

# Meeting Minutes

NOVEMBER 17, 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>

<p><b>JOHN BOARD MEMBER – PRESENT</b></p> <p>Perry Childress          Joey Natour          Joshua Wright          John Thurman          Cameron Bolin          Rick Blackburn          Laura Seery Cole          Lisa Hood Skinner          Matthew DeBardelaben          Susanne Tarovella</p>	<p><b>BOARD MEMBERSHIP</b></p> <p>East Tennessee Community Design Center          Business Development Representative          Urban Design Representative          Downtown Development Representative          AIA Representative          Historic Zoning Commission Representative          Downtown Resident          Downtown Resident Representative          Downtown Knoxville Alliance Representative          City of Knoxville Resident Representative</p>
<p><b>BOARD MEMBER – ABSENT</b></p>	<p><b>BOARD MEMBERSHIP</b></p>
<p><b>EX-OFFICIO &amp; STAFF MEMBERS</b></p> <p>Douglas Gordon          Lindsay Crockett          Laura Edmonds          Bryan Berry          Peter Ahrens</p>	<p><b>DEPARTMENT/ORGANIZATION</b></p> <p>City Law Department          Knoxville-Knox County Planning          Knoxville-Knox County Planning          Knoxville Plans Review and Inspections          Knoxville Plans Review and Inspections</p>
<p><b>APPLICANTS &amp; GENERAL PUBLIC</b></p> <p>Tommy Tanner          Rick Dover          Cody Rau          Gary Koontz          Bill Terry          Chris Lane          James Gallman</p>	<p><b>AFFILIATION</b></p> <p>Applicant          Dover Development          Design Innovation Architects          Applicant          Knoxville Habitat for Humanity          Clayton Homes          Applicant</p>

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. Roll call was taken and it was established that there was a quorum.

*A Motion was made by Comm. Skinner seconded by Comm. Blackburn to approve the October 20, 2021 Design Review Board Minutes. The Motion carried unanimous 10-0.*

## Staff Report

None

## *Downtown Design Review*

# **Certificates of Appropriateness**

### **Certificate No. 11-A-21-DT**

215 Willow Ave. / Parcel 95 H A 002 – Tommy Tanner / Stockyard Lofts

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation.

Tommy Tanner, 215 Willow Avenue, was present to discuss the application for review. There was no opposition present.

**Staff Recommendation:**

APPROVE Certificate 11-A-21-DT, subject to meeting all applicable requirements of the City Sign Code.

***A Motion was made by Comm. Wright and seconded by Comm. Natour to approve Certificate 11-A-21-DT per staff recommendation. The motion carried unanimously 10-0.***

### **Certificate No. 11-C-21-DT**

625 Cumberland Ave. / Parcel 94 M C 01503 – Cody Rau / Design Innovation Architects

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation.

Rick Dover, Dover Signature Properties, was present to discuss the application for review.

Cody Rau, Design Innovation Architects, was also present to discuss the application for review. There was no opposition present.

**Staff Recommendation:**

APPROVE Certificate 11-C-21-DT as submitted.

***A Motion was made by Comm. Blackburn and seconded by Comm. DeBardelaben to approve Certificate 11-C-21-DT per staff recommendation. The motion carried unanimously 10-0.***

## *Infill Housing Design Review*

# **Certificates of Appropriateness**

### **Certificate No. 11-A-21-IH**

438 Hiawasse Ave. / Parcel 81 B C 008 – Gary Koontz

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation.

Gary Koontz, 3232 Tazewell Pike, was present to discuss the application for review. There was no opposition present.

**Staff Recommendation:**

APPROVE Certificate 11-A-21-IH, subject to the following conditions:

- 1) Incorporate a walkway from the front porch to the sidewalk or street;
- 2) Parking to meet Infill Housing guidelines and City Engineering standards, and be located at the rear of the property off the alley;
- 3) Incorporate brick-clad bases on the porch columns;
- 4) Use consistent window designs on all elevations and omit non-operable shutters;
- 5) Use vinyl siding with an overlap instead of Dutch lap or flush panel siding;
- 6) Incorporate one native or naturalized shade tree in front and rear yards.

