

Meeting Minutes

SEPTEMBER 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>

<p>BOARD MEMBER – PRESENT</p> <p>Joshua Wright Lisa Hood Skinner (joined late) Richard Foster John Thurman Robin Thomas Sandi Swilley Jarrod Arellano Matt DeBardeladen Perry Childress</p>	<p>BOARD MEMBERSHIP</p> <p>Urban Design Representative Downtown Resident Representative AIA Representative Downtown Development Representative Downtown Resident Representative Historic Zoning Commission Representative City of Knoxville Resident Representative Downtown Knoxville Alliance Representative East Tennessee Community Design Center</p>
<p>BOARD MEMBER – ABSENT</p> <p>Joey Natour (Excused)</p>	<p>BOARD MEMBERSHIP</p> <p>Business Development Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS</p> <p>Christina Magrans Lindsay Crockett Amy Brooks Dori Caron Peter Ahrens Mike Reynolds Bryan Berry</p>	<p>DEPARTMENT/ORGANIZATION</p> <p>City Law Department Knoxville Knox-County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning Plans Review and Inspections Knoxville-Knox County Planning Plans Review and Inspections</p>
<p>APPLICANTS & GENERAL PUBLIC</p> <p>Haley Zimmerman Nathan Honeycutt Scott Falvey Michael Aktalay</p>	<p>AFFILIATION</p> <p>McCarty Holsaple McCarty McCarty Holsaple McCarty Design Innovation Architects Sanders Pace Architecture</p>

The meeting was called to order by Chair John Thurman. Thurman asked that the two new Board members, Matt DeBardelaben and Perry Childress introduce themselves. Roll call was taken and it was established that there was a quorum. Comm. He then asked ex-officio and staff members to introduce themselves.

Comm. Thurman clarified that the Board is tasked with approving the final stand-alone Infill Housing Design Review minutes. Going forward there will only be one set of Design Review Board minutes to review and approve.

Action: A Motion was made by Comm. Childress and seconded by Comm. Arellano to move to file the

August 6, 2020 Infill Housing Design Review Committee Minute for consideration at the October 21, 2020 Design Review Board meeting. It was further moved by Comm. Thomas and seconded by Comm. Swilley to approve the August 19, 2020 Design Review Board Minutes.

A roll call vote was taken.

The Motion carried unanimously 8-0.

Comm. Skinner joined the meeting at this time.

Infill Housing Design Review

Certificates of Appropriateness

Certificate No. 9-A-20-IH

1702 Davanna Street / Parcel ID 81 K L 038 - Flanders Ewing Setchel

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The Applicant was not present. There was no opposition present. There was no substantive discussion.

Staff Recommendation:

APPROVE Certificate 9-A-20-IH as proposed.

A Motion was made by Comm. Childress and seconded by Comm. Skinner to approve Certificate No. 9-A-20-IH as proposed and per staff recommendation.

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

Downtown Design Review

Certificates of Appropriateness

Certificate No. 9-A-20-DT

525 Henley Street / Parcel ID 94 L J 001 – Kathryn Greer, MHM (Knoxville Marriott Revisions)

Comms. Thurman and Forster recused themselves. Comm. Vice Chair Wright assumed the meeting.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Applicant representative Haley Zimmerman, McCarty Holsaple McCarty, 550 W. Main Street, Knoxville, TN was present to discuss the application for review. There was a brief discussion on the revised windows and doors as well as parapet details. Their intent is to open up the facades and encourage and enhance pedestrian involvement. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 9-A-20-DT as submitted.

A Motion was made by Comm. Swilley and seconded by Comm. DeBardelaben to approve Certificate No. 9-A--20-DT as submitted and per staff recommendation.

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

Comm. Chair Thurman assumed the meeting.

Certificate No. 9-C-20-DT

121 E. Jackson Avenue / Parcel ID 95 H A 024 - Cody Rau, DIA (McWhorter Building)

Comm. Arellano recused himself.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. She noted this application would not affect the contributing status of the building on the National Register of Historic Places.

Scott Falvey, Design Innovation Architects, 402 S Gay St, Knoxville, TN was present to discuss the application for review. He noted the application was strictly for windows on the east elevation at this time further noting they will be using bricks salvaged for the window openings for the project. Mr. Falvey stated a light and air easement is being sought from the other owner of the party wall. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 9-C-20-DT as proposed.

A Motion was made by Comm. Foster and seconded by Comm. Skinner to approve Certificate No. 9-C--20-DT as submitted and per staff recommendation.

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

Certificate No. 9-D-20-DT

810 State Street/ Parcel ID 95 I D 019 & 95 I D 020 - Michael Aktalay, Sanders Pace Architecture (810 State Street Parking and Landscaping)

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Michael Aktalay, Sanders Pace Architecture, 514 W Jackson Ave #102, Knoxville, TN was present to discuss the application for review. He noted they were correcting the parking lot to meet the Design Review Board guidelines as it did not go through a DRB review at its inception. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 9-D-20-DT as proposed.

A Motion was made by Comm. Thomas and seconded by Comm. Foster to approve Certificate No. 9-D--20-DT as submitted and per staff recommendation.

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

Certificate No. 9-E-20-DT

522 S. Gay Street / Parcel ID 95 I G 02301 - Kevin Laroche, Knox Box Karaoke (sign)

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. She clarified that the sign was double sided. The power source was not clearly outlined.

The Applicant was not present. There was no opposition present. Discussion ensued regarding specifics of how the light would illuminate from the sign, its color and possible movement, and basically what it would look like when lit.

Staff Recommendation:

APPROVE Certificate 9-E-20-DT as proposed.

A Motion was made by Comm. Wright and seconded by Comm. Thomas to approve Certificate No. 9-E-20-DT as submitted and per staff recommendation subject to the following conditions: 1) That the power source is discretely placed on the building, and 2) That no illumination moves or changes such that it is flashing or otherwise draws attention or suggests motion. A roll call vote was taken. ***The motion carried unanimously 9-0.***

Bryan Berry noted that signs that flash with chasing or with pulsating lights are prohibited and that would be clarified when this application was permitted at Plans Review and Inspections.

Staff Report

Certificate No. 9-B-20-DT

522 S. Gay Street / Parcel ID 95 IG 02301 - Installation of a projecting sign on the façade. Sign will use existing bracket, replacing existing projecting sign, attached to masonry above transom windows and below second-story windows. Sign will be round, non-illuminated, 6mm thick, and 36" x 36". Sign will be 11' above sidewalk level.

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

Other Business

Workshop: 210 E. Jackson Ave (Parcel ID 95 H A 019): Proposed hotel. The Workshop will be held immediately following adjournment of the Design Review Board meeting.

Adjournment

There was no further business and the meeting was adjourned at 4:48 PM.



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.