feature a railing compatible in materials and design with the porch.

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

Applicant Brian Dennison, 110 W. Summit Hill Dr., Knoxville, TN 37902, 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. Hearnnes to approve certificate 9-D-24-RZ, with condition #1 as noted in the staff report and the additional condition that railing materials and design be submitted to staff for approval. The motion carried unanimously, 7-0.

215 E. Oklahoma Ave./ Parcel ID 81 L S 019

Exterior rehabilitation (9-G-24-HZ)

Staff Recommendation: Staff recommends approval of the sunroom window replacement, with preference to replicating the pane division of the existing windows, allowing for Commission and neighborhood discussion on window materials.

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

Applicants Kelly Arsenault and Scott Angelus, 215 E Oklahoma Ave., Knoxville, TN 37917, were present via Zoom to discuss the application for review. Sean Bolen, 115 E Scott Ave., Knoxville, TN 37917, was present via Zoom to represent the neighborhood and express support for the staff recommendation.

A motion was made by Vice-Chair Tillman and seconded by Comm. Hearnese to approve certificate 9-G-24-RZ allowing the applicant the option to choose any of the three presented pane division options (1/1, 2/2, 6/6) and to submit to staff for approval. The motion carried unanimously, 7-0.

604 S. Gay St./ Parcel ID 95 I F 002

Exterior rehabilitation (9-A-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 Patrick McLemore, 604 S Gay St., Knoxville, TN 37902, 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 9-A-24-RZ per staff recommendation. The motion carried, 6-0-1, Chairman Blackburn abstaining.

Other Business

Chairman Blackburn presented a Certificate of Appreciation to Commissioner Fox for her five years of service on the Historic Zoning Commission. This is Commissioner Fox's last meeting.

Adjournment

Chair Rick Blackburn adjourned the Knoxville Historic Zoning Commission meeting at 9:56 a.m.