

Meeting Minutes

MARCH 16, 2022

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 Lisa Hood Skinner Cameron Bolin Rick Blackburn Matthew DeBardelaben Susanne Tarovella Joey Natour Joshua Wright	BOARD MEMBERSHIP East Tennessee Community Design Center Downtown Resident Representative AIA Representative Historic Zoning Commission Representative Downtown Knoxville Alliance Representative City of Knoxville Resident Representative Business Development Representative Urban Design Representative
BOARD MEMBER – EXCUSED Laura Seery Cole John Thurman	BOARD MEMBERSHIP Downtown Resident Downtown Development Representative
EX-OFFICIO & STAFF MEMBERS Christina Magrans Lindsay Crockett Laura Edmonds Mike Reynolds Bryan Berry Laretta 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 Michael Schmidt Baker Jones Chris Lane James Gallman Elizabeth Eason Amber Culpepper David Nicley	AFFILIATION Johnson Architecture Signco, Inc. Clayton Homes Applicant/Owner Elizabeth Eason Architecture LLC Lafayette Investments, LLC DPN Builders

The meeting was called to order by Vice-Chair Joshua Wright at 4:00 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. Tarovella seconded by Comm. Skinner to approve the February 16, 2022 Design Review Board Minutes. The Motion carried unanimous 8-0.

Staff Report

None

Downtown Design Review

Certificates of Appropriateness

Certificate No. 2-B-22-DT

808 State St. / Parcel 95 I D 021 – Michael Schmidt

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Michael Schmidt & Eric Bowen, Johnson Architecture, 2240 Sutherland Avenue, was present to discuss the application for review. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 2-A-22-DT, subject to the following conditions:

- 1) Receiving the necessary variances at the 3/15/2022 BZA meeting, and pending Board’s approval of the removal of façade ground floor transparency;
- 2) Minimize visual impact of mechanical equipment on north/right elevation via screening or paint;
- 3) Meeting the relevant standards of City zoning code for landscaping (Article 12);
- 4) Meeting the relevant standards of the City sign code.

A Motion was made by Comm. Natour and seconded by Comm. DeBardelaben to approve Certificate 2-A-22-DT, per staff recommendation. The motion carried unanimously 8-0.

Certificate No. 3-B-22-DT

111 E. Jackson Ave. / Parcel 95 H A 026 – Signco, Inc.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant notified Planning staff in advance that they wouldn’t be in attendance at the meeting. There was no opposition present.

Staff Recommendation:

APPROVE Certificate 3-B-22-DT as submitted.

A Motion was made by Comm. Bolen and seconded by Comm. Childress to approve Certificate 3-B-22-DT, per staff recommendation. The motion carried unanimously 8-0.

Infill Housing Design Review

Certificates of Appropriateness

Certificate No. 3-A-22-IH

1506 Ohio Ave. / Parcel 81 I P 008 – Chris Lane, CMH

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:

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

- 1) Parking to meet Infill Housing guidelines and City Engineering standards;
- 2) Incorporate another native or naturalized shade tree in the rear yard;
- 3) Select a front door more appropriate for the neighborhood context.

A Motion was made by Comm. Childress and seconded by Comm. Tarovella to approve Certificate 3-A-22-IH, per staff recommendation and requesting that all doors on the house be the same design. The motion carried unanimously 8-0.

Certificate No. 3-B-22-IH

3312 McPherson St. / Parcel 81 P A 025 – Elizabeth Eason, 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-B-22-IH, subject to the following conditions:

- 1) Final site plan to reflect City Engineering and Stormwater comments; any modifications to driveway or parking to meet Infill Housing design guidelines;
- 2) Any substantial deviation on final plats from the proposed subdivision of land to require further review by the DRB;
- 3) Final elevation drawings and foundation design to reflect Engineering’s requirements for finished floor elevation, along with the required zero step entry, with modifications to be approved by staff.

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

Certificate No. 3-C-22-IH

3314 McPherson St. / Parcel 81 P A 027 – Elizabeth Eason, 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-C-22-IH, subject to the following conditions:

- 1) Final site plan to reflect City Engineering and Stormwater comments; any modifications to driveway or parking to meet Infill Housing design guidelines;
- 2) Any substantial deviation on final plats from the proposed subdivision of land to require further review by the DRB;
- 3) Final elevation drawings and foundation design to reflect Engineering’s requirements for finished floor elevation, along with the required zero step entry, with modifications to be approved by staff.

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

Certificate No. 3-E-22-IH

3318 McPherson St. / Parcel 81 P A 027 – Elizabeth Eason, 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-E-22-IH, subject to the following conditions:

- 1) Final site plan to reflect City Engineering and Stormwater comments; any modifications to driveway or parking to meet Infill Housing design guidelines;
- 2) Any substantial deviation on final plats from the proposed subdivision of land to require further review by the DRB;
- 3) Final elevation drawings and foundation design to reflect Engineering’s requirements for finished floor elevation, along with the required zero step entry, with modifications to be approved by staff.

