

A video of this meeting will be available in the meeting archive pages here:

<https://knoxplanning.org/historic>

KNOXVILLE HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived/left
Rick Blackburn	X			
Amy Midis	X			
Jennifer Bradley	X			
Reneé Kesler	X			Arrived 8:41 a.m. Left 10:34 a.m.
Hallie Hearnese, Vice-Chair	X			
Dationa Carter Mitchell	X			Left 9:57 a.m.
Lisa Randazzo	X			Left 10:23 a.m.
Travis Tillman, Chair	X			
Jade Kloss	X			
Staff/Others Present	Affiliation			
Lindsay Lanois	Knoxville-Knox County Planning			
Mike Reynolds	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 Travis Tillman called the meeting to order at 8:32 a.m. Roll call was taken, and it was noted there was a quorum. The Chair stated that the meeting is being 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. The Chair further noted that any appeals to Commission decisions can be made to Chancery Court if appealed within 60 days.

## APPROVAL OF MINUTES

***Comm. Randazzo moved to approve the March 19, 2026 Knoxville Historic Zoning Commission Minutes as presented. The motion was seconded by Commissioner Midis. The motion carried unanimously, 7-0-1 (Tillman not voting).***

## AMENDMENTS TO THE AGENDA

***Comm. Hearnese moved to amend the agenda to hear the Old North Knoxville H cases immediately after Scenic Drive NC. Comm. Bradley seconded the motion. The motion carried unanimously, 7-0-1.***

## STAFF REPORTS

Ms. Lanois announced that the City and Knoxville-Knox County Planning are launching the City's Comprehensive Plan update, known as "What's Next Knoxville?" Flyers were passed out with more information and a schedule of public meetings.

Ms. Lanois reviewed the Level 1 staff reports since the last meeting.

## REPORTS TO COMMISSION

There were no reports to Commission.

# Certificates of Appropriateness

### 1209 Scenic Dr./ Parcel ID 121 D C 043

New front driveway (4-J-26-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 4-J-26-HZ as submitted.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. Applicant Ethan Philips, 1185 Keowee Ave., Knoxville, TN, was present to discuss the application. There was no opposition present.

***A motion was made by Comm. Blackburn and seconded by Comm. Mitchell to approve certificate 4-J-26-HZ per staff recommendation. The motion carried unanimously, 7-0-1 (Tillman not voting).***

**ACTION:** Approved

*Commissioner Kesler arrived at this time.*

### 1520 Fremont Place / Parcel ID 81 L E 045

Exterior rehabilitation (4-C-26-HZ)

**Staff Recommendation:** Staff recommends denial with prejudice of the installed windows, enclosed window, removed window trim, and installed siding. The applicant should re-apply to the Historic Zoning Commission with new proposed windows that meet the ONK neighborhood design guidelines, including the window openings that have been enclosed, select a revised design and material for the window trim, and select a new siding material that better reflects the existing. Staff recommends denial of the proposed door. Staff recommends after-the-fact approval of the chimney removal and the new deck.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. Applicants Charity Honeycutt, 1520 Fremont Place, Knoxville, TN, and Amanda Furlow, 9 Emory Pl., Knoxville, TN, were present to discuss the application. Sean Bolen, 115 E Scott Ave., Knoxville, TN, was present representing the neighborhood in support of the staff's recommendation.

***A motion was made by Comm. Blackburn and seconded by Comm. Mitchell to approve certificate 4-C-26-HZ, to include only the after-the-fact approval of the chimney removal and the new deck; all other scopes of work denied with prejudice. The motion carried unanimously, 8-0-1 (Tillman not voting).***

**ACTION:** Approved chimney removal and new deck, all other scopes of work denied with prejudice

**305 E. Scott Ave./ Parcel ID 81 L R 027**

Addition (4-F-26-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 4-F-26-HZ, subject to the following conditions:

- 1) providing final window specifications for approval; and
- 2) repairs to the brick foundation to be in accordance with NPS Preservation Brief 2.

**Discussion:** Ms. Wollert reviewed the application and the staff recommendation. Applicant Sara Martin, 800 Luttrell St., Knoxville, TN, was present to discuss the application. Sean Bolen, 115 E Scott Ave., was present representing the neighborhood in support of the staff's recommendation and the applicant's request to add dental molding the addition.

***A motion was made by Comm. Blackburn and seconded by Comm. Mitchell to approve certificate 4-F-26-HZ with an option for the applicant to add dental molding to the addition to match the main house. The motion carried unanimously, 8-0-1 (Tillman not voting).***

**ACTION:** Approved with conditions

**505 E. Scott Ave./ Parcel ID 81 L B 028**

Exterior rehabilitation of accessory structure (4-G-26-HZ)

**Staff Recommendation:** Staff recommends approval of repair and in-kind replacement of the wood exterior, including replication of all detail elements. Staff recommends denial of the removal of the façade's beadboard and trim details.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. Applicants Maegan and Jonathan Martin, 505 E Scott Ave., Knoxville, TN, was present to discuss the application. Sean Bolen was present representing the neighborhood in support of the application in its entirety, including the request to replace the left door on the north elevation with a window.

