

Meeting Minutes

AUGUST 16, 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>

JOHN BOARD MEMBER – PRESENT Perry Childress Matthew DeBardelaben Cameron Bolin Rick Blackburn Jared Worsham Laura Seery Cole Susanne Tarovella, Vice-Chair	BOARD MEMBERSHIP East Tennessee Community Design Center Downtown Knoxville Alliance Representative AIA Representative Historic Zoning Commission Representative Downtown Resident Downtown Resident City of Knoxville Resident Representative
BOARD MEMBER – EXCUSED Josh Wright, Chair Joey Natour John Thurman	BOARD MEMBERSHIP Urban Design Representative Business Development Representative Downtown Development Representative
EX-OFFICIO & STAFF MEMBERS Lindsay Crockett Mike Reynolds Dallas DeArmond Peter Ahrens Bryan Berry Christina Magrans-Tillery Nicholas Clancy	DEPARTMENT/ORGANIZATION Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville Plans Review and Inspections Knoxville Plans Review and Inspections City Law Department City Law Department
APPLICANTS & GENERAL PUBLIC Michael Haynes Mike Ballinger Johnathan Winkelman Logan Higgins Bill Vinson Tate Wright Hitesh Patel	AFFILIATION Applicant Contractor Applicant (via ZOOM) Architect Applicant (via ZOOM) Architect Architect

The meeting was called to order by Vice-Chair Susanne Tarovella at 4:01 p.m. Commissioner Tarovella asked that the Board members and ex-officio staff introduce themselves. Roll call was taken, and it was established that there was a quorum.

Minutes

A Motion was made by Comm. Cole and seconded by Comm. Blackburn to approve the July 19, 2023, Design Review Board Minutes. The Motion carried unanimously, 7-0.

Staff Report

Lindsay Crockett reviewed administrative approvals issued since the last meeting.

Infill Housing Design Review **Certificates of Appropriateness**

1534 Texas Ave. / Parcel ID 81 P E 003

New primary structure (8-B-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 8-B-23-IH, subject to the following conditions:

- 1) final site plan to meet City Engineering standards;
- 2) roof pitch to be increased to 6/12 minimum;
- 3) foundation to be clad in stucco.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Applicant Michael Haynes, 8207 Cedar Hollow Way, Powell, TN 38749, was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Childress and seconded by Comm. Blackburn to approve certificate 8-B-23-IH per staff recommendation. The motion carried unanimously, 7-0.

1719 Texas Ave. / Parcel ID 81 P D 031

New primary structure (8-C-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 8-C-23-IH, subject to the following conditions:

- 1) final site plan to meet City Engineering standards;
- 2) foundation to reflect foundation height of existing houses on block and be clad in stucco;
- 3) final siding materials to meet Infill Housing design guidelines;
- 4) revisions to placement of side elevation windows, with approval by staff;
- 5) revisions to differentiate from adjacent new house at 1723 Texas Avenue, with approval by staff.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Contractor Mike Ballinger, 2916 Brabson Drive, Knoxville, TN 37918, was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. Blackburn and seconded by Comm. Bolin to approve certificate 8-C-23-IH per staff recommendation. The motion carried 7-0.

1723 Texas Ave. / Parcel ID 81 P D 032

New primary structure (8-D-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 8-D-23-IH, subject to the following conditions:

- 1) final site plan to meet City Engineering standards;
- 2) foundation to reflect foundation height of existing houses on block and be clad in stucco;
- 3) final siding materials to meet Infill Housing design guidelines;
- 4) revisions to placement of side elevation windows, with approval by staff;
- 5) revisions to differentiate from adjacent new house at 1719 Texas Avenue, with approval by staff.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Contractor Mike Ballinger, 2916 Brabson Drive, Knoxville, TN 37918, was present to discuss the application for review. There was no opposition present.

A Motion was made by Comm. DeBardelaben and seconded by Comm. Cole to approve certificate 8-D-23-IH per staff recommendation. The motion carried unanimously, 7-0.

103 Oglewood Ave. / Parcel ID 81 K B 02601

New primary structure (8-E-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 8-E-23-IH, subject to the following conditions:

- 1) final site plan to meet City Engineering standards;
- 2) foundation to reflect foundation height of existing houses on block and be clad in stucco;
- 3) revisions to front porch, with approval by staff;
- 4) revisions to placement and design of façade and side elevation windows, with approval by staff.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Applicant Jonathan Winkelman, 228 Engert Rd, 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. Cole to approve certificate 8-E-23-IH per staff recommendation. The motion carried unanimously, 7-0.

3527 Oswald St. / Parcel ID 69 N E 00401

New primary structure (8-G-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 8-G-23-IH, subject to the following conditions:

- 1) Final site plan and parking areas to meet City Engineering standards;

- 2) Any parking areas fronting Oswald Street to receive landscaping and screening to meet design guidelines;
- 3) Final drawings to meet standards of the I-MU zone and principal use standards for multi-family dwellings;
- 4) Specifications for final materials to be submitted to staff for approval.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Architect Logan Higgins, 133 S Gay St., Knoxville, TN 37902, was present to discuss the application for review. Michelle Ivester, Chickamauga Ave, was present to represent the Oakwood-Lincoln Park Neighborhood Association. The Association is opposed to the project.

A motion was made by Comm. Bolin and seconded by Comm. Blackburn to postpone certificate 8-G-23-IH to the September 20, 2023 meeting of the Design Review Board. The motion carried unanimously, 7-0.

Downtown Design Review

Certificates of Appropriateness

406 W. Church Ave. / Parcel ID 94 L G 03001

Exterior alteration (8-A-23-DT)

Staff Recommendation: Staff recommends approval of Certificate 8-A-23-DT.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Architect Bill Vinson, 7610 Gleason Dr. Suite 303, Knoxville, TN 37919, was 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 8-A-23-DT per staff recommendation. The motion carried unanimously, 7-0.

427 Walnut St. / Parcel ID 94 H L 01901

New building (8-C-23-DT)

Staff Recommendation: Staff recommends postponement of Certificate 8-C-23-DT, to encourage the applicant to:

- 1) revise the ground-level elevations fronting both Locust Street and Walnut Street to meet the design guidelines and create pedestrian-oriented environments at street level;
- 2) meet with City Plans Review and Inspections to identify any access or zoning issues; and
- 3) address the potential height setback requirement; along with any additional design comments identified by the Board.

Discussion: Lindsay Crockett reviewed the application and the staff recommendation.

Architect Hitech Patel, 1775 The Exchange SE, Suite 530, Atlanta, GA 30339, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Childress and seconded by Comm. Bolin to postpone certificate 8-C-23-DT to the September 20, 2023 meeting of the Design Review Board. The motion carried unanimously, 7-0.

Adjournment

There was no further business, and the meeting was adjourned at 5:53 p.m.