



INFILL HOUSING DESIGN REVIEW COMMITTEE

August

MEETING MINUTES

Meeting Date/Time:	August 6, 2020 at 9:00 a.m.
Meeting Location:	Video Conference Meeting via Zoom
Committee Members Present:	Michelle Portier (non-voting), Scott Elder, Adam Kohntopp, Kortni Cook, Perry Childress, DeAnn Bogus, Mike Reynolds, Lindsay Crockett (non-voting), Todd Kennedy, Amy Brooks
Committee Members Absent:	
Guests:	Michael Armstrong
Recorder:	Michelle Portier

Meeting was called to order at 9:00 am.

Vote to approve May 7, 2020 meeting minutes

Action: A motion was made by Mike Reynolds to approve the April 2, 2020 meeting minutes. Kortni Cook seconded the motion. Roll call was taken and it passed 7-0.

8-A-20-IH 715 Atlantic Avenue: front porch modifications; Gary Koontz, applicant

Discussion: Michelle Portier introduced the item and Lindsay Crockett presented the request and stated staff's recommendation to approve the project as submitted.

Gary Koontz, 1600 Ashland Springs Way, was present to discuss the application for review. Mr. Koontz made himself available for any questions or concerns from the Committee.

Action: A motion was made by Todd Kennedy to approve the project as submitted. Amy Brooks seconded the motion. A roll call vote was taken and the motion carried 8-0.

8-B-20-IH 1709 McMillan Street: new house and site plan; Matthew Sterling, applicant

Discussion: Ms. Crockett introduced the item and stated staff's recommendation to approve the project with the following conditions:

1. Use lap siding over Dutch lap or horizontal panels to more closely resemble exterior materials historically used in the neighborhood.
2. Parking area to meet City Engineering standards.

Matthew Sterling, 505 E. Columbia Avenue, was present to discuss the application for review. Mr. Sterling made himself available for any questions or concerns from the Committee.

Action: A motion was made by Scott Elder to approve the project as submitted. Perry Childress seconded the motion. A roll call vote was taken and the motion carried 8-0.

8-C-20-IH 131 E. Emerald Avenue: new house and site plan; Matthew Sterling, applicant

Discussion: Ms. Crockett introduced the item and stated staff's recommendation to approve the project with the following conditions:

1. Use lap siding over Dutch lap or horizontal panels to more closely resemble exterior materials historically used in the neighborhood.
2. Parking area to meet City Engineering standards.

Matthew Sterling, 505 E. Columbia Avenue, was present to discuss the application for review. Mr. Sterling made himself available for any questions or concerns from the Committee.

Action: A motion was made by Amy Brooks to approve the project per staff recommendation. Scott Elder seconded the motion. A roll call vote was taken and the motion carried 8-0.

8-D-20-IH 1007 Freemason Street: new roof connection between house and primary structure; Gary Koontz, applicant

Discussion: Ms. Portier introduced the item and presented the request and stated staff's recommendation to approve the project as submitted. Ms. Portier clarified that the garage and house had been damaged by a fire and would be rebuilt to the same specifications as before, using the same materials, which would be considered an in-kind replacement. The only change to the structures would be a roof connecting the two structures, and this was the element before the Infill Committee.

Gary Allen, 912 Crown Ridge Lane, was present to discuss the application for review. He explained that the purpose of the new roof connection was to prevent water damage to the structures, that had previously occurred due to water pooling in the narrow area between the buildings.

Scott Elder stated that the garage had never been permitted with the City, and would therefore need to go through the permitting process. There was some discussion regarding this, and the board determined they would not be able to proceed with approving the garage since the application before the Committee was for the roof connection and did not contain enough information on the garage to approve it.

Action: A motion was made by Mike Reynolds to postpone the project until the September meeting of the Design Review Board (which is taking over the Infill Housing review beginning in September). Scott Elder seconded the motion. A roll call vote was taken and the motion carried 8-0.

Other Business

Amy Brooks discussed that the review of Infill Housing applications will now be conducted as part of the Design Review Board, effective August 28, 2020 as approved by the City Council. She explained the amendment revising the Committee from its current status as a staff-based board to merge it with the Design Review Board had passed City Council and would take effect on August 28. She reiterated that this change would allow staff members to discuss applications during the review process, as staff would no longer be bound by Sunshine laws. More information will be forthcoming regarding the transition process.

Adjournment – Following a motion by Scott Elder to adjourn, the meeting was adjourned at 9:40 a.m.

