

# Meeting Minutes

NOVEMBER 18, 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>

<b>BOARD MEMBER – PRESENT</b> Lisa Hood Skinner John Thurman Jarrod Arellano Matt DeBardeladen Perry Childress Joey Natour Robin Thomas Joshua Wright Rick Blackburn	<b>BOARD MEMBERSHIP</b> 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 Urban Design Representative Historic Zoning Commission Representative
<b>BOARD MEMBER – ABSENT</b> Richard Foster - Excused	<b>BOARD MEMBERSHIP</b> AIA Representative
<b>EX-OFFICIO &amp; STAFF MEMBERS</b> Christina Magrans Lindsay Crockett Dori Caron Mike Reynolds Curtis Williams Bryan Berry Kathy Ellis	<b>DEPARTMENT/ORGANIZATION</b> 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
<b>APPLICANTS &amp; GENERAL PUBLIC</b> Todd Kennedy, Charles D. Sherrod John Colbaugh Quinn Epperly Magdaleno Felipe Osana Sutton John Klonaris	<b>AFFILIATION</b> City of Knoxville, Applicant Applicant representative QB Realty Team LLC, Applicant Applicant Applicant Applicant

The meeting was called to order by Chair John Thurman at 4:02. 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. Thomas 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 9-0.***

***A Motion was made by Comm. Natour and seconded by Comm. Arellano to move to approve the October 21, 2020 Design Review Board Minutes.***

A roll call vote was taken. ***The Motion carried unanimously 9-0.***

Comm. Chair Thurman introduced and welcomed a new Board member, Rick Blackburn.

## Staff Report

### Certificate No. 11-B-20-DT

304 S. Gay Street / Parcel ID 095IA045 - Changing sign to reflect change in business owner: Brushed stainless finished sign will be placed based on specs attached. No light/non-illuminating.

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

## *Infill Housing Design Review*

## Certificates of Appropriateness

### Certificate No. 11-A-20-IH

1719 Connecticut Ave. / Parcel ID 81 P M 020 - Charles Sherrod, City of Knoxville Community Development

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation. Applicant Charles D. Sherrod, City of Knoxville Community Development was present to discuss the application for review. He noted a window cannot be appropriately added to the right facade of the house as there is a gas meter located on that side such that you can't place one there. KUB will not allow this. John Colbaugh noted that wall has a bedroom and bathroom. There was no opposition present.

#### **Staff Recommendation:**

APPROVE Certificate 11-A-20-IH as submitted subject to the condition that (at minimum) one window be added to the addition's right-side elevation, to match size and design of existing windows.

***A Motion was made by Comm. Wright and seconded by Comm. Childress to approve Certificate No. 11-A-20-IH as submitted.***

A roll call vote was taken. ***The motion carried unanimously 9-0.***

### Certificate No. 11-B-20-IH

1215 Texas Ave. / Parcel ID 81 I V 016 - Quinn Epperly, QB Realty Team LLC

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation. Applicant Quinn Epperly, 9812 Westland Drive, Knoxville, TN was present to discuss the application for review. He asked for clarifications regarding a few of the conditions. He noted they were trying to have a wall for furniture

placement in not having another window on the left and rear elevations. Discussion ensued regarding additional windows, their size and placement as well as the driveway width and the existing stairs.

**Staff Recommendation:**

APPROVE Certificate 11-B-20-IH as submitted subject to 7 conditions: 1) Use horizontal lap siding instead of Dutch lap or horizontal panels to reflect historic siding patterns; 2) Use larger square porch columns or select further detailing to meet guidelines for porch details; 3) Use a foundation height and cladding materials comparable to foundations of original houses on block; 4) Instead of square windows proposed for façade, use rectangular, double-hung windows on façade to better complement historic houses in block and side elevation windows; 5) Additional windows added to left and rear elevations, with approval by staff; 6) Parking to meet City Engineering standards and 7) Provide a walkway from the front door to the street.