***A motion was made by Comm. Hearnese and seconded by Comm. Blackburn to approve certificate 4-G-26-HZ, including the replacement of the front facing elevation beadboard with board and batten siding, as depicted, and the replacement of the left door on the south facing elevation with a window to match existing windows on the west elevation. The motion carried unanimously, 8-0-1 (Tillman not voting).***

**ACTION:** Approved

**2112 Jefferson Ave./ Parcel ID 82 O A 017**

Exterior rehabilitation (3-C-26-HZ)

**Staff Recommendation:** Staff recommends denial of the proposed siding replacement, and approval of repair to the existing wood siding, trim, and detailing, along with in-kind replacement where necessary.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. The applicant was not present. There was no opposition present.

***A motion was made by Comm. Blackburn and seconded by Comm. Bradley to postpone certificate 3-C-26-HZ for 30 days. The motion carried 7-1-1 (no: Hearnese; Tillman not voting).***

**2038 Jefferson Ave./ Parcel ID 82 O A 010**

Accessory structure (4-A-26-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 4-A-26-HZ, subject to the following condition: 1) cladding the shed in fiber cement lap siding with in-kind exposure to the house, to be approved by staff.

**Discussion:** Ms. Wollert reviewed the application and the staff recommendation. Applicant Austin Moniot, 717 N Central St., Knoxville, TN was present via Zoom to discuss the application. There was no opposition present.

*Comm. Blackburn stepped out of the room temporarily.*

***A motion was made by Vice-Chair Hearnese and seconded by Comm. Mitchell to approve certificate 4-A-26-HZ per staff recommendation. The motion carried unanimously 7-0-2 (Blackburn and Tillman not voting).***

**ACTION:** Approved with conditions

*Comm. Mitchell left the meeting at this time (9:57 a.m.).*

**1803 Clinch Ave./ Parcel ID 94 N K 018**

New building (3-F-26-HZ)

**Staff Recommendation:** Staff recommends denial without prejudice of Certificate 3-F-26-HZ.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. Applicants Logan Higgins, 133 S Gay St., Knoxville, TN, and Josh Henson, 558 Mellen Ave., Knoxville, TN, were present to discuss the application. There was no opposition present. Ms. Lanois read aloud an email from the neighborhood representative Randall Deford in opposition to the application.

***A motion was made by Comm. Bradley and seconded by Comm. Randazzo to postpone certificate 3-F-26-HZ for 30 days. The motion carried unanimously 7-0-1 (Tillman not voting).***

**ACTION:** Postponed 30 days

*Comm. Randazzo left the meeting at this time (10:23 a.m.).*

**1209 Forest Ave./ Parcel ID 94 L M 011**

Porch addition, parking (4-I-26-HZ)

**Staff Recommendation:** Staff recommends approval of the front porch and denial of the proposed front driveway.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. Applicants Phil Pumpa, 508 Union Ave. #305, Knoxville, TN, and Matt Daugherty, 6908 Terry Dr., Knoxville, TN were present to discuss the application. There was no opposition present.

***A motion was made by Vice-Chair Hearnese and seconded by Comm. Midis to approve certificate 4-I-26-HZ per staff recommendation, with scoped of work only to include the front porch; denial of the proposed driveway. The motion carried unanimously 6-0-1 (Tillman not voting).***

**ACTION:** Approved front porch

*Comm. Kesler left at this time (10:34 a.m.).*

**621 Eleanor St./ Parcel ID 94 D F 024**  
Accessory structure (4-D-26-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 4-D-26-HZ as submitted.

**Discussion:** Ms. Wollert reviewed the application and the staff recommendation. The applicant was not present. Jeff Tallman, 616 Luttrell St., Knoxville, TN spoke about the zoning code.

***A motion was made by Comm. Blackburn and seconded by Comm. Kloss to approve certificate 4-D-26-HZ per staff recommendation. The motion carried unanimously 6-0.***

**ACTION:** Approved

**616 Luttrell St./ Parcel ID 94 D F 006**  
Addition, new secondary structure (4-H-26-HZ)

**Staff Recommendation:** Staff recommends approval of Certificate 4-H-26-HZ, subject to the following conditions: 1) final site plan to meet City Zoning and Engineering standards, with major revisions to require further review by the HZC; 2) wood lap siding on shed to reflect design and exposure of primary building.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. Applicant Jeff Tallman, 616 Luttrell St., Knoxville, TN, was present to discuss the application. There was no opposition present.

***A motion was made by Comm. Bradley and seconded by Comm. Kloss to approve certificate 4-H-26-HZ per staff recommendation. The motion carried unanimously 6-0.***

**ACTION:** Approved with conditions

## Other Business

None

## Adjournment

*The Chair adjourned the Knoxville Historic Zoning Commission meeting at 10:40 a.m.*



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Prepared by: Dallas DeArmond