



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

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

<p>BOARD MEMBER – PRESENT Jarrod Arellano Perry Childress Joey Natour Joshua Wright Lisa Hood Skinner Matt DeBardelaben John Thurman Richard Foster</p>	<p>BOARD MEMBERSHIP City of Knoxville Resident Representative East Tennessee Community Design Center Business Development Representative Urban Design Representative Downtown Resident Representative Downtown Knoxville Alliance Representative Downtown Development Representative AIA Representative</p>
<p>BOARD MEMBER – ABSENT Robin Thomas Rick Blackburn</p>	<p>BOARD MEMBERSHIP Downtown Resident Representative Historic Zoning Commission Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Laura Edmonds Mike Reynolds Bryan Berry Peter Ahrens</p>	<p>DEPARTMENT/ORGANIZATION City Law Department Knoxville Knox-County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville Plans Review and Inspections Knoxville Plans Review and Inspections</p>
<p>APPLICANTS & GENERAL PUBLIC Cody Rau / Design Innovation Architects Lindsey Lawrence Betsy Ewart/ Knoxville Hotel Partners, LLC Amber Culpepper, Lafayette Construction & Development, Inc. John Coker, John Coker, LLC Tyler Stinnett/ Restored Living, LLC Jim Swink/ East Tennessee Housing Development Corp Michelle Ivester Quinn Epperly / QB Realty Team, LLC Jonathan Wilkins</p>	<p>AFFILIATION Applicant Applicant Applicant representative Applicant Applicant Applicant Applicant Applicant Applicant Applicant</p>

The meeting was called to order by Chair John Thurman at 4:00 p.m. 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.

Per Governor Lee’s Executive Order No. 78, 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. Wright and seconded by Comm. DeBardelaben 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 seconded by Comm. Skinner to approve the March 17, 2021 Design Review Board Minutes. A roll call vote was taken. The Motion carried unanimously 8-0.

Staff Report

None

Downtown Design Review Certificates of Appropriateness

Certificate No. 4-A-21-DT

143 S. Gay Street / Parcel ID 94 E J 031 – Cody Rau / Design Innovation Architects

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jarrod Arellano recused himself from this Agenda item.

Cody Rau, 402 S. Gay St., Knoxville, TN 37902 was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-A-21-DT as submitted, with the condition that the project meets City requirements for bicycle parking as necessary.

A Motion was made by Comm. DeBardelaben and seconded by Comm. Foster to approve Certificate No. 4-A-21-DT with the condition the final project as submitted for permitting meet City requirements for bicycle parking as necessary.

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

Certificate No. 4-B-21-DT

310 W. Jackson Avenue / Parcel ID 94 E G 00401– Lindsey Lawrence

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Lindsey Lawrence, 301 W. Jackson Ave., Suite 101, Knoxville, TN 37902 was present to discuss the application for review.

Staff Recommendation:

DENY Certificate 4-B-21-DT as submitted. A revised sign proposal should be submitted to meet City sign code and the Downtown Knoxville Design Guidelines

A Motion was made by Comm. Childress and seconded by Comm. Debardeleben to approve Certificate No. 4-B-21-DT based on the total square footage from the height of the L to the length of the S and H, not exceed 30% of the total window area for that bay of windows, including the transom, as drawn with the clear background.

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

Certificate No. 4-C-21-DT

507 S. Gay Street / Parcel ID 94 L E 01901 – Betsy Ewart/ Knoxville Hotel Partners, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Betsy Ewart, 308 N. Peters Rd, Suite 100, Knoxville, TN 37922 was present to discuss the application for review.

Sajiv Patel, Allen Sign Company, was also present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-C-21-DT as submitted, with the condition that final drawings meet all applicable Building Code and City sign code requirements.

A Motion was made by Comm. Foster and seconded by Comm. Skinner to approve Certificate No. 4-C-21-DT, with the condition that final drawings meet all applicable Building Code and City sign code requirements per staff recommendation, with the caveat that the sign be not forward of the light pole, or behind the light pole. (Thurman stated that the sign cannot be closer to the road than the light pole due to visibility.)

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

Infill Housing Design Review

Certificates of Appropriateness

Certificate No. 4-B-21-IH

1537 Minnesota Avenue / Parcel 81 P E 023 – Amber Culpepper, Lafayette Construction & Development, Inc.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present.

Kathy Ellis, City of Knoxville Community Development, was present and made herself available for any questions or concerns the Board may have.

After brief discussion, the Board requested that this item be heard at the end of the meeting to allow for the applicant to be present for questions.

Staff Recommendation:

APPROVE Certificate 4-B-21-IH as submitted, with the condition that parking meet City Engineering requirements and impervious surface limits.

A Motion was made by Comm. Arellano and seconded by Comm. Childress to postpone the review of this project to the end of the meeting to allow the applicant to be present for questions.

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

Certificate No. 4-C-21-IH

933 E. Churchwell Avenue / Parcel 81 E A 02002– John Coker / John Coker, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

John Coker, 5213 Sweet Kathleen Lane, Knoxville, TN 37918 was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-C-21-IH, with the following conditions:

- 1) Include a walkway from the front door to the street;
- 2) Parking to meet City Engineering requirements and Infill Housing design guidelines;
- 3) Verify final foundation height to be consistent with historic context;
- 4) Incorporate an additional window on the right elevation;
- 5) Omit non-operable shutters, use one accent siding (vertical or shake) on façade gable fields, use brick veneer instead of stone veneer on porch elements.

