



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 Robin Thomas Rick Blackburn Joshua Wright Lisa Hood Skinner</p>	<p>BOARD MEMBERSHIP City of Knoxville Resident Representative East Tennessee Community Design Center Business Development Representative Downtown Resident Representative Historic Zoning Commission Representative Urban Design Representative Downtown Resident Representative</p>
<p>BOARD MEMBER – ABSENT Matt DeBardelaben John Thurman Richard Foster</p>	<p>BOARD MEMBERSHIP Downtown Knoxville Alliance Representative Downtown Development Representative AIA Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Dori Caron 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 Sherry Ault and Daniel Smith Aaron Searcy John Wampler / High Oaks Construction Co LLC Marcus Blakemore Chris Lane / Clayton Homes</p>	<p>AFFILIATION Applicant representatives Applicant Applicant Applicant Applicant</p>

The meeting was called to order by Vice Chair Joshua Wright at 4:02. Mr. Wright 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. Blackburn 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 7-0.

A Motion was made by Comm. Skinner and seconded by Comm. Arellano to approve the February 17, 2021 Design Review Board Minutes. A roll call vote was taken. The Motion carried unanimously 7-0.

Staff Report

There were no Staff Reports for this month.

Downtown Design Review Certificates of Appropriateness

Certificate No. 3-A-21-DT

126 S. Central Street / Parcel ID 95 H A 00401 – Billy DeHart / Southern Grit LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Daniel Smith representing the owners of the Crozier Building was present and introduced himself, noting they were fine with the staff recommendation. Shery Ault, 135 South Central Street, Knoxville, TN 37902 was present to discuss the application for review and noted they wanted to completely remove the south elevation gate [on Willow Avenue] leaving a 5 ft. opening instead, and asked if that would impact the approval. She further noted she agreed with staff recommendation and stated she would be submitting revised plans. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 3-A-21-DT, with the condition that final site plan meet all City Engineering and Zoning requirements, including modifying the emergency gate design and ensuring 5' clearance from the railing and the edge of curb.

A Motion was made by Comm. Blackburn and seconded by Comm. Natour to approve Certificate No. 3-A-21-DT subject to 1 condition, per staff recommendation.

A roll call vote was taken. *The motion carried unanimously 7-0.*

Infill Housing Design Review Certificates of Appropriateness

Certificate No. 3-A-21-IH

343 Cedar Avenue / Parcel 81 B D 018 – Aaron Searcy

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Aaron Searcy, 343 Cedar Avenue, Knoxville, TN 37917 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 3-A-21-IH as submitted.

A Motion was made by Comm. Arellano and seconded by Comm. Blackburn to approve Certificate 3-A-21-IH as submitted, per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Certificate No. 3-B-21-IH

2337 Money Place / Parcel 70 P K 020 – John Wampler / High Oaks Construction Co LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

John Wampler, High Oaks Construction Co LLC, 1850 Bales Road, Knoxville, TN 37914 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 3-B-21-IH, with the condition that the porch gable retain a square or rectangular louvered vent.

A Motion was made by Comm. Childress and seconded by Comm. Skinner to approve Certificate No. 3-B-21-IH subject to 1 condition, per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Certificate No. 3-C-21-IH

230 Cedar Avenue / Parcel ID 81 B F 033 – Heraclio Limon / Limon Construction

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 3-C-21-IH, with the following conditions:

- 1) Include a walkway from the street to the front door;
- 2) Parking and access to extend from the alley, receive landscaping screening or fencing to meet design guidelines, and meet City Engineering standards, with submission of a revised site plan to staff;
- 3) Use horizontal lap siding with an overlap (to reflect wood clapboard) instead of flush horizontal siding or Dutch lap;
- 4) Use a square or rectangular gable vent instead of round;
- 5) Incorporate one native or naturalized shade tree in the front and rear yards on the final site plan.

A Motion was made by Comm. Natour and seconded by Comm. Blackburn to approve Certificate No. 3-C-21-IH, subject to 5 conditions, per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Certificate No. 3-D-21-IH

1422 Washington Pike / Parcel ID 81 D G 003 – Marcus Blakemore / G Way Solution Inc.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Marcus Blakemore, 4004 Seahorn Avenue, Knoxville, TN 37914, was present to discuss the application for review and noted they were in agreement with the staff recommendation. It was clarified that the window that appears to be on the roof is a mistake in the elevation renderings. Mr. Blakemore agreed to center the window on the right on the front elevation. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 3-D-21-IH, with the condition that the final design omit the attic-level access door and two-story rear stairs.

A Motion was made by Comm. Arellano and seconded by Comm. Skinner to approve Certificate No. 3-D-21-IH subject to 1 condition, per staff recommendation, adding a second condition that the window on the right of the front elevation be centered.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Certificate No. 3-E-21-IH

3333 Johnston Street / Parcel ID 81 H C 042 – Rick Fagan / Clayton Modular Homes

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation. Chris Lane, Clayton Homes, 805 Clay brook Court, Knoxville, TN 37923 was present to discuss the application for review. Ms. Crockett read neighborhood comments into the record from John Allen, 1101 Minnesota Avenue, Knoxville, TN 37921 opposing this application as he was unable to attend today’s meeting.

Staff Recommendation:

Staff recommends denial without prejudice of Certificate 3-E-21-IH, due to the proposal not meeting the Infill Housing design guidelines.

A Motion was made by Comm. Thomas and seconded by Comm Blackburn to accept staff recommendation [to deny Certificate No. 3-E-21-IH without prejudice] including the recommendation as outlined today with regards to [an alternate] placement of the house.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Other Business

None

Adjournment

There was no further business and the meeting was adjourned 5:13 PM.