

Meeting Minutes

JANUARY 20, 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 DeBardeladen Perry Childress Joey Natour Robin Thomas Rick Blackburn Joshua Wright	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
BOARD MEMBER – ABSENT Lisa Hood Skinner Richard Foster	BOARD MEMBERSHIP Downtown Resident Representative AIA Representative
EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Dori Caron Mike Reynolds Bryan Berry Perter Ahrens Kathy Ellis	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 Knoxville Housing and Development
APPLICANTS & GENERAL PUBLIC Amber Culpepper Cara Knapp Jeff Maitlen Tony Saffles Julie Davis	AFFILIATION Applicant, Lafayette Construction and Development Applicant, LC&D 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. Arellano 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. Thurman and seconded by Comm. Thomas to approve the December 16, 2020 Design Review Board Minutes. A roll call vote was taken. The Motion carried unanimously 8-0.

Staff Report

There were no level 1 staff reports to present this month.

Infill Housing Design Review Certificates of Appropriateness

Certificate No. 1-A-21-IH

1502 Texas Avenue / Parcel 81 P E 010 – Amber Culpepper, Lafayette Construction and Development

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. She clarified Condition #5 regarding the window shutters.

Amber Culpepper, Lafayette Construction and Development, P.O. Box 32454, Knoxville, TN 32454 was present to discuss the application for review. She had nothing further to add to the staff report and agreed with the conditions as presented. Porch underpinning was discussed and she also agreed to create a continuous foundation around the entire house. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-A-21-IH, with the following conditions: 1) Final site plan to reflect route of access from parking to house; 2) Revise porch design to use fewer porch supports and wider front porch stairs to better meet historic context, with approval by staff; 3) Scratch coat and painted foundation to carry around all sides of foundation; 4) Parking to meet city Engineering standards and be screened with landscaping or fencing to meet design guidelines; 5) Remove window shutters and show actual windows to be installed on final drawings; 6) Incorporate different siding detail in front porch gable; 7) Site plan to show one native or naturalized shade tree to be planted in front yard and one in the rear yard.

A Motion was made by Comm. DeBardelaben and seconded by Comm. Wright to approve Certificate No. 1-A-21-IH, subject to 7 conditions, per staff recommendation, adding an 8th condition that there be a continuous foundation around the entire house.

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

Certificate No. 1-B-21-IH

1534 Minnesota Avenue / Parcel ID 81 P F 003 - Amber Culpepper, Lafayette Construction and Development

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. She noted the next 3 applications are for 3 newly constructed houses that were submitted with the same designs. Various options for varying these final designs were discussed. She later clarified that accessibility is addressed in Condition #2.

Amber Culpepper, Lafayette Construction and Development, P.O. Box 32454, Knoxville, TN 32454 was present to discuss the application for review. She noted they were very open to varying the look of each gable, however, the redesign of a roof would be cost prohibitive. Varying window styles and the use of shutters was also discussed. There was consensus with the Board members that staff can review and approve the final design for each of the 3 houses presented here. Ms. Culpepper stated she would be very willing to work with staff on these final designs. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-B-21-IH with the following conditions: 1) Revised design with minor variations, incorporating additional complexity to the roof forms (see Section 7: Roof Shapes and Materials); changes in materials; or the addition of extensions and bays (see Section 4: Scale, Mass, and Foundation Height) to meet design guidelines and differentiate the three adjacent houses. 2) Final site plan to reflect route of access from parking to house; 3) Revise porch design to use fewer porch supports and wider front porch stairs to better meet historic context, with approval by staff; 4) Scratch coat and painted foundation to carry around all sides of foundation; 5) Parking to meet city Engineering standards and be screened with landscaping or fencing to meet design guidelines; 6) Remove window shutters and show actual windows to be installed on final drawings; 7) Incorporate different siding detail in front porch gable; 8) Site plan to show one native or naturalized shade tree to be planted in front yard and one in the rear yard.

A Motion was made by Comm. Wright and seconded by Comm. Natour to approve Certificate No. 1-B-21-IH, subject to 8 conditions, per staff recommendation, adding that staff approval is required for the final design in Condition #1, and adding a 9th condition that there be a continuous foundation around the entire house.

