

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 Cameron Bolin Rick Blackburn Joey Natour Laura Seery Cole John Thurman Matthew DeBardelaben Perry Childress Lisa Hood Skinner</p>	<p>BOARD MEMBERSHIP AIA Representative Historic Zoning Commission Representative Business Development Representative Downtown Resident Downtown Development Representative Downtown Knoxville Alliance Representative East Tennessee Community Design Center Downtown Resident Representative</p>
<p>BOARD MEMBER – EXCUSED Josh Wright Susanne Tarovella</p>	<p>BOARD MEMBERSHIP Urban Design Representative City of Knoxville Resident Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Doug Gordon Lindsay Crockett Jessica Kitts Mike Reynolds 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 Inspection</p>
<p>APPLICANTS & GENERAL PUBLIC Beth Eason Emily Allen Quinn Epperly via Zoom Josh Braden</p>	<p>AFFILIATION Elizabeth Eason Architecture Allen Sign Company Applicant Applicant</p>

The meeting was called to order by Chair John Thurman at 4:03 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. Cole and seconded by Comm. Blackburn to approve the June 15, 2022 Design Review Board Minutes. The Motion carried unanimous 8-0.

Staff Report

418 S. Gay St. / New sign for Phoenix Building

Downtown Design Review

Certificates of Appropriateness

524 S. Gay St. / Parcel ID 95 I G 02301

Minor alteration (new deck) (7-B-22-DT)

Staff Recommendation: Staff recommends approval of certificate 7-B-22-DT as submitted.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Elizabeth Eason, Elizabeth Eason Architecture, 524 S. Gay St. Ste. 301, Knoxville, TN 37920, was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Blackburn and seconded by Comm. Skinner to approve Certificate 7-B-22-DT as submitted, per staff recommendation. The motion carried unanimously 8-0.

417 S. Gay St. / Parcel ID 94 L E 007

Sign (7-C-22-DT)

Staff Recommendation: Staff recommends approval of Certificate 7-C-22-DT, subject to the following conditions:

- 1) Attach the projecting sign to the storefront through the mortar joints of the terra cotta tiles, or through existing holes, if they exist. Staff may approve an alternative if it is shown that connecting solely through the mortar joints is not possible; however, installation should be completed to damage the tiles as minimally as possible;
- 2) Meeting all applicable requirements of the City Sign Code.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Emily Allen, Allen Sign Company, 417 S. Gay St., Knoxville, TN 37920 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. Natour to approve Certificate 7-C-22-DT as submitted, subject to 2 conditions, per staff recommendation. The motion carried unanimously 8-0.

Infill Housing Design Review

Certificates of Appropriateness

1547 Ohio Ave. / Parcel ID 81 I S 011

New primary structure (10-A-21-IH)

Staff Recommendation: Staff recommends postponement of Certificate 10-A-21-IH, so that a revised design can be submitted to the Board for further review, addressing items such as façade width, scale, porch proportions, and window placement, along with any stormwater issues which may exist on the site.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Quinn Epperly, Applicant, 9812 Westland Drive, Knoxville, TN 37922 was present via Zoom to discuss the application for review. Applicant requested to postpone certificate 10-A-21-IH for further plan development. There was no opposition present.

A Motion was made by Chair John Thurman and seconded by Comm. Cole to postpone Certificate 10-A-21-IH to further develop the plan. The motion carried unanimously 8-0.

3311 Savoy St. / Parcel ID 81 P A 011

Revision to site plan (7-D-22-IH)

Staff Recommendation: Staff recommends approval of certificate 7-D-22-IH, subject to the final site plan meeting City Engineering standards.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Quinn Epperly, Applicant, 9812 Westland Drive, Knoxville, TN 37922 was present via Zoom to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Bolin and seconded by Comm. Blackburn to approve Certificate 7-D-22-IH subject to the final site plan meeting City Engineering standards, per staff recommendation. The motion carried unanimously 8-0.

3335 Johnston St. / Parcel ID 81 H C 04201

New primary structure (7-A-22-IH)

Staff Recommendation: Staff recommends approval of Certificate 7-A-22-IH, subject to the following conditions:

- 1) Revisions to front and side setbacks to be compatible with context, with approval by staff;
- 2) Revisions to proposed parking to avoid front yard and meet design guidelines, with approval by staff;
- 3) Final site plan to meet City Engineering standards;
- 4) Foundation height to be compatible with block and neighborhood context;
- 5) Revise off-center placement of front door, add at least one window to the rear elevation, and revise open-gable porch design;

6) Introduce differentiation in design between 3327, 3331, and 3335 Johnston Street.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Josh Braden, Applicant, 303 Bob Smith Lane, 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 postpone Certificate 7-A-22-IH in order for Applicant to work with Staff on variations needed and bring back to the next Design Review Board meeting in August. The motion carried unanimously 8-0.

3327 Johnston St. / Parcel ID 81 H C 04203

New primary structure (7-B-22-IH)

Staff Recommendation: Staff recommends approval of Certificate 7-B-22-IH, subject to the following conditions:

- 1) Revisions to front and side setbacks to be compatible with context, with approval by staff;
- 2) Revisions to proposed parking to avoid front yard and meet design guidelines, with approval by staff;
- 3) Final site plan to meet City Engineering standards;
- 4) Foundation height to be compatible with block and neighborhood context;
- 5) Revise off-center placement of front door, add at least one window to the rear elevation, and revise open-gable porch design;
- 6) Introduce differentiation in design between 3327, 3331, and 3335 Johnston Street

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Josh Braden, Applicant, 303 Bob Smith Lane, was present via Zoom to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Natour and seconded by Comm. Bolin to approve Certificate 7-B-22-IH subject to the final site plan meeting City Engineering standards, per staff recommendation. The motion carried unanimously 8-0.

3331 Johnston St. / Parcel ID 81 H C 04202

New primary structure (7-C-22-IH)

Staff Recommendation: Staff recommends approval of Certificate 7-C-22-IH, subject to the following conditions:

- 1) Revisions to front and side setbacks to be compatible with context, with approval by staff;
- 2) Revisions to proposed parking to avoid front yard and meet design guidelines, with approval by staff;
- 3) Final site plan to meet City Engineering standards;
- 4) Foundation height to be compatible with block and neighborhood context;
- 5) Revise off-center placement of front door, add at least one window to the rear elevation, and revise open-gable porch design;
- 6) Introduce differentiation in design between 3327, 3331, and 3335 Johnston Street

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Josh Braden, Applicant, 303 Bob Smith Lane, 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 postpone Certificate 7-C-22-IH in order for Applicant to work with Staff on variations needed and bring back to the next Design Review Board meeting in August. The motion carried unanimously 8-0.

Other Business

Nominations for DRB Chair and Vice-Chair, 2022-2023

Chair: Joshua Wright

Vice Chair: Rick Blackburn

Adjournment

There was no further business and the meeting was adjourned 5:01 p.m.