

Meeting Minutes

OCTOBER 20, 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>

JOHN BOARD MEMBER – PRESENT Perry Childress Joey Natour Joshua Wright John Thurman Cameron Bolin Rick Blackburn Laura Seery Cole	BOARD MEMBERSHIP East Tennessee Community Design Center Business Development Representative Urban Design Representative Downtown Development Representative AIA Representative Historic Zoning Commission Representative Downtown Resident
BOARD MEMBER – ABSENT Lisa Hood Skinner Matthew DeBardelaben	BOARD MEMBERSHIP Downtown Resident Representative Downtown Knoxville Alliance 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 Amy Shelby Juan Hernandez Jim Swink Jon Colbaugh Quinn Epperly Nick Guess	AFFILIATION Sycamore Sign Service H & A Builders, LLC ETHDC City of Knoxville Community Development Dept. QB Realty Team, LLC Applicant

The meeting was called to order by Chair John Thurman at 4:01 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.

Chairman John Thurman stated that a correction needed to be made to the September 15, 2021 Minutes, to include Board Member Laura Cole as present.

A Motion was made by Comm. Blackburn seconded by Comm. Cole to approve the September 15, 2021 Design Review Board Minutes with noted corrections. The Motion carried unanimous 7-0.

Staff Report

None

Downtown Design Review **Certificates of Appropriateness**

Certificate No. 10-B-21-DT

520 W. Summit Hill Ave. / Parcel 94 L C 018 – Amy Shelby / Sycamore Sign Service

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Staff Recommendation:

APPROVE Certificate 10-B-21-DT, subject to meeting all relevant provisions of the City Sign Code.

A Motion was made by Comm. Blackburn and seconded by Comm. Wright to approve Certificate 10-B-21-DT per staff recommendation. The motion carried unanimously 7-0.

Infill Housing Design Review **Certificates of Appropriateness**

Certificate No. 10-B-21-IH

322 E. Woodland Ave. / Parcel 81 L R 004 – Juan Hernandez / H & A Builders, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Juan Hernandez, H & A Builders, LLC, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 10-B-21-IH, subject to the following conditions:

- 1) Final site plan and parking to meet City Engineering standards;
- 2) Confirm foundation height reflects heights of historic houses on the block;
- 3) Modifications to the porch, including increasing to 8' deep and using 8" by 8" supports;
- 4) Additional window to be added to left elevation, along with appropriately-sized window trim on all windows;
- 5) Modify porch or house roofline to better reflect complexity of historic house forms on block;
- 6) Final site plan should incorporate a native or naturalized shade tree in both front and rear yards.

A Motion was made by Comm. Wright and seconded by Comm. Blackburn to approve Certificate 10-B-21-IH subject to 6 conditions, per staff recommendation. The motion carried unanimously 7-0.

Certificate No. 10-C-21-IH

1540 Minnesota Ave. / Parcel 81 P F 001 – Jim Swink / East Tennessee Housing Development Corporation (ETHDC)

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jim Swink, East Tennessee Housing Development Corporation (ETHDC) was present electronically via Zoom 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 10-C-21-IH, with the following conditions:

- 1) Parking to meet City Engineering standards;
- 2) Modify side setbacks, with final site plan approval by staff;
- 3) Elevate foundation height to between 1' and 18";
- 4) Use a lap siding with an overlap, instead of Dutch lap or flush panels.

A Motion was made by Comm. Thurman and seconded by Comm. Cole to approve Certificate No. 10-C-21-IH subject to 4 conditions, per staff recommendation. The motion carried unanimously 7-0.

Certificate No. 10-D-21-IH

1533 Minnesota Ave. / Parcel 81 P E 022 – Charles Sherrod City of Knoxville Housing and Neighborhood Development

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jon Colbaugh, City of Knoxville Community Development Department, was present to discuss the application for review.

Staff Recommendation:

APPROVE Certificate 10-D-21-IH, with the following conditions:

- 1) Final site plan to meet City Engineering standards;
- 2) Use lap siding with an overlap instead of Dutch lap or flush panel siding.

A Motion was made by Comm. Wright and seconded by Comm. Blackburn to approve Certificate No. 10-D-21-IH subject to 2 conditions, per staff recommendation. The motion carried unanimously 7-0.

Certificate No. 10-E-21-IH

3311 Savoy St. / Parcel 81 P A 011 – Quinn Epperly / QB Realty Team, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Quinn Epperly / QB Realty Team, LLC, was present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 10-E-21-IH, with the following conditions:

- 1) Final site plan to meet City Engineering standards;
- 2) Incorporate raised foundation (1' or taller) instead of concrete slab;
- 3) Use one-over-one windows with appropriately-sized trim;
- 4) Add one or two windows to the left elevation, with approval by staff;
- 5) Use lap siding with an overlap instead of Dutch lap or flush panel siding.

A Motion was made by Comm. Bolin and seconded by Comm. Blackburn to approve Certificate No. 10-E-21-IH subject to 5 conditions, per staff recommendation, including having staff review a revised submittal showing the front with the stemwall and stair. The motion carried unanimously 7-0.

Certificate No. 10-F-21-IH

215 Oglewood Ave. / Parcel 81 K B 018 – Nick Guess

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Nick Guess, was present electronically via Zoom 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 10-F-21-IH, with the following conditions:

- 1) Final site plan to meet City Engineering standards;
- 2) Incorporate raised foundation (1' or taller) instead of concrete slab;
- 3) Use lap siding with an overlap instead of Dutch lap or flush panel siding.

A Motion was made by Comm. Childress and seconded by Comm. Blackburn to approve Certificate No. 10-F-21-IH subject to 3 conditions, per staff recommendation. The motion carried unanimously 7-0.

Other Business

None

Adjournment

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

Workshop

200 Block of Gay Street