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

Certificate No. 1-C-21-IH

1536 Minnesota Avenue / Parcel ID 81 P F 002 – Amber Culpepper, Lafayette Construction and Development

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper, Lafayette Construction and Development, P.O. Box 32454, Knoxville, TN 32454 was present to discuss the application for review. There was no further discussion. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-C-21-IH with the following conditions: 1) 1) Revised design with minor variations, incorporating additional complexity to the roof forms (see Section 7: Roof Shapes and Materials); changes in materials; or the addition of extensions and bays (see Section 4: Scale, Mass, and Foundation Height) to meet design guidelines and differentiate the three adjacent houses. 2) Final site plan to reflect route of access from parking to house; 3) Revise porch design to use fewer porch supports and

wider front porch stairs to better meet historic context, with approval by staff; 4) Scratch coat and painted foundation to carry around all sides of foundation; 5) Parking to meet city Engineering standards and be screened with landscaping or fencing to meet design guidelines; 6) Remove window shutters and show actual windows to be installed on final drawings; 7) Incorporate different siding detail in front porch gable; 8) Site plan to show one native or naturalized shade tree to be planted in front yard and one in the rear yard.

A Motion was made by Comm. Arellano and seconded by Comm. Wright to approve Certificate No. 1-C-21-IH, subject to 8 conditions, per staff recommendation, adding that staff approval is required for the final design in Condition #1, and adding a 9th condition that there be a continuous foundation around the entire house.

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

Certificate No. 1-D-21-IH

1537 Minnesota Avenue / Parcel ID 81 P F 023 – Amber Culpepper, Lafayette Construction and Development

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper, Lafayette Construction and Development, P.O. Box 32454, Knoxville, TN 32454 was present to discuss the application for review. There was no further discussion. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-D-21-IH with the following conditions: 1) Revised design with minor variations, incorporating additional complexity to the roof forms (see Section 7: Roof Shapes and Materials); changes in materials; or the addition of extensions and bays (see Section 4: Scale, Mass, and Foundation Height) to meet design guidelines and differentiate the three adjacent houses. 2) Final site plan to reflect route of access from parking to house; 3) Revise porch design to use fewer porch supports and wider front porch stairs to better meet historic context, with approval by staff; 4) Scratch coat and painted foundation to carry around all sides of foundation; 5) Parking to meet city Engineering standards and be screened with landscaping or fencing to meet design guidelines; 6) Remove window shutters and show actual windows to be installed on final drawings; 7) Incorporate different siding detail in front porch gable; 8) Site plan to show one native or naturalized shade tree to be planted in front yard and one in the rear yard.

A Motion was made by Comm. Wright and seconded by Comm. Blackburn to approve Certificate No. 1-D-21-IH, subject to 8 conditions, per staff recommendation, adding that staff approval is required for the final design in Condition #1, and adding a 9th condition that there be a continuous foundation around the entire house.

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

Certificate No. 1-E-21-IH

717 Hiwassee Avenue / Parcel ID 69 N F 007 – Jeff Maitlen

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jeff Maitlen, 717 Hiwassee Avenue, Knoxville, TN 37917 was present to discuss the application for review. He had nothing to add to the staff report other than they had made many improvements since they purchased the home last year. There was no discussion. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-E-21-IH as submitted.

A Motion was made by Comm. Childress and seconded by Comm. DeBardelaben to approve Certificate No. 1-E-21-IH as submitted per staff recommendation.

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

Certificate No. 1-F-21-IH

456 Hiwassee Avenue / Parcel ID 81 C B 001 – Patrick Harris, MP Construction Solutions

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. The applicant was unable to be present. There was no discussion. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-F-21-IH as submitted.

A Motion was made by Comm. Natour and seconded by Comm. Blackburn to approve Certificate No. 1-F-21-IH as submitted per staff recommendation.

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

Downtown Design Review

Certificates of Appropriateness

Certificate No. 1-A-20-DT

417 S. Gay Street / Parcel ID 94 L E 007 – Tony Saffles, Kress Building

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Tony Saffles, Neon Service, Inc., 1007 May Avenue, Knoxville, TN 37921 was present to discuss the application for review. He had nothing further to add to the staff report and agreed to make a custom bracket if necessary to meet the condition for approval. There was a brief discussion on the proposed size of the sign. Mr. Saffles noted they will power the sign through the support brackets. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-A-21-DT with the following condition: 1) attach the projecting sign to

the storefront through the mortar joints of the terra cotta tiles, or through existing holes, if they exist. Staff may approve an alternative if it is shown that connecting solely through the mortar joints is not possible; however, installation should be completed to damage the tiles as minimally as possible.

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

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

Certificate No. 1-B-21-DT

513 Union Avenue / Parcel ID 94 L H 02000A – Julie Shelby-Davis, Sycamore Sign Service

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Julie Shelby-Davis, Sycamore Sign Service, 3315 Riverside Drive, Knoxville, TN 37914 was present to discuss the application for review. She had nothing further to add to the staff report. There was no discussion. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 1-B-21-DT as submitted.

A Motion was made by Comm. Thurman and seconded by Comm. Blackburn to approve Certificate No. 1-B-21-DT as submitted per staff recommendation.

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 5:03 PM.