

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

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

<p>BOARD MEMBER – PRESENT</p> <p>Perry Childress Joey Natour Jared Worsham Josh Wright, Chair John Thurman Rick Blackburn Cameron Bolin Laura Seery Cole Susanne Tarovella, Vice-Chair</p>	<p>BOARD MEMBERSHIP</p> <p>East Tennessee Community Design Center Business Development Representative Downtown Resident Urban Design Representative Downtown Development Representative Historic Zoning Commission Representative AIA Representative Downtown Resident City of Knoxville Resident Representative</p>
<p>BOARD MEMBER – EXCUSED</p> <p>Matthew DeBardelaben</p>	<p>BOARD MEMBERSHIP</p> <p>Downtown Knoxville Alliance Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS</p> <p>Lindsay Crockett Dallas DeArmond Mike Reynolds Christina Magrans-Tillery Mark Riehl</p>	<p>DEPARTMENT/ORGANIZATION</p> <p>Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning City Law Department City Plans Review and Inspections</p>
<p>APPLICANTS & GENERAL PUBLIC</p> <p>Baker Jones Jon Colbaugh Mike Ballinger</p>	<p>AFFILIATION</p> <p>Contractor/Applicant Applicant Representative Applicant</p>

The meeting was called to order by Chair Josh Wright at 4:00 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.

Minutes

A Motion was made by Comm. Cole and seconded by Comm. Worsham to approve the November 15, 2023, Design Review Board Minutes. The Motion carried unanimously, 9-0.

Staff Report

Lindsay Crockett reviewed the administrative approvals issued since the last meeting.

Downtown Design Review

Certificates of Appropriateness

430 S Gay St. / Parcel ID 95 I A 031

Sign (12-B-23-DT)

Staff Recommendation: Staff recommends postponement of Certificate 12-B-23-DT, to allow for additional information on the sign's placement, installation, and design; revisions should also include a reduction in size to be more proportionate to the building and storefront.

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

Applicant Baker Jones, 3101 NW Park Dr., Knoxville, TN 37921, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Thurman and seconded by Comm. Bolin to postpone certificate 12-B-23-DT, per staff recommendation. The motion carried unanimously, 9-0.

Infill Housing Design Review

Certificates of Appropriateness

704 E. Columbia Ave. / Parcel ID 81 F F 008

New primary structure (12-A-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-A-23-IH, subject to one condition: 1) final site plan to meet City Engineering standards.

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

City of Knoxville Housing and Neighborhood Development Representative Jon Colbaugh, 400 Main St., Knoxville, TN 37902, 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-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1225 Connecticut Ave. / Parcel ID 81 I K 039

New primary structure (11-A-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-B-23-IH subject to the following conditions: 1) applicant to provide final measurements on front porch depth and setback from main massing to front property line; front setback revisions to align house with streetscape as needed, to be approved by staff; 2) final site plan to meet City Engineering standards; 3) front porch to measure 8' in depth and feature posts that are at least 6 by 6; 4) revisions to side elevation windows, to be approved by staff.

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

Applicant Clayton Powers, 1727 Harvest Moon Lane, Knoxville, TN 37922, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Bolin and seconded by Comm. Thurman to approve certificate 12-B-23-IH per staff recommendation, with the additional two conditions: 5) applicant to clarify finish of foundation material to be submitted to staff for approval; 6) applicant to clarify orientation of siding to be submitted to staff for approval. The motion carried unanimously, 9-0.

1205 Dakota Ave. / Parcel ID 81 I A 02001

New primary structure (12-D-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-D-23-IH, subject to the following conditions: 1) front setback to be revised, moving house closer to the front property line; 2) final site plan to meet City Engineering standards; 3) parking to be revised to meet Infill Housing guidelines; 4) revisions to side elevation window placement and proportion; and 5) revisions to differentiate from adjacent new houses proposed on Dakota Avenue, with approval by staff.

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

Applicant 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. Tarovella and seconded by Comm. Cole to approve certificate 12-D-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1209 Dakota Ave. / Parcel ID 81 I A 02001

New primary structure (12-E-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-E-23-IH, subject to the following conditions: 1) front setback to be revised, moving house closer to the front property line; 2) final site plan to meet City Engineering standards; 3) parking to be revised to meet Infill Housing guidelines; 4) revisions to side elevation window placement and proportion; and 5) revisions to differentiate from adjacent new houses proposed on Dakota Avenue, with approval by staff.

Discussion: Items 12-D-23-IH, 12-E-23-IH, 12-F-23-IH, and 12-G-23-IH were discussed concurrently.

A motion was made by Comm. Tarovella and seconded by Comm. Cole to approve certificate 12-E-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1215 Dakota Ave. / Parcel ID 85 I A 021

New primary structure (12-F-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-F-23-IH, subject to the following conditions: 1) front setback to be revised, moving house closer to the front property line; 2) final site plan to meet City Engineering standards; 3) parking to be revised to meet Infill Housing guidelines; 4) revisions to side elevation window placement and proportion; and 5) revisions to differentiate from adjacent new houses proposed on Dakota Avenue, with approval by staff.

Discussion: Items 12-D-23-IH, 12-E-23-IH, 12-F-23-IH, and 12-G-23-IH were discussed concurrently.

A motion was made by Comm. Tarovella and seconded by Comm. Cole to approve certificate 12-F-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1219 Dakota Ave. / Parcel ID 81 I A 020 01

New primary structure (12-G-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-H-23-IH, subject to the following conditions: 1) front setback to be revised, moving house closer to the front property line; 2) final site plan to meet City Engineering standards; 3) parking to be revised to meet Infill Housing guidelines; 4) revisions to side elevation window placement and proportion; and 5) revisions to differentiate from adjacent new houses proposed on Dakota Avenue, with approval by staff.

Discussion: Items 12-D-23-IH, 12-E-23-IH, 12-F-23-IH, and 12-G-23-IH were discussed concurrently.

A motion was made by Comm. Tarovella and seconded by Comm. Cole to approve certificate 12-G-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1134 Rider Ave. / Parcel ID 69 M L 045

New primary structure (12-H-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-H-23-IH, subject to the following conditions: 1) site plan should be revised to locate parking in the rear, accessed from the alley; 2) trees at the front of the property should be noted on final site plan and retained; 3) final site plan to meet City Engineering standards.

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

Applicant David Kerns, 410 Locust Hill Lane, Knoxville, TN 37920, and owner Monty Fairchild, 6815 Washington Pike, Knoxville, TN 37918, were present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Cole and seconded by Comm. Tarovella to approve certificate 12-H-23-IH per staff recommendation. The motion carried unanimously, 9-0.

2527 Pershing St. / Parcel ID 81 F B 001

New primary structure (12-I-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 12-I-23-IH, subject to the following conditions: 1) site plan should be revised to avoid parking in the front yard, with final site plan to be reviewed by staff; 2) house should be moved towards front property line to align with setback pattern of block; 3) final site plan to meet City Engineering standards.

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

Applicant David Kerns, 410 Locust Hill Lane, Knoxville, TN 37920, and owner Monty Fairchild, 6815 Washington Pike, Knoxville, TN 37918, were present 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-I-23-IH per staff recommendation with the modification of condition #1 to add the option that parking may be accessed via Morelia Ave.

Adjournment

As there was no further business, the meeting was adjourned at 4:48 p.m.