

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

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

BOARD MEMBER – PRESENT Joey Natour John Thurman Richard Foster Robin Thomas Rick Blackburn Dustin Durham	BOARD MEMBERSHIP Business Development Representative Downtown Development Representative AIA Representative Downtown Resident Representative Historic Zoning Commission Representative East Tennessee Community Design Center
BOARD MEMBER – ABSENT Joshua Wright Matt DeBardelaben Lisa Hood Skinner Jarrod Arellano	BOARD MEMBERSHIP Urban Design Representative Downtown Knoxville Alliance Representative Downtown Resident Representative City of Knoxville Resident Representative
EX-OFFICIO & STAFF MEMBERS Christina Magrans 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 Plans Review and Inspections Knoxville Plans Review and Inspections
APPLICANTS & GENERAL PUBLIC Meagan Grohol James Ellis Mark Violette	AFFILIATION R2R Studio, LLC Ellis Carpentry Applicant

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.

A Motion was made by Comm. Thomas seconded by Comm. Blackburn to approve the May 19, 2021 Design Review Board Minutes. The Motion carried unanimously 6-0.

Staff Report

None

Downtown Design Review

Certificates of Appropriateness

Certificate No. 6-B-21-DT

706 S. Gay Street / Parcel 95 I F 027 – Meagan Grohol / R2R Studio, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Meagan Grohol, R2R Studio, LLC, was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-B-21-DT, subject to the following conditions:

- 1) obtaining any fire separation easements or agreements which may be necessary to install windows on the north elevation; and
- 2) installing clear glass in the storefront windows and doors.

A Motion was made by Comm. Thomas and seconded by Comm. Blackburn to reconsider Certificate 6-B-20-DT and to approve in its place, 6-B-21-DT, per staff recommendation, subject to two conditions.

The motion carried unanimously 6-0.

Infill Housing Design Review

Certificates of Appropriateness

Certificate No. 6-A-21-IH

2337 Money Place / Parcel 70 P L 020 – John Wampler, High Oaks Construction Company, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

John Wampler, High Oaks Construction Company, LLC, was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-A-21-IH as submitted.

A Motion was made by Comm. Blackburn and seconded by Comm. Foster to approve Certificate 6-A-21-IH as submitted.

The motion carried unanimously 6-0.

Certificate No. 6-B-21-IH

315 E. Emerald Avenue / Parcel 81 K D 030 – Nicole and Reed Wolf

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-B-21-IH as submitted.

A Motion was made by Comm. Blackburn and seconded by Comm. Foster to approve Certificate No. 6-B-21-IH as submitted.

The motion carried unanimously 6-0.

Certificate No. 6-C-21-IH

1026 E. Churchwell Avenue / Parcel ID 81 E B 020 – Good Guys Construction, Inc.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-C-21-IH as submitted, with the condition that final site plan meet City Engineering requirements.

A Motion was made by Comm. Natour and seconded by Comm. Foster to approve Certificate No. 6-C-21-IH as submitted, subject to one condition.

The motion carried unanimously 6-0.

Certificate No. 6-D-21-IH

528 W. Glenwood Avenue / Parcel ID 81 L B 005 – Lori Nash and Ted Stank

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-D-21-IH as submitted, with the condition that final site plan meet all City Engineering requirements.

A Motion was made by Comm. Thurman and seconded by Comm. Foster to approve Certificate No. 6-D-21-IH as submitted, subject to one condition.

The motion carried unanimously 6-0.

Certificate No. 6-E-21-IH

712 E. Caldwell Avenue / Parcel ID 81 F C 004 – James Ellis / Ellis Carpentry

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

James Ellis, Ellis Carpentry, 3 Weycliff Place, was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-E-21-IH with the following conditions:

- 1) Modify front setback to be more consistent with adjacent properties (38' from the house to the front property line);
- 2) Include an additional window on the southwest elevation and omit non-operable façade shutters (or install appropriately-sized shutters);
- 3) Use lap siding with an overlap instead of Dutch Lap or flush panels;
- 4) Parking to meet City Engineering standards;
- 5) Incorporate one native or naturalized tree in rear yard.

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

The motion carried unanimously 6-0.

Certificate No. 6-F-21-IH

808 Hiawasse Avenue / Parcel ID 81 C B 023 – Mark Violette

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Mark Violette, 2126 Berry Wood Drive, was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-F-21-IH recognizing the significantly after-the-fact nature of the Infill Housing review and the addition's location on a minimally-visible corner of a property line fronting the railroad and other non-character-defining properties, with the following condition:

- 1) Specifications for two rear corner access stoops or decks be submitted to staff for approval.

A Motion was made by Comm. Foster and seconded by Comm. Blackburn to approve Certificate No. 6-F-21-IH per staff recommendation, subject to one condition.

The motion carried unanimously 6-0.

Certificate No. 6-G-21-IH

222 Atlantic Avenue / Parcel ID 81 G B 005 01 – Ab Card / Ab Card Construction Co.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 6-G-21-IH, with the following conditions:

- 1) Confirm front setback's consistency with historic houses on the block; if necessary, move the house slightly towards the rear property line, with approval by staff;
- 2) Include a walkway from the street to the front door;
- 3) Use horizontal lap siding with an overlap instead of board-and-batten or Dutch lap;
- 4) Final drawings and site plan to omit rear carport;
- 5) Final site plan and parking to meet City Engineering standards;
- 6) Final site plan should include a native or naturalized shade tree in both rear and front yards.

A Motion was made by Comm. Thurman and seconded by Comm. Durham to approve Certificate No. 6-G-21-IH per staff recommendation, subject to six conditions.

The motion carried unanimously 6-0.

Other Business

None

Adjournment

There was no further business and the meeting was adjourned 4:48 p.m.