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

Certificate No. 3-D-22-IH

3315 McPherson St. / Parcel 80 M D 014 – Elizabeth Eason, 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.
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A Motion was made by Comm. Wright and seconded by Comm. Tarovella to postpone Certificate 3-D-22-IH, per the applicant's request. The motion carried unanimously 8-0.

Certificate No. 3-F-22-IH

3319 McPherson St. / Parcel 80 M D 013 – Elizabeth Eason, 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.
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A Motion was made by Comm. Wright and seconded by Comm. Tarovella to postpone Certificate 3-F-22-IH, per the applicant's request. The motion carried unanimously 8-0.

Certificate No. 3-G-22-IH

3413 Gap Rd. / Parcel 81 I T 012 – Amber Culpepper / Lafayette Investments, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper / Lafayette Investments, LLC, was present electronically via Zoom to discuss the application for review.

Meghann Gregory, OYSK3 Architects, 1545 Western Avenue, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Add one bay of windows on the left side elevation, with approval by staff;

5) Final site plan to show one tree in front and one tree in rear yard.

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

Certificate No. 3-J-22-IH

3419 Gap Rd. / Parcel 81 I T 009 – Amber Culpepper / Lafayette Investments, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper / Lafayette Investments, LLC, was present electronically via Zoom to discuss the application for review.

Meghann Gregory, OYSK3 Architects, 1545 Western Avenue, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Add one bay of windows on the left side elevation, with approval by staff;
- 5) Final site plan to show one tree in front and one tree in rear yard.

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

Certificate No. 3-M-22-IH

3429 Gap Rd. / Parcel 81 I T 006 – Amber Culpepper / Lafayette Investments, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper / Lafayette Investments, LLC, was present electronically via Zoom to discuss the application for review.

Meghann Gregory, OYSK3 Architects, 1545 Western Avenue, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;

- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Add one bay of windows on the left side elevation, with approval by staff;
- 5) Final site plan to show one tree in front and one tree in rear yard.

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

Certificate No. 3-H-22-IH

3415 Gap Rd. / Parcel 81 I T 011 – Amber Culpepper / Lafayette Investments, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper / Lafayette Investments, LLC, was present electronically via Zoom to discuss the application for review.

Meghann Gregory, OYSK3 Architects, 1545 Western Avenue, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Revise design of front porch to meet design guidelines, with approval by staff;
- 5) Add one bay of windows on the left side elevation, with approval by staff;
- 6) Final site plan to show one tree in front and one tree in rear yard.

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

Certificate No. 3-K-22-IH

3421 Gap Rd. / Parcel 81 I T 009 – Amber Culpepper / Lafayette Investments, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper / Lafayette Investments, LLC, was present electronically via Zoom to discuss the application for review.

Meghann Gregory, OYSK3 Architects, 1545 Western Avenue, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Revise design of front porch to meet design guidelines, with approval by staff;
- 5) Add one bay of windows on the left side elevation, with approval by staff;
- 6) Final site plan to show one tree in front and one tree in rear yard.

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

Certificate No. 3-I-22-IH

3417 Gap Rd. / Parcel 81 I T 010 – Amber Culpepper / Lafayette Investments, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper / Lafayette Investments, LLC, was present electronically via Zoom to discuss the application for review.

Meghann Gregory, OYSK3 Architects, 1545 Western Avenue, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Revise design of front porch to meet design guidelines, with approval by staff;
- 5) Revise façade and side elevation windows to better meet design guidelines, with approval by staff;
- 6) Final site plan to show one tree in front and one tree in rear yard.

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

Certificate No. 3-L-22-IH

3425 Gap Rd. / Parcel 81 I T 007 – Amber Culpepper / Lafayette Investments, LLC

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Amber Culpepper / Lafayette Investments, LLC, was present electronically via Zoom to discuss the application for review.

Meghann Gregory, OYSK3 Architects, 1545 Western Avenue, was also present electronically via Zoom to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Revise design of front porch to meet design guidelines, with approval by staff;
- 5) Revise façade and side elevation windows to better meet design guidelines, with approval by staff;
- 6) Final site plan to show one tree in front and one tree in rear yard.

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

Certificate No. 3-N-22-IH

114 E. Woodland Ave. / Parcel 81 K F 002 – David Nicley, DPN Builders

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant David Nicley, DPN Builders, was not present to discuss the application for review. There was no opposition present.

Staff Recommendation:

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

- 1) Final site plan and parking to meet City Engineering standards;
- 2) Applicant to select a lap siding with an overlap instead of Dutch lap.

A Motion was made by Comm. DeBardelaben and seconded by Comm. Natour to approve Certificate 3-N-22-IH, per staff recommendation including that the applicant add a solid base barrier to the front porch, addition of trim around the windows, and selecting a door that meets the design guidelines. The motion carried unanimously 8-0.

Other Business

None

Adjournment

There was no further business and the meeting was adjourned 5:35 p.m.