

Meeting Minutes

APRIL 20, 2022

4:00 P.M. | Main 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 Cameron Bolin Rick Blackburn Susanne Tarovella Joey Natour Joshua Wright Laura Seery Cole John Thurman	BOARD MEMBERSHIP East Tennessee Community Design Center AIA Representative Historic Zoning Commission Representative City of Knoxville Resident Representative Business Development Representative Urban Design Representative Downtown Resident Downtown Development Representative
BOARD MEMBER – EXCUSED 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 Lauretta Cocke	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 Elizabeth Eason Leigh Burch Darren Dobbins Grant McMahan Blake Heltner Faris Eid Jarrod Arellano Hitesh Patel Nadeem Siddiqi Heather Om	AFFILIATION Elizabeth Eason Architecture LLC Terminus Real Estate UD Architecture McCamy Construction Applicant Design Innovation Architects Design Innovation Architects Elevate Architecture Studio Applicant 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. Roll call was taken and it was established that there was a quorum.

A Motion was made by Comm. Tarovella seconded by Comm. Cole to approve the March 16, 2022 Design Review Board Minutes. The Motion carried unanimous 8-0.

Staff Report

None

Infill Housing Design Review **Certificates of Appropriateness**

Certificate No. 3-D-22-IH

3315 McPherson St. / Parcel 80 M D 014 – Elizabeth Eason Architecture LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Elizabeth Eason, Elizabeth Eason Architecture LLC, 524 S Gay Street, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 3-D-22-IH, subject to the following conditions:

- 1) Final site plan to meet City Engineering standards and Infill Housing design guidelines, staying within impervious surface limits;
- 2) Incorporate an additional native or naturalized shade tree in the rear yard.

A Motion was made by Comm. Tarovella and seconded by Comm. Wright to approve Certificate 3-D-22-IH, per staff recommendation. The motion carried unanimously 8-0.

Certificate No. 3-F-22-IH

3319 McPherson St. / Parcel 80 M D 013 – Elizabeth Eason Architecture LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Elizabeth Eason, Elizabeth Eason Architecture LLC, 524 S Gay Street, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 3-F-22-IH, subject to the following conditions:

- 1) Final site plan to meet City Engineering standards and Infill Housing design guidelines, staying within impervious surface limits;
- 2) Incorporate an additional native or naturalized shade tree in the rear yard.

A Motion was made by Comm. Cole and seconded by Comm. Tarovella to approve Certificate 3-F-22-IH, per staff recommendation. The motion carried unanimously 8-0.

Downtown Design Review

Certificates of Appropriateness

Certificate No. 3-A-22-DT

305 W. Vine Ave. / Parcel 94 E J 032 – Leigh Burch

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Leigh Burch, Terminus Real Estate, 122 S. Gay Street, was present to discuss the application for review.

Darren Dobbins, UD Architects, was present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 3-A-22-DT, subject to the following conditions:

- 1) Final site plan and parking garage to meet City Engineering standards;
 - 2) Landscaping plan to be provided at permitting, meeting standards of City zoning code (12.2) and design guidelines;
 - 3) Any mechanical equipment or service utilities incorporated in construction drawings should be placed in secondary elevations and receive screening as necessary;
 - 4) Signage to return to Design Review Board as a separate application;
 - 5) Receiving the necessary variances at the 4/19/2022 BZA meeting;
- And providing for discussion among the Board related to the overall proposed building mass, scale, and architectural detail.

A Motion was made by Comm. Blackburn and seconded by Comm. Wright to approve Certificate 3-A-22-DT, per staff recommendation with the exception of items #2 and #4 which will be submitted for Board Approval at a later time, and also including garage screening. The motion carried unanimously 8-0.

Certificate No. 4-C-22-DT

418 S. Gay St. / Parcel 95 I A 035 – Grant McMahan, McCamy Construction

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Grant McMahan, McCamy Construction, 124 S. Gay Street, was present to discuss the application for review.

Blake Heltner, Homeowners Association, was also present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 4-C-22-DT, subject to meeting City requirements related to rear property line, with minor modifications to rear doors to be approved by staff.

A Motion was made by Comm. Wright and seconded by Comm. Tarovella to approve Certificate 4-C-22-DT, per staff recommendation. The motion carried unanimously 8-0.

Certificate No. 4-D-22-DT

215 S. Gay St. / Parcel 94 L D 009 005, 006, 007, 010 – Jarrod Arellano / Design Innovation Architects

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Faris Eid, Design Innovation Architects, 402 S. Gay Street, Suite #201, was present to discuss the application for review.

Jarrold Arellano, Design Innovation Architects, 402 S. Gay Street, Suite #201, was also present to discuss the application for review. There was no opposition present.

Comm. Cole left the meeting at 5:13 p.m.

Staff Recommendation:

APPROVE Certificate 4-D-22-DT, subject to the following conditions:

- 1) Final site plan, including alley access, to meet City Engineering standards;
- 2) Landscaping plan to be provided during permitting, meeting relevant standards of City zoning code and design guidelines;
- 3) Canopy on Gay Street elevation of east building to meet relevant standards of City zoning code (10.3.F);
- 4) Signage to return to Design Review Board as a separate application.

A Motion was made by Comm. Blackburn and seconded by Comm. Childress to approve Certificate 4-D-22-DT, per staff recommendation. The motion carried unanimously 7-0.

Certificate No. 4-E-22-DT

706 Walnut St. / Parcel 94 L G 028 – Hitesh Patel / Elevate Architecture Studio

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Heetesh Patel, Elevate Architecture Studio, 1775 The Exchange SE, Suite #530, was present electronically via Zoom to discuss the application for review.

Nadeem Siddiqi, was also present electronically via Zoom to discuss the application for review.

Heather Om, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 4-E-22-DT, subject to one condition: 1) all new storefront glass to be clear.

A Motion was made by Comm. Natour and seconded by Comm. Thurman to approve Certificate 4-E-22-DT, per staff recommendation.

Comm. Tarovella proposed an amendment to the current motion on the table suggesting that the applicant resubmit a new rendering to the Board after discussing keeping the original brick siding with the owners/design team. Therefore, the brick will come back before the Board at a later time, while approving the remaining work.

Comm. Tarovella withdrew her proposed amendment.

A Motion was made by Comm. Natour and seconded by Comm. Thurman to approve Certificate 4-E-22-DT, per staff recommendation. The motion carried unanimously 7-0.

Other Business

None

Adjournment

There was no further business and the meeting was adjourned 5:52 p.m.