Meeting Minutes

AUGUST 19, 2020

4:00 P.M. | Telemeeting via ZOOM

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

<https://knoxplanning.org/zoning/design-review>

<p>BOARD MEMBER – PRESENT Open Joshua Wright Lisa Hood Skinner Richard Foster John Thurman Robin Thomas Sandi Swilley Joey Natour Jarrod Arellano</p>	<p>BOARD MEMBERSHIP DKA Representative Urban Design Representative Downtown Resident Representative AIA Representative Downtown Development Representative Downtown Resident Representative Historic Zoning Commission Representative Business Development Representative City of Knoxville Resident Representative</p>
<p>BOARD MEMBER – ABSENT None</p>	<p>BOARD MEMBERSHIP</p>
<p>EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Amy Brooks Laura Edmonds Peter Ahrens Mike Reynolds</p>	<p>DEPARTMENT/ORGANIZATION City Law Department Knoxville Knox-County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning Plans Review and Inspections Knoxville-Knox County Planning</p>
<p>APPLICANTS & GENERAL PUBLIC Baker Jones Patrick Core Rick Dover Cody Rau Faris Eid Dawn Michelle Foster</p>	<p>AFFILIATION Signco, Inc. Design Innovations Architects Dover Signature Properties Design Innovations Architects Design Innovations Architects Director of Redevelopment, City of Knoxville</p>

The meeting was called to order by Chair John Thurman. It was established that there was a quorum. Comm. Thurman asked that Board members and ex-officio members introduce themselves.

Action: A Motion was made by Comm. Thomas and seconded by Comm. Skinner to approve the July 15, 2020 Design Review Board Minutes.

A roll call vote was taken.

The Motion carried unanimously 8-0.

Certificates of Appropriateness

Certificate No. 8-A-20-DT

507 S. Gay St. / Parcel ID 094LE01901 – Ham & Goodys (Baker Jones, SignCo Inc.)

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Baker Jones, Signco Inc., was present on behalf of Ham & Goody's. Mr. Baker explained that the applicant requested a 14 sq. ft. projecting sign due to the sizing Ham & Goody's logo. In order to meet the 9 sq. ft. requirement, the logo would have to be shrunk quite significantly. Therefore, Ham'n Goody's is requesting that the projecting sign be approved at 14 sq. ft. as requested.

Robin Thomas requested the overall height and width of the K-Brew Sign for reference. Further discussion ensued amongst Board Members on the comparison of nearby projecting signs and their size in reference to the proposed Ham & Goody's sign.

Staff Recommendation:

APPROVE Certificate 8-A-20-DT for the projecting sign and window sign, subject to the following condition: The projecting sign is reduced to measure a maximum of 9 square feet.

A Motion was made by Comm. Arellano and seconded by Comm. Swilley to approve Certificate No. 8-A-20-DT, with the condition that the projecting sign be revised to match the height of the existing K-Brew projecting sign at 3 feet tall.

A roll call vote was taken. ***The motion carried unanimously 8-0.***

Certificate No. 8-B-20-DT

530 S. Gay St. / Parcel ID 095IG019 – Hyatt Place Rooftop Expansion (Patrick Core, DIA)

Commissioner Jarrod Arellano recused himself from this Agenda Item due to his firm representing the project.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Patrick Core, Design Innovation Architects, was present to discuss the application for review. Mr. Core stated that Ms. Crockett explained the project very well and made himself available for any questions or concerns the Board may have.

Chair John Thurman inquired about the color of the canvas, whether or not there will be additional lighting outdoors, and requested further details about the proposed trellis.

Rick Dover, Dover Signature Properties, a Representative for the project was present and available to answer the Board's questions. Mr. Dover answered by explaining that the canvas will be a neutral color like a taupe, beige, or gray. Mr. Dover went on to say that there will be no additional lighting outdoors, only an extension of the current café lighting.

Staff Recommendation:

APPROVE Certificate 8-B-20-DT as submitted.

A Motion was made by Comm. Thomas and seconded by Comm. Wright to approve Certificate No. 8-B-20-DT as submitted and per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Certificate No. 8-D-20-DT

709 Locust St. / Parcel ID 094MC01503 – Supreme Court Revisions (Jarrod Arellano, DIA)

Commissioner Jarrod Arellano recused himself from this Agenda Item due to his firm representing the project.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Cody Rau, Design Innovation Architects, was present to discuss the application for review. Mr. Rau stated that Ms. Crockett explained the project well and made himself available for any questions or concerns the Board may have.

Dawn Michelle Foster, City of Knoxville’s Director of Redevelopment, was present to discuss the application for review. The City of Knoxville requested that Knox Planning provide written documentation with the Design Review Board’s recommendation in order to update the City’s Development Agreement.

Richard Foster asked about the drive to change the geometry on one end of the ribbon. Cody Rau responded by saying that after various studies with the Developer, the design team wanted to make the façade more prominent, active, and engaging to Henley and this side of town. They felt that the previous look was understated and this particular design item would assist in making the property more known.

Staff Recommendation:

APPROVE Certificate 8-D-20-DT subject to the following conditions: Approval by the City of Knoxville of any changes to the development agreement.

A Motion was made by Comm. Wright and seconded by Comm. Thomas to approve Certificate No. 8-D-20-DT as submitted and per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Staff Report

Certificate No. 8-C-20-DT

102 W. Summit Hill Dr. / Parcel ID 094EH012 - Installation of a non-illuminated wall sign of stud-mounted acrylic letters on an existing sign board above the east (left) storefront.

Discussion: Lindsay Crockett reviewed the staff approval issued since the last meeting.

Other Business

Workshop: Kress Building

Adjournment

There was no further business and the meeting was adjourned at 4:36 PM.