

Meeting Minutes

APRIL 19, 2023

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>

<p>JOHN BOARD MEMBER – PRESENT Perry Childress Matthew DeBardelaben Joey Natour Susanne Tarovella Cameron Bolin Rick Blackburn Jared Worsham Josh Wright, Chair Laura Seery Cole John Thurman</p>	<p>BOARD MEMBERSHIP East Tennessee Community Design Center Downtown Knoxville Alliance Representative Business Development Representative City of Knoxville Resident Representative AIA Representative Historic Zoning Commission Representative Downtown Resident Urban Design Representative Downtown Resident Downtown Development Representative</p>
<p>BOARD MEMBER – EXCUSED None</p>	<p>BOARD MEMBERSHIP</p>
<p>EX-OFFICIO & STAFF MEMBERS Christina Magrans (monitoring) Lindsay Crockett Dori Caron Mike Reynolds Bryan Berry 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 Knoxville Plans Review and Inspection</p>
<p>APPLICANTS & GENERAL PUBLIC Josh Braeden Logan Higgins Brian Ewers</p>	<p>AFFILIATION Applicant Applicant Dollar and Evers Architecture</p>

The meeting was called to order by Chair Josh Wright at 4:01 p.m. Commissioner 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. Blackburn and seconded by Comm. Cole to approve the March 15, 2023 Design Review Board Minutes. The Motion carried unanimous 10-0.

A Motion was made by Comm. Thurman and seconded by Comm. Blackburn to hear 115 E. Jackson first. The Motion carried unanimously 10-0.

Staff Report

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

Infill Housing Design Review

Certificates of Appropriateness

0 Chickamauga Ave. / Parcel ID 81 B K 01101

New Primary Structure (4-C-23-IH)

Staff Recommendation:

Staff recommends approval of Certificate 4-C-23-IH, subject to the following conditions:

- 1) revision to front setback to align with adjacent houses;
- 2) porch columns to be increased to 8 by 8;
- 3) final site plan to meet City Engineering standards;
- 4) final site plan to include native or naturalized shade trees to be planted in front and rear yards.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Applicant Josh Braeden, 303 Bob Smith Lane, Knoxville, TN 37924 was not present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Blackburn and seconded by Comm. Cole to approve certificate 4-C-23-IH per staff recommendation. The motion carried unanimously 8-0.

Downtown Design Review

Certificates of Appropriateness

400 W. Magnolia Ave. / Parcel ID 94 E K 003

Exterior Rehabilitation (4-A-23-DT)

Staff Recommendation:

Staff recommends approval of Certificate 4-A-23-DT, subject to one condition:

- 1) meeting all applicable right-of-way requirements with the City of Knoxville.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Applicant Logan Higgins, 133 S. Gay St., Knoxville, TN 37902 was present 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 4-A-23-DT per staff recommendation. The motion carried unanimously 8-0.

115 E. Jackson Ave. / Parcel ID 95 H A 025

New Building (4-B-23-DT)

This item was heard first.

Staff Recommendation:

The Board should discuss the proposed building's overall height and scale in relation to the historic context. Pending Board discussion and approval of the building's height and scale, staff recommends the additional details return to the Board for further review:

- 1) final site plan, shown to meet City Engineering standards for access and parking, with additional details on pedestrian safety at the sidewalk;
- 2) revised roofline on the rooftop deck, reduced in height and visual impact to be compatible with surrounding context;
- 3) material samples for all proposed siding materials;
- 4) specific window details, including material specs and a section, with depth and detail to be compatible with the historic district; and
- 5) any signage to be installed on the building (can be submitted at a later date as needed).

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Applicant Logan Higgins, 133 S. Gay St., Knoxville, TN 37902 and Brian Ewers, 111 E. Jackson Ave., Knoxville, TN 37902 were present to discuss the application for review. There was no opposition present.

Commissioner Thurman left the meeting at 4:57 PM.

A Motion was made by Comm. Natour to approve certificate 4-B-23-DT per staff recommendation including that the additional details as outlined in the staff recommendation return to the Board for final review and approval. Comm. Bolin added that Condition #3 be amended to include the requirement that the materials proposed for siding include specs and sections, with depth and detail to be compatible with the historic district. Comm. Natour accepted the amendment. Comm. Tarovella seconded the Motion. The motion carried unanimously 9-0.

Comm. Bolin left the meeting at 5:26 p.m.

Other Business

None.

Adjournment

There was no further business and the meeting was adjourned at 5:38 p.m.