

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

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

<p>JOHN BOARD MEMBER – PRESENT Rick Blackburn Josh Wright John Thurman Perry Childress Laura Seery Cole (Late) Matthew DeBardelaben</p>	<p>BOARD MEMBERSHIP Historic Zoning Commission Representative Urban Design Representative Downtown Development Representative East Tennessee Community Design Center Downtown Resident Downtown Knoxville Alliance Representative</p>
<p>BOARD MEMBER – EXCUSED Susanne Tarovella Cameron Bolin Joey Natour</p>	<p>BOARD MEMBERSHIP City of Knoxville Resident Representative AIA Representative Business Development Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Jessica Kitts Peter Ahrens Bryan Berry</p>	<p>DEPARTMENT/ORGANIZATION City Law Department Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville Plans Review and Inspection Knoxville Plans Review and Inspection</p>
<p>APPLICANTS & GENERAL PUBLIC Kathryn Greer Jim Bray Jamie Walton Eric Forrestall Jennifer Lipson Aaron Jernigan Parker Bartholomew</p>	<p>AFFILIATION Applicant Applicant via Zoom Applicant via Zoom Applicant Applicant Applicant Applicant</p>

The meeting was called to order by Chair Josh Wright at 4:02 p.m. 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.

A Motion was made by Comm. Thurman and seconded by Comm. Blackburn to approve the November 16, 2022 Design Review Board Minutes. The Motion carried unanimous 5-0.

Staff Report

Lindsay Crockett reviewed the Level I Certificates of Appropriateness for this month.

Downtown Design Review

Certificates of Appropriateness

501 W. Church Ave. / Parcel ID 94 L G 00101

Exterior rehabilitation (12-B-22-DT)

Staff Recommendation: Staff recommends approval of certificate 12-B-22-DT as submitted.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Kathryn Greer, 550 W. Main Street, Ste. 300, Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Wright and seconded by Comm. Blackburn to move application 12-B-22-DT to the end of the agenda to allow for recusal of Comm. Thurman and the arrival of Comm. Cole. The motion carried unanimously 5-0.

A Motion was made by Comm. Wright and seconded by Comm. Cole to approve Certificate 12-B-22-DT as submitted, per staff recommendation. The motion carried unanimously 5-0. Comm. Thurman recused himself from the vote.

215 Willow Ave. / Parcel ID 95 H A 002

Exterior rehabilitation (12-C-22-DT)

Staff Recommendation: Staff recommends approval of certificate 12-C-22-DT, subject to the following conditions:

- 1) if necessary, the securing of any patio easements or agreements with the City of Knoxville;
- 2) final selection of wood siding to meet Fire District requirements.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jim Bray, 1300 Yellow Pine, Boulder, CO 80304, was present via Zoom to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Childress and seconded by Comm. Cole to approve Certificate 12-C-22-DT, subject to two conditions, per staff recommendation, adding the acceptance of the signage as shown in the application with final approval by staff. The motion carried unanimously 6-0.

Infill Housing Design Review

Certificates of Appropriateness

1212 Katherine Ave. / Parcel ID 81 I J 004

New primary structure; new secondary structure (5-B-22-IH)

Staff Recommendation: Staff recommends approval of Certificate 5-B-22-IH, subject to the following conditions:

- 1) New subdivision plat to reflect lot lines shown on site plan, with no required modifications to house footprint or placement;
- 2) Final site plan to meet City Engineering standards;
- 3) Modifications to the porch to meet Infill Housing guidelines;
- 4) Use of lap siding with an overlap instead of Dutch lap or flush panel siding;
- 5) Final site plan to incorporate one native or naturalized shade tree for front and rear yards; and providing for any input from the Board on house's overall massing and façade width.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Eric Forrestall, 257 N. Calderwood St. PMB #134, Alcoa, TN 37701 was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Thurman and seconded by Comm. DeBardelaben to approve Certificate 5-B-22-IH, subject to five conditions, per staff recommendation, adding that the CMU material on the base is covered in a stucco or comparable material. The motion carried unanimously 6-0.

318 E. Woodland Ave. / Parcel ID 81 L R 003

New primary structure; new secondary structure (9-B-22-IH)

Staff Recommendation: Staff recommends approval of Certificate 9-B-22-IH, subject to the following conditions:

- 1) Final site plan to meet City Engineering standards and remain within coverage limits of the RN-2 zoning.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Jennifer Lipson, 740 Radford Pl., Knoxville, TN 37917 was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Thurman and seconded by Comm. Cole to approve Certificate 9-B-22-IH, as submitted. The motion carried unanimously 6-0.

117 E. Springdale Ave. / Parcel ID 81 F S 025

New primary structure; new secondary structure (12-A-22-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-A-22-IH, subject to the following condition:

- 1) final site plan to meet City Engineering standards and remain within coverage limits of the RN-2 zoning, and providing for any discussion from the Board on porch detailing and side elevation window placement.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Aaron Jernigan, 529 Atlantic Ave., Knoxville, TN 37917 was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Thurman and seconded by Comm. Cole to approve Certificate 12-A-22-IH, subject to two conditions, per staff recommendation. The motion carried unanimously 6-0.

2330 Money Place / Parcel ID 70 P J 01701

New primary structure (12-B-22-IH)

Staff Recommendation: Staff recommends postponement of Certificate 12-B-22-IH, so the applicant may present a revised design more representative of the proposed single-family house form and compatible with the height, scale, and massing of the block.

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.

A Motion was made by Comm. Wright and seconded by Comm. Blackburn to postpone Certificate 12-B-22-IH, per applicant's request. The motion carried unanimously 5-0.

2334 Money Place / Parcel ID 70 P J 01701

New primary structure (12-C-22-IH)

Staff Recommendation: Staff recommends postponement of Certificate 12-C-22-IH, so the applicant may present a revised design more representative of the proposed single-family house form and compatible with the height, scale, and massing of the block.

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.

A Motion was made by Comm. Wright and seconded by Comm. Thurman to postpone Certificate 12-C-22-IH, per applicant's request. The motion carried unanimously 5-0.

Other Business

None.

Adjournment

There was no further business and the meeting was adjourned 4:53 p.m.