

Meeting Minutes

DECEMBER 16, 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>

BOARD MEMBER – PRESENT Lisa Hood Skinner John Thurman Jarrod Arellano Matt DeBardeladen Perry Childress Joey Natour Robin Thomas Rick Blackburn	BOARD MEMBERSHIP Downtown Resident Representative Downtown Development Representative City of Knoxville Resident Representative Downtown Knoxville Alliance Representative East Tennessee Community Design Center Business Development Representative Downtown Resident Representative Historic Zoning Commission Representative
BOARD MEMBER – ABSENT Joshua Wright Richard Foster	BOARD MEMBERSHIP Urban Design Representative AIA Representative
EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Laura Edmonds Mike Reynolds Curtis Williams Peter Ahrens Kathy Ellis	DEPARTMENT/ORGANIZATION City Law Department Knoxville Knox-County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning City of Knoxville Engineering Knoxville Plans Review and Inspections Knoxville Housing and Development
APPLICANTS & GENERAL PUBLIC Jeffrey Farmer JD Jackson Aaron Thompson/Jessica King Wando Stacy Ric Mixon Christian Cain	AFFILIATION Applicant Applicant / SEED, Inc. Applicant Applicant / First Horizon Building Applicant / Camel Canvas Applicant

The meeting was called to order by Chair John Thurman at 4:00. Mr. Thurman asked that the Board members and ex-officio staff introduce themselves. Roll call was taken and it was established that there was a quorum. Comm.

Per Governor Lee’s Executive Order No. 60, a determination needs to be made by this body that conducting this meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID-19 Outbreak.

A Motion was made by Comm. Skinner and seconded by Comm. Blackburn that conducting this meeting by electronic means is necessary to protect the public health, safety and welfare of Tennesseans in light of the COVID-19 Outbreak. A roll-call vote was taken. The motion carried unanimously 8-0.

A Motion was made by Comm. Childress and seconded by Comm. Skinner to move to approve the November 18, 2020 Design Review Board Minutes. A roll call vote was taken. The Motion carried unanimously 8-0.

Staff Report

Certificate No. 12-A-20-DT

207 Clinch Ave. / Parcel ID 95 I G 019– Sign

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

Infill Housing Design Review Certificates of Appropriateness

Certificate No. 12-A-20-IH

1222 Texas Ave. / Parcel ID 81 I D 028 – Jeffrey Farmer

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jeffrey Farmer, 1222 Texas Avenue, was present to discuss the application for review.

There was no opposition present.

Staff Recommendation:

APPROVE Certificate 12-A-20-IH subject to the following conditions: 1) use horizontal metal siding instead of vertical panels to be more compatible with the primary structure; 2) incorporate wall and roof colors to be compatible with the primary residence; and 3) install landscaping as screening to reduce visibility of the shed from Texas Avenue.

A Motion was made by Comm. Childress and seconded by Comm. Arellano to approve Certificate No. 12-A-20-IH per staff recommendation.

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

Certificate No. 11-B-20-IH

3312 Thomas Ave. / Parcel ID 81 I Q 016 – Bill Terry, Habitat for Humanity

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present for the meeting.

Staff Recommendation:

APPROVE Certificate 12-B-20-IH subject to the following conditions: 1) DRB review and approval of the plat showing the combined lots; 2) confirmation of the house's front setback to be consistent with the original houses on the block; 3) incorporation of additional windows on rear and side elevations; 4) revision of patterns and placement of façade elevation windows; and 5) use of horizontal lap siding instead of Dutch lap or flush panels to better reflect historic siding patterns.

A Motion was made by Comm. DeBardelaben and seconded by Comm. Arellano to approve Certificate No. 12-B-20-IH per staff recommendation for conditions #1, 2, 4, 5, & 6, modifying condition #3 to allow the kitchen window to remain the same size, also adding additional windows to bedrooms 1, 3, and 4 and making sure that there is visibility to the house.

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

Certificate No. 12-C-20-IH

1122 Texas Ave. / Parcel ID 81 I D 036 – JD Jackson, SEED, Inc.

Board Member Perry Childress recused himself from this Agenda Item due to personal conflicts.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Applicant JD Jackson, 1626 Carrie Belle Drive, was present to discuss the application for review.

There was no opposition present.

Staff Recommendation:

APPROVE Certificate 12-C-20-IH subject to 3 conditions: 1) parking to meet City Engineering standards; 2) use horizontal lap siding instead of Dutch lap to better reflect historic siding patterns; 3) incorporate one native or naturalized shade tree in front and rear yards to meet design guidelines.

A Motion was made by Comm. Blackburn and seconded by Comm. Thomas to approve Certificate No. 12-C-20-IH per staff recommendation, adding a 4th condition that a zero-entrance ramp in place of the steps that are currently shown.

Comm. Blackburn amended his motion to approve Certificate No. 12-C-20-IH per staff recommendation, adding a 4th condition that a zero-entrance ramp in place of the steps that are currently shown on the right elevation. Comm. Thomas seconded the amended motion.

A roll call vote was taken. ***The motion carried unanimously 7-0-1 (Childress).***

Downtown Design Review **Certificates of Appropriateness**

Certificate No. 12-B-20-DT

800 S. Gay St., / Parcel ID 95 I D 005 – Ric Mixon / First Horizon Building

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Ric Mixon, 401 N. Forest Park Boulevard, was present to discuss the application for review.

There was no opposition present.

Staff Recommendation:

APPROVE Certificate 12-B-20-DT as submitted.

A Motion was made by Comm. Thomas and seconded by Comm. Skinner to approve Certificate No. 12-B-20-DT as proposed and per staff recommendation.

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

Certificate No. 12-C-20-DT

108 W. Jackson Ave. / Parcel ID 94 E G 01201 – Christian Cain / Camel Canvas

Comm. Arellano recused himself from this Agenda Item due to his office being involved in this project.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jessica King & Aaron Thompson, 418 S. Gay Street, Unit 404, was present to discuss the application for review.

Christian Cain, Camel Canvas, 8910 Valgro Road, Knoxville, TN was also present to discuss the application for review.

There was no opposition present.

Staff Recommendation:

APPROVE Certificate 12-C-20-DT with the following conditions: 1) modify the awning to incorporate a 9' minimum vertical clearance from the ground; 2) height of signboards not to exceed the height of cast-stone detail, and signboards be installed in a manner that they could be removed without effect on the cast stone detail.

A Motion was made by Comm. Thurman and seconded by Comm. Thomas to approve Certificate No. 12-C-20-DT as proposed and per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 7-0-1 (Arellano).***

Other Business

None

Adjournment

There was no further business and the meeting was adjourned 5:11 PM.