

Meeting Minutes

AUGUST 18, 2021

4:00 P.M. | Small Assembly Room

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

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

JOHN BOARD MEMBER – PRESENT Perry Childress Joey Natour Joshua Wright Matthew DeBardelaben John Thurman Cameron Bolin Rick Blackburn Lisa Hood Skinner Laura Cole	BOARD MEMBERSHIP East Tennessee Community Design Center Business Development Representative Urban Design Representative Downtown Knoxville Alliance Representative Downtown Development Representative AIA Representative Historic Zoning Commission Representative Downtown Resident Representative Downtown Resident Representative
BOARD MEMBER – ABSENT N/A	BOARD MEMBERSHIP N/A
EX-OFFICIO & STAFF MEMBERS Christina Magrans Jeanne Stevens Lindsay Crockett Laura Edmonds Mike Reynolds Bryan Berry Peter Ahrens	DEPARTMENT/ORGANIZATION City Law Department Knoxville Knox-County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville Plans Review and Inspections Knoxville Plans Review and Inspections
APPLICANTS & GENERAL PUBLIC Tom Allen Faris Eid Greg Smith Chris Woodcock Logan Higgins Connor Georgopoulos	AFFILIATION Allen Sign Company Design Innovation Architects Applicant McCarty Holsaple McCarty Inc. Heyoh, LLC Applicant

The meeting was called to order by Chair John Thurman at 4:01 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.

A Motion was made by Comm. Natour seconded by Comm. Wright to approve the July 21, 2021 Design Review Board Minutes. The Motion carried unanimously 9-0.

Staff Report

None

Downtown Design Review

Certificates of Appropriateness

Certificate No. 8-A-21-DT

333 W. Depot Avenue / Parcel 94 E F 02101 – Allen Sign Company

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Tom Allen, Allen Sign Company, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 8-A-21-DT as submitted.

A Motion was made by Comm. Blackburn and seconded by Comm. Skinner to approve Certificate 8-A-21-DT as submitted. The motion carried unanimously 9-0.

Certificate No. 8-B-21-DT

625 Market Street / Parcel 94 L G 013 – Chris Woodcock – Designer, McCarty Holsaple McCarty Inc.

Chair John Thurman recused himself from this item due to his firm representing the project. Vice-Chair Joshua Wright stepped in as Chair.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Chris Woodcock, McCarty Holsaple McCarty Inc., was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 8-B-21-DT, with the following conditions:

- 1) meeting all relevant City sign code elements for total sign area;
- 2) installation of awning supports and new signs in limestone "joints," existing holes, or using methods that create as minor an effect on the limestone veneer elements as possible.

A Motion was made by Comm. DeBardelaben and seconded by Comm. Bolin to approve Certificate 8-B-21-DT subject to two conditions, per staff recommendation. The motion carried unanimously 8-0.

John Thurman resumed as Chair at this time.

Certificate No. 8-C-21-DT

121 E. Jackson Avenue / Parcel 95 H A 024 – Cody Rau, Design Innovation Architects

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Faris Eid, Design Innovation Architects, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 8-C-21-DT, with the following conditions:

- 1) façade warehouse-style steel-framed windows to be replaced in-kind (new windows to match design, material, glass size, and profile) instead of with the second proposed option.
- 2) masonry repair, cleaning, and repointing to meet NPS Preservation Brief 2.

A Motion was made by Comm. Wright and seconded by Comm. Childress to approve Certificate 8-C-21-DT subject to two conditions, per staff recommendation, modifying the staff recommendation to allow aluminum windows as long as the windows match exactly, submitting a profile to staff for final approval.

Comm. Childress modified the motion to allow the applicant to have an option on the back to where the original openings are expressed by metal panel in front of the masonry structural, to allow the back read more in its historic form without compromising structural needs. Comm. Wright seconded the amended motion. The motion carried unanimously 9-0.

