

Meeting Minutes

FEBRUARY 15, 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</p> <p>Josh Wright John Thurman Perry Childress Laura Seery Cole Matthew DeBardelaben Joey Natour Susanne Tarovella Cameron Bolin</p>	<p>BOARD MEMBERSHIP</p> <p>Urban Design Representative Downtown Development Representative East Tennessee Community Design Center Downtown Resident Downtown Knoxville Alliance Representative Business Development Representative City of Knoxville Resident Representative AIA Representative</p>
<p>BOARD MEMBER – EXCUSED</p> <p>Rick Blackburn</p>	<p>BOARD MEMBERSHIP</p> <p>Historic Zoning Commission Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS</p> <p>Christina Magrans Lindsay Crockett Jessica Kitts Bryan Berry Peter Ahrens</p>	<p>DEPARTMENT/ORGANIZATION</p> <p>City Law Department Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville Plans Review and Inspection Knoxville Plans Review and Inspection</p>
<p>APPLICANTS & GENERAL PUBLIC</p> <p>Nicholas Guess Shawn Campagna</p>	<p>AFFILIATION</p> <p>Applicant via Zoom Applicant</p>

The meeting was called to order by Chair Josh Wright at 4:02 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. Cole and seconded by Comm. Bolin to approve the January 18, 2023 Design Review Board Minutes. The Motion carried unanimous 7-0.

Staff Report

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

Downtown Design Review

Certificates of Appropriateness

There were no Downtown Design Review applications for review.

Infill Housing Design Review

Certificates of Appropriateness

218 Atlantic Ave. / Parcel ID 081 G B 005

New Primary Structure (2-A-23-IH)

Staff Recommendation: Staff recommends approval of certificate 2-A-23-IH, subject to the following conditions:

- 1) Front setback to be modified to align with front setback pattern of block;
- 2) Front parking to be revised to meet Infill Housing design guidelines and final site plan to meet City Engineering standards and coverage limits of the RN-2 zoning, incorporating a walkway from the front door to the sidewalk;
- 3) Front porch to include 8 by 8 square posts;
- 4) Revision to façade window placement;
- 5) Final site plan to incorporate native or naturalized shade trees in the front and rear yards.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

The applicant was not 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 2-A-23-IH per staff recommendation, adding any design related revisions to be approved by staff to include door and window placement on the front façade. The motion carried unanimously 8-0.

306 W. Churchwell Ave. / Parcel ID 081 K L 001

New Primary Structure (2-B-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-B-23-IH, subject to the following conditions:

- 1) Subdivision plat and final site plan to meet City Engineering standards, minor modifications which do not affect overall townhouse design could be approved by staff;
- 2) The use of 1/1 or 3/1 double hung windows to better fit the historic context, and horizontal lap siding with an overlap instead of Dutch lap or flush panel siding;
- 3) Minor modifications to the façade roof massings as necessary, with approval by staff;
- 4) Final elevations and site plan to meet relevant standards of RN-4 zoning and townhouse use.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Nicholas Guess, 410 Stone Villa Ln., Knoxville, TN 37934, was present via Zoom 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 2-B-23-IH per staff recommendation. The motion carried unanimously 8-0.

0 Worth St. / Parcel ID 081 K L 027

New Primary Structure (2-D-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-D-23-IH, subject to the following conditions:

- 1) Front setback to be modified to align with front setback pattern of the block;
- 2) Final site plan to meet city Engineering standards and coverage limits of the base zoning, incorporating a walkway from the front door to the street;
- 3) Foundation height to be elevated to be compatible with original houses on block
- 4) Final drawings to omit shutters or incorporate shutters appropriately scaled for window siding;
- 5) Revision to window placement in front gable;
- 6) Use vinyl siding with an overlap comparable to typical wood lap siding instead of Dutch lap or flush panel siding;
- 7) Final site plan to incorporate a native or naturalized shade tree in the front and rear yards.

Discussion: Lindsay Crockett reviewed the submittal and staff recommendation.

Shawn Campagna, 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. Tarovella to approve certificate 2-D-23-IH per staff recommendation, removing condition #1 and #3. The motion carried unanimously 8-0.

Other Business

None.

Adjournment

There was no further business and the meeting was adjourned 5:00 p.m.