A Motion was made by Comm. Wright and seconded by Comm. Natour to approve Certificate No. 4-C-21-IH subject to 5 conditions, per staff recommendation.

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

Certificate No. 4-D-21-IH

530 Watauga Avenue / Parcel ID 69 N F 029 – Tyler Stinnett/ Restored Living, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present.

Staff Recommendation:

APPROVE Certificate 4-D-21-IH as submitted.

A Motion was made by Comm. Arellano and seconded by Comm. Wright to approve Certificate No. 4-D-21-IH, per staff recommendation, with the request that the applicant provide clarification on the gable material.

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

Certificate No. 4-E-21-IH

3401 Bishop Street / Parcel ID 80 M C 009 – Jim Swink / East Tennessee Housing Development Corp

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Perry Childress abstained from this Agenda Item due to conflict of interest.

Jim Swink, East TN Housing Corporation, 10414 Twin Oaks Way, Knoxville, TN 37922 was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-E-21-IH, with the following conditions:

- 1) Parking to meet City Engineering requirements;
- 2) Use a vinyl lap siding with an overlap (similar to adjacent properties) instead of Dutch lap or flush panels.

A Motion was made by Comm. DeBardelaben and seconded by Comm. Lisa to approve Certificate No. 4-E-21-IH subject to 2 conditions, per staff recommendation.

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

Certificate No. 4-F-21-IH

1328 Texas Avenue / Parcel ID 81 I N 001 – Michelle Ivester

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Michelle Ivester, 1131 Chickamauga Ave., Knoxville, TN 37917 was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-F-21-IH, with the condition that final site plan and parking area meet City Engineering requirements.

A Motion was made by Comm. Wright and seconded by Comm. Foster to approve Certificate No. 4-F-21-IH subject to 1 condition, per staff recommendation.

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

Certificate No. 4-G-21-IH

1422 Washington Pike / Parcel ID 81 D G 003 – G Way Solutions

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present.

Staff Recommendation:

APPROVE Certificate 4-G-21-IH as submitted.

A Motion was made by Comm. Natour and seconded by Comm. Skinner to approve Certificate No. 4-G-21-IH as submitted.

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

Certificate No. 4-H-21-IH

1215 Texas Avenue / Parcel ID 81 I C 016 – Quinn Epperly / QB Realty Team, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Quinn Epperly, 2042 Town Center Blvd., PMB 318, Knoxville, TN 37922 was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-H-21-IH, with the following conditions:

- 1) Parking to meet City Engineering standards;
- 2) Use horizontal lap siding instead of Dutch lap or flush panel siding to reflect historic context;
- 3) Use a foundation height and cladding materials comparable to historic houses on the block;
- 4) Incorporate a zero-step entry and meet City Homemaker accessibility requirements;
- 5) Introduce a variation in the design between 1215 Texas Avenue and 1219 Texas Avenue (4-I-21-IH), with approval by staff.

A Motion was made by Comm. Arellano and seconded by Comm. Foster to approve Certificate No. 4-H-21-IH subject to 5 conditions, per staff recommendation.

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

Certificate No. 4-I-21-IH

1219 Texas Avenue / Parcel ID 81 I N 017 – Quinn Epperly / QB Realty Team, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Quinn Epperly, 2042 Town Center Blvd., PMB 318, Knoxville, TN 37922 was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-I-21-IH, with the following conditions:

- 1) Parking to meet City Engineering standards;
- 2) Use horizontal lap siding instead of Dutch lap or flush panel siding to reflect historic context;
- 3) Use a foundation height and cladding materials comparable to historic houses on the block;
- 4) Incorporate a zero-step entry and meet City Homemaker accessibility requirements;
- 5) Introduce a variation in the design between 1215 Texas Avenue (4-H-21-IH) and 1219 Texas Avenue, with approval by staff.

A Motion was made by Comm. Childress and seconded by Comm. Wright to approve Certificate No. 4-I-21-IH subject to 5 conditions, per staff recommendation, including staff approval on condition #5.

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

Certificate No. 4-J-21-IH

468 Chickamauga Avenue / Parcel ID 81 C A 015 – Jonathan Wilkins

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jonathan Wilkins, 468 Chickamauga Ave., Knoxville, TN 37917 was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 4-J-21-IH, with the condition that final specifications of dormer window be submitted to staff for approval.

A Motion was made by Comm. Wright and seconded by Comm. Arellano to approve Certificate No. 4-J-21-IH subject to 1 condition, per staff recommendation.

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

The Board resumed discussion on Certificate No. 4-B-21-H (1537 Minnesota Avenue).

Certificate No. 4-B-21-IH

1537 Minnesota Avenue / Parcel 81 P E 023 – Amber Culpepper, Lafayette Construction & Development, Inc.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper, P.O. Box 32454, Knoxville, TN 37930 was present to discuss the application for review.

Peter Ahrens and Bryan Berry with the City of Knoxville Development Services Department were present and made themselves available for any questions or concerns the Board may have regarding the project.

Staff Recommendation:

APPROVE Certificate 4-B-21-IH as submitted, with the condition that parking meet City

Engineering requirements and impervious surface limits.

A Motion was made by Comm. Wright and seconded by Comm. Arellano to approve Certificate No. 4-B-21-IH as modified, with the condition that parking meeting City Engineering requirements and impervious surface limits, including a 9' wide driveway reduction (as an option), the house shifted over to provide a 3' side setback from the left side of the property line, with accurate and complete permitting handled separately.

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

Other Business

None

Adjournment

There was no further business and the meeting was adjourned 6:36 p.m.