***A Motion was made by Comm. DeBardelaben and seconded by Comm. Arellano to approve Certificate No. 11-B-20-IH as submitted subject to seven conditions, amending condition #5 removing the requirement for an additional window on the rear elevation.***

A roll call vote was taken. ***The motion carried unanimously 9-0.***

**Certificate No. 11-C-20-IH**

1219 Texas Ave. / Parcel ID 81 I C 017 - Quinn Epperly, QB Realty Team LLC

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation., noting this application is very similar to Certificate No. 11-B-20-IH. Applicant Quinn Epperly, 9812 Westland Drive, Knoxville, TN was present to discuss the application for review. He noted they are trying to change a few front façade features to make it somewhat different in appearance. Kathy Ellis noted mailbox placement for this location may well propose an issue. She noted she was available to answer any questions about the actual land. There was no opposition present.

**Staff Recommendation:**

APPROVE Certificate 11-C-20-IH as submitted subject to 7 conditions: 1) Use horizontal lap siding instead of Dutch lap or horizontal panels to reflect historic siding patterns; 2) Use larger square porch columns or select further detailing to meet guidelines for porch details; 3) Use a foundation height and cladding materials comparable to foundations of original houses on block; 4) Instead of square windows proposed for façade, use rectangular, double-hung windows on façade to better complement historic houses in block and side elevation windows; 5) Additional windows added to left and rear elevations, with approval by staff; 6) Parking to meet City Engineering standards and 7) Provide a walkway from the front door to the street.

***A Motion was made by Comm. Arellano and seconded by Comm. Wright to approve Certificate No. 11-C-20-IH as submitted subject to seven conditions, amending condition #5 removing the requirement for an additional window on the rear elevation.***

A roll call vote was taken. ***The motion carried unanimously 9-0.***

**Certificate No. 11-D-20-IH**

259 Cedar Ave. / Parcel ID 81 B F 014 - Magdaleno Felipe

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation. Applicant Magdaleno Felipe, 259 Cedar Ave., Knoxville, TN was present to discuss the application for review. He noted he was in agreement with the conditions for approval. There was no opposition present.

**Staff Recommendation:**

Staff recommends approval of the project as proposed, with the following conditions: 1) modify front setback to place main house between 36' and 38' from the front property line; 2) install a walkway from the street to the front door; 3) omit decorative shutters on façade and vertical vinyl siding on porch gable; 4) substitute brick veneer for stone veneer on porch piers to better fit historic designs; 5) parking pad to be screened with landscaping or fencing and meet City Engineering standards.

***A Motion was made by Comm. Childress and seconded by Comm. Skinner to approve Certificate No. 11-D-20-IH as submitted subject to five conditions per staff recommendation.***

A roll call vote was taken. ***The motion carried unanimously 9-0***

**Certificate No. 11-E-20-IH**

3108 Ocoee Trail / Parcel ID 69 M H 029 - Osana Sutton

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation. Applicant Osana Sutton, 3108 Ocoee Trail, Knoxville, TN was present to discuss the application for review. She offered clarification on the proposed work. There was no opposition present.

**Staff Recommendation:**

Staff recommends approval of the project as submitted.

***A Motion was made by Comm. Thurman and seconded by Comm. Thomas to approve Certificate No. 11-E-20-IH as submitted per staff recommendation.***

A roll call vote was taken. ***The motion carried unanimously 9-0***

## *Downtown Design Review*

# **Certificates of Appropriateness**

**Certificate No. 11-A-20-DT**

531 S. Gay St., / Parcel ID 94 L E 019 - Brian Pittman / Johnson Architecture, Inc. (Holston Building Revisions)

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation. Applicant Jim Klonaris, 719 Luttrell St., Knoxville, TN was present to discuss the application for review. He clarified their plans for landscaping which has already been approved. He also described their plans to repaint portions of the façades. He noted nothing protrudes in to the ally more than 2 inches. Mr. Klonaris further clarified the final placement of the 2, flush intake vents on the alley. There was no opposition present.

**Staff Recommendation:**

APPROVE Certificate 11-A-20-DT as proposed.

*A Motion was made by Comm. Blackburn and seconded by Comm. Natour to approve Certificate No. 11-A-20-DT as proposed and per staff recommendation.*

A roll call vote was taken. *The motion carried unanimously 9-0.*

## **Other Business**

None

## **Adjournment**

There was no further business and the meeting was adjourned 5:18 PM.