Infill Housing Design Review

Certificates of Appropriateness

Certificate No. 8-A-21-IH

221 Oglewood Avenue / Parcel 81 K B 016 – Javonte Cotner, Knoxville Real Estate Management, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Greg Smith, 221 Oglewood Avenue, was present to discuss the application for review. There was no opposition present.

Peter Ahrens, City of Knoxville Chief Building Official, was present to provide clarification on any questions or concerns that the Board may have in regards to the Building Code and Plans Review.

Staff Recommendation:

APPROVE Certificate 8-A-21-IH, with the following conditions:

- 1) House to be moved closer to the front property line, with a front setback of between 22' and 20' from the main massing to the front property line, to create a consistent pattern on the block;
- 2) Parking to meet Infill Housing design guidelines and City Engineering standards;
- 3) Final site plan to include a native or naturalized shade tree in front and rear yards.

- 4) Window heads and door-heads align and are built as shown.

A Motion was made by Comm. Bolin and seconded by Comm. Childress to approve Certificate 8-A-21-IH subject to 3 conditions, per staff recommendation, adding conditions that the window and door-heads align and are built as shown.

Comm. Childress amended the motion to include that instead of a window there's a single louvered rectangular vent in the attic, adjust setbacks to 22' on the front, 8' on one side and 12' on the other which will allow a driveway up the left side and address the side door. The amended motion was seconded by Comm. Bolin. The motion carried unanimously 9-0.

Certificate No. 8-B-21-IH

0 Oswald Street / Parcel 69 N E 00402 – Logan Higgins, Heyoh, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Logan Higgins, Heyoh, LLC, 133 S. Gay Street, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 8-B-21-IH, with the following conditions:

- 1) Any substantial deviation on final plats from the proposed subdivision of land to require further review by the Board;
- 2) Fire separation standards to be met, while still allowing for windows on side elevations, via the required width of construction restriction zones on the final plats;
- 3) Final plats, parking, and site plans to meet City Engineering standards;
- 4) Meeting façade transparency requirements of I-MU zoning.

And providing for discussion from the Board on the proposed two-story glass block walls on all three designs, and the proposed window design and placement.

A Motion was made by Comm. Wright and seconded by Comm. Natour to approve Certificate No. 8-B-21-IH subject to four conditions, per staff recommendation, adding a 5th condition that minor revisions to the windows and the placement of minor elements with final approval by staff. The motion carried unanimously 9-0.

Certificate No. 8-C-21-IH

1520 Ohio Avenue / Parcel 81 I P 003 – Connor Georgopoulos

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Connor Georgopoulos, 1520 Ohio Avenue, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 8-C-21-IH, with the following conditions:

- 1) Revise site plan to include a 20' setback from the house's main massing to the front property line and a walkway from the front door to the sidewalk or street;
- 2) Parking should be revised to meet Infill Housing design guidelines and City Engineering standards;

- 3) Include a square picket railing on the front porch and any additional detail elements recommended by the Board;
- 4) Include an additional window on the right elevation;
- 5) Use lap siding with an exposure and overlap comparable to historic siding patterns, and window trim;
- 6) Incorporate a new native or naturalized shade tree in the front yard.

A Motion was made by Comm. Thurman and seconded by Comm. Natour to approve Certificate No. 8-C-21-IH subject to six conditions, per staff recommendation. The motion carried unanimously 9-0.

Other Business

Chair John Thurman stated that it is time to accept nominations for the Chair and Vice Chair.

Comm. Wright nominated John Thurman as Chair of the Design Review Board. With no other nominations presented, nominations were ceased and Board voted unanimously in favor 9-0.

Comm. Thurman nominated Joshua Wright as Vice Chair of the Design Review Board. With no other nominations presented, nominations were ceased and Board voted unanimously in favor 9-0.

Adjournment

There was no further business and the meeting was adjourned 6:17 p.m.

Workshop

A workshop for property located at 200 Block of Gay Street was held immediately following adjournment.