

Meeting Minutes

FEBRUARY 17, 2021

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 John Thurman Jarrod Arellano Matt DeBardelaben Perry Childress Joey Natour Robin Thomas Rick Blackburn Joshua Wright Lisa Hood Skinner	BOARD MEMBERSHIP 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 Urban Design Representative Downtown Resident Representative
BOARD MEMBER – ABSENT Richard Foster	BOARD MEMBERSHIP AIA Representative
EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Amy Brooks Dori Caron Mike Reynolds Bryan Berry Peter Ahrens Kathy Ellis	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 Knoxville Housing and Development
APPLICANTS & GENERAL PUBLIC Tony Saffles, Neon Service, Inc. Meagan Grohol / R2R Studio, LLC Patrick Core, DIA Micheal Haynes Doug Scott Kortni Cook, City of Knoxville Community Development Bill Terry, Knoxville Habitat for Humanity	AFFILIATION Applicant Applicant Applicant Applicant Applicant Applicant 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.

Per Governor Lee’s Executive Order No. 71, 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. Thomas and seconded by Comm. Skinner 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 rand seconded by Comm. DeBardelaben to approve the January 20, 2021 Design Review Board Minutes. A roll call vote was taken. The Motion carried unanimously 9-0.

Staff Report

Certificate No. 2-D-20-DT

603 West Main Street / Parcel ID 094MD004

Lindsay Crockett reviewed the submittal and staff recommendation to approve the Level 1 Certificate issued for vinyl signage on the Medical Arts building.

Downtown Design Review Certificates of Appropriateness

Certificate No. 2-A-20-DT

525 Henley Street / Parcel ID 94 L J 001– Tony Saffles, Neon Service, Inc.

Chair John Thurman noted that although his firm was involved in the design of this project, they are not involved in this signage submittal, however, he will recuse from the vote on this Certificate while continuing to lead the meeting. There was consensus from the law department and Board members to proceed as such.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. She noted the applicant has already provided documentation demonstrating that they have met the condition.

Tony Saffles, Neon Service, Inc., 1007 May Avenue, Knoxville, TN 37921 was present to discuss the application for review and had nothing further to add to the staff report. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 2-A-21-DT as submitted, with the condition that the proposed signs meet City Zoning requirements for total signage area (not to exceed 10% of the wall area of the Henley Street elevation).

A Motion was made by Comm. Arellano and seconded by Comm. Thomas to approve Certificate No. 2-A-21-DT subject to 1 condition, per staff recommendation.

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

Certificate No. 2-B-21-DT

125 E. Jackson Avenue / Parcel ID 95 H A 023 – Meagan Grohol / R2R Studio, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Meagan Grohol / R2R Studio, LLC, 2575 Willow Point Way, Suite 105, Knoxville, TN 37931 was present to discuss the application for review and had nothing further to add to the staff report. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 2-B-21-DT as submitted.

A Motion was made by Comm. Childress and seconded by Comm. Wright to approve Certificate No. 2-B-21-DT as submitted per staff recommendation.

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

Certificate No. 2-C-20-DT

417 S. Gay Street / Parcel ID 94 L E 007 – Patrick Core, DIA (Kress Building)

Jarrod Arellano recused himself from this Certificate.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Patrick Core, DIA, 402 S. Gay Street, Suite 201 Knoxville, TN 37902 was present to discuss the application for review and had nothing to add to the staff report. He did note that the storefront framing will remain. Their plan is to remove the glass and replace it with a cap piece placed into the existing mullions which will it to be returned to the way it is now in the future if that were desired. Mr. Core responded to several clarifying questions form the Board. There was discussion surrounding a potential trip hazard on the patio. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 2-C-21-DT as submitted, with the condition that the patio size and placement meet all City requirements and a permissive use agreement is obtained.

A Motion was made by Comm. Wright and seconded by Comm. Skinner to approve Certificate No. 2-C-21-DT subject to 1 condition, per staff recommendation.

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

Infill Housing Design Review **Certificates of Appropriateness**

Certificate No. 2-A-21-IH

1541 Minnesota Avenue / Parcel 81 P E 010 – Micheal Haynes

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Micheal Haynes, 8207 Weaver Hollow Way, Powell, TN 37849 was present to discuss the application for review and had nothing further to add to the staff report also noting he was fine with the conditions, stating he will add a center window on the left elevation. **There was no opposition present.**

Staff Recommendation:

APPROVE 2-A-21-IH with the following conditions:

- 1) Parking should meet City Engineering requirements, be located at least 20' behind the house's front façade, and utilize gravel or permeable pavers as necessary to stay within impervious surface requirements;
- 2) Use a gable vent on the front gable field and clad the foundation in stucco;
- 3) Additional windows on the left elevation;
- 4) Meet City Homemaker requirements for visitability with a ramp or a zero-step entry on one elevation;
- 5) Final site plan should incorporate one native or naturalized shade tree in the front and rear yards.