***A Motion was made by Comm. Wright and seconded by Comm. Cole to approve Certificate 11-A-21-IH subject to 6 conditions, per staff recommendation. The motion carried unanimously 10-0.***

**Certificate No. 11-B-21-IH**

442 Hiwassee Ave. / Parcel 81 B C 008 01 – Gary Koontz

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation.

Gary Koontz, was present to discuss the application for review and answer any questions or concerns the Board may have. There was no opposition present.

**Staff Recommendation:**

APPROVE Certificate 11-B-21-IH, subject to the following conditions:

- 1) Incorporate a walkway from the front porch to the sidewalk or street;
- 2) Parking to meet Infill Housing guidelines and City Engineering standards, and be located at the rear of the property off the alley;
- 3) Confirm foundation height's consistency with nearby historic houses;
- 4) Use consistent window designs on all elevations and omit non-operable shutters;
- 5) Use vinyl siding with an overlap instead of Dutch lap or flush panel siding;
- 6) Incorporate one native or naturalized shade tree in front and rear yards.

***A Motion was made by Comm. Childress and seconded by Comm. Skinner to approve Certificate No. 11-B-21-IH subject to 6 conditions, per staff recommendation. The motion carried unanimously 10-0.***

**Certificate No. 11-C-21-IH**

3119 Johnston St. / Parcel 81 I G 00702 – Bill Terry / Knoxville Habitat for Humanity

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation.

Bill Terry, Knoxville Habitat of Humanity, 1501 Washington Avenue, was present to discuss the application for review. There was no opposition present.

**Staff Recommendation:**

APPROVE Certificate 11-C-21-IH, subject to the following conditions:

- 1) Modify front setback to be consistent with adjacent historic houses on the block;
- 2) Modify porch supports to be larger than proposed 5 by 5 posts;
- 3) Incorporate window trim on front and side elevations;
- 4) Select a steeper pitch for front-gable roof (6/12 or more);
- 5) Use lap siding with an overlap instead of Dutch lap or flush panel siding.

***A Motion was made by Comm. Blackburn and seconded by Comm. Wright to approve Certificate No. 11-C-21-IH subject to 5 conditions, per staff recommendation. The motion carried unanimously 10-0.***

**Certificate No. 11-D-21-IH**

1506 Ohio Ave. / Parcel 81 I P 008 – James Gallman

**Discussion:** Lindsay Crockett reviewed the submittal and staff recommendation.

Chris Lane, Clayton Homes, was present to discuss the application for review.

James Gallman, 1506 Ohio Avenue, was also present to discuss the application for review. There was no opposition present.

**Staff Recommendation:**

Staff recommends denial without prejudice of Certificate 11-D-21-IH, due to the proposal not meeting a sufficient amount of Infill Housing design guidelines.

If Certificate 11-D-21-IH is approved, the approval should be conditioned on: 1) a steeper-pitched roof (6/12 or higher) with 12" or more eave overhangs; 2) the addition of a porch, with roof, detailing, and placement to meet design guidelines; 3) the revision of parking placement to meet Infill Housing guidelines and City Engineering standards; 4) the use of lap siding instead of Dutch lap siding; 5) the use of appropriately sized window trim and a revised front door to meet guidelines.

***A Motion was made by Comm. Natour and seconded by Comm. DeBardelaben to postpone Certificate No. 11-D-21-IH to allow the applicant to meet with staff, modify, and submit a revised design that meets the Infill Housing design guidelines. The motion carried unanimously 10-0.***

## Other Business

None

## Adjournment

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

## **Workshop**

**Workshop, 115 E. Jackson Avenue (Parcel ID 095HA025)**