A Motion was made by Comm. Arellano and seconded by Comm. Blackburn to approve Certificate No. 2-A-21-IH, subject to 5 conditions, per staff recommendation. [It was suggested in the discussion for 2-B-21-IH that this structure also have a square or rectangular gable vent.]

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

Certificate No. 2-B-21-IH

1543 Minnesota Avenue / Parcel 81 P E 010 – Micheal Haynes

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. Perry Childress suggested the gable vent be rectangular or square as well as flipping the design as submitted so the corner porch is actually on the street corner, both to be more in keeping with the neighborhood.

Micheal Haynes, 8207 Weaver Hollow Way, Powell, TN 37849 was present to discuss the application for review and again had nothing further to add to the staff report. Mr. Haynes agreed to Comm. Childress's suggestions. **There was no opposition present.**

Staff Recommendation:

APPROVE 2-B-21-IH with the following conditions:

- 1) Parking should meet City Engineering requirements, be located at least 20' behind the house's front façade, and utilize gravel or permeable pavers as necessary to stay within impervious surface requirements. Driveway can extend off Gloria Garner St as the property is a corner lot;
- 2) Use a gable vent on the front gable field and clad the foundation in stucco;
- 3) Meet City Homemaker requirements for visitability with a ramp or a zero-step entry on one elevation;
- 4) Final site plan should incorporate one native or naturalized shade tree in the front and rear yards.

A Motion was made by Comm. Childress and seconded by Comm. DeBardelaben to approve Certificate No. 2-B-21-IH, subject to 4 conditions, per staff recommendation and adding the other modifications Mr. Childress described for the shape of the gable vent and flipping the design as a 5th condition. A roll call vote was taken. The motion carried unanimously 9-0.

Certificate No. 2-C-21-IH

2008 Washington Pike / Parcel ID 82 A A 010 – Doug Scott

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. She noted the applicant will not be including the porch at this juncture

Doug Scott, 2422 Creekstine Circle, Maryville, TN 37804 was present to discuss the application for review and had nothing further to add to the staff report. There was discussion surrounding the proposed front setback and Mr. Scott agreed to revisit the final placement. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 2-C-21-IH, with the following conditions:

- 1) Revise front setback to meet average of blockface and be consistent with adjacent properties;
- 2) Meet all City Engineering requirements for parking, site plan, and KUB easement;
- 3) Verify foundation height to be consistent with neighborhood context and elevate if necessary;
- 4) Add additional windows to side elevations, revise rear elevation window placement, and remove nonoperable façade shutters;
- 5) Use only one accent siding on front gable fields;
- 6) Incorporate one additional native or naturalized shade tree in rear yard.

A Motion was made by Comm. Arellano and seconded by Comm. Blackburn to approve Certificate No. 2-C-21-IH, subject to 6 conditions, per staff recommendation.

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

Certificate No. 2-D-21-IH

1218 Katherine Avenue / Parcel ID 81 I J 002 – Kortni Cook City of Knoxville Community Development

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Kortni Cook, City of Knoxville Community Development was present to discuss the application for review and noted she would change the gable vent to a rectangular one, and add 3.5-inch trim around the windows. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 2-D-21-IH, with the following conditions:

- 1) parking to meet City Engineering requirements and receive landscaping or fencing as screening to meet guidelines;
- 2) incorporate additional windows on west side and rear elevations;
- 3) use lap siding with an overlap instead of Dutch lap or flush panels.

A Motion was made by Comm. Childress and seconded by Comm. Blackburn to approve Certificate

No. 2-D-21-IH, subject to 3 conditions, per staff recommendation and adding the other modifications Ms. Cook above noted regarding the window trim and gable vent as a 4th condition.

Ms. Cook noted they had an alternative option to upgrade the vinyl siding to hardy/fiber cement board and asked it that would be allowable. It was noted that that would be indeed be permissible.

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

Certificate No. 2-E-21-IH

3316 Thomas Street / Parcel ID 81 I Q 016 – Bill Terry, Knoxville Habitat for Humanity

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Bill Terry, Knoxville Habitat for Humanity, 1501 Washington Avenue, Knoxville, TN 37917 was present to discuss the application for review. He noted their request stems from the new addition on the house to the right that placed it right at the lot line. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 2-E-21-IH as submitted.

A Motion was made by Comm. Wright and seconded by Comm Natour to approve Certificate No. 2-E-21-IH as submitted 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 5:11 PM.