

Meeting Minutes

NOVEMBER 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>BOARD MEMBER – PRESENT Perry Childress Matthew DeBardelaben* Jared Worsham Josh Wright, Chair John Thurman Rick Blackburn Cameron Bolin Laura Seery Cole Susanne Tarovella, Vice-Chair</p>	<p>BOARD MEMBERSHIP East Tennessee Community Design Center Downtown Knoxville Alliance 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 Joey Natour</p>	<p>BOARD MEMBERSHIP Business Development Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Lindsay Crockett Dallas DeArmond Mike Reynolds Christina Magrans-Tillery Peter Ahrens</p>	<p>DEPARTMENT/ORGANIZATION 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 Kathryn Greer Sean Hackett Emmanuel Huber-Feely Sarah Page Asia (No last name given) Amber Culpepper</p>	<p>AFFILIATION Architect Architect Architect Architect Applicant Representative Applicant</p>

*Left early

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. Blackburn to approve the October 18, 2023, Design Review Board Minutes. The Motion carried unanimously, 9-0.

Staff Report

There were no administrative approvals since the last meeting.

Downtown Design Review

Certificates of Appropriateness

501 W. Church Ave. / Parcel ID 94 L G 00101

Exterior alteration, addition (10-B-23-DT)

Staff Recommendation: Staff recommends approval of Certificate 10-B-23-DT as submitted.

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

Architects Kathryn Greer and Sean Hackett, 550 W Main St., Knoxville, TN 37902, were present to discuss the application for review. There was no opposition present.

Commissioners Thurman and Bolin recused themselves from discussing or voting on this item.

A motion was made by Comm. DeBardelaben and seconded by Comm. Cole to approve certificate 10-B-23-DT per staff recommendation, noting that the applicant may widen the sidewalk along Church Avenue, if desired, at the new on street parking space. The motion carried unanimously, 7-0.

810 Clinch Ave. / Parcel ID 94 M C 006

New addition (10-C-23-DT)

Staff Recommendation: Staff recommends approval of Certificate 10-C-23-DT as submitted.

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

Architects Kathryn Greer and Emmanuel Huber-Feely, 550 W Main St., Knoxville, TN 37902, were present to discuss the application for review. There was no opposition present.

Commissioners Thurman and Bolin recused themselves from discussing or voting on this item.

A motion was made by Comm. Childress and seconded by Comm. Blackburn to approve certificate 10-C-23-DT per staff recommendation. The motion carried unanimously, 7-0.

Infill Housing Design Review

Certificates of Appropriateness

1600 N. Central St. / Parcel ID 81 K H 03300A

New primary structure (10-C-23-IH)

Staff Recommendation: The DRB should discuss the revised rooflines of the units fronting E. Oldham Ave., and whether any additional design elements are necessary to align the alley units with the context.

Pending input and additional conditions from the Board on the above items, staff recommends approval of Certificate 10-C-23-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) final elevation drawings to meet design standards of C-G-2 zoning and principal use standards for townhouses.

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

Architect Sarah Page, 142 Market St., Chattanooga, TN 37405, was present to discuss the application for review. There was no opposition present. Staff received two emails from neighborhood residents which were forwarded to Commissioners before the meeting and are included in the application materials packet.

A motion regarding certificate 10-C-23-IH was made by Comm. Bolin to: 1) approve the townhomes facing Central St.; 2) approve the building facing the alley, subject to the condition that the applicant add articulation to the alley facing façade, subject to staff approval; 3) Postpone the building facing Oldham Ave. to the December 20, 2023, meeting of the Design Review Board. The motion failed due to lack of a second.

A motion was made by Comm. DeBardelaben and seconded by Comm. Tarovella to approve certificate 10-C-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1706 Ohio Ave. / Parcel ID 81 P D 014101

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

Staff Recommendation: Staff recommends approval of Certificate 11-A-23-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) house to be moved closer to the front property line to align with the setback pattern of the block; 3) one window to be added to left elevation; 4) revisions to differentiate from adjacent new houses at 1708 Ohio Ave and 1710 Ohio Ave, with approval by staff.

This item was discussed concurrently with item 11-A-23-IH and 11-C-23-IH.

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

Asia (no last name or address given) was present for applicant Michael Hayes 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 11-A-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1708 Ohio Ave. / Parcel ID 81 P D 014

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

Staff Recommendation: Staff recommends approval of Certificate 11-A-23-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) house to be moved closer to the front property line to align with the setback pattern of the block; 3) one window to be added to left

elevation; 4) revisions to differentiate from adjacent new houses at 1706 Ohio Ave and 1710 Ohio Ave, with approval by staff.

Discussion: This item was discussed concurrently with item 11-A-23-IH and 11-C-23-IH.

A motion was made by Comm. Tarovella and seconded by Comm. Cole to approve certificate 11-B-23-IH per staff recommendation. The motion carried unanimously, 9-0.

1710 Ohio Ave. / Parcel ID 81 P D 013

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

Staff Recommendation: Staff recommends approval of Certificate 11-A-23-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) house to be moved closer to the front property line to align with the setback pattern of the block; 3) one window to be added to left elevation; 4) revisions to differentiate from adjacent new houses at 1706 Ohio Ave and 1710 Ohio Ave, with approval by staff.

Discussion: This item was discussed concurrently with item 11-A-23-IH and 11-B-23-IH.

A motion was made by Comm. Tarovella and seconded by Comm. Cole to approve certificate 11-C-23-IH per staff recommendation. The motion carried unanimously, 9-0.

Commissioner DeBardelaben left the meeting at 5:36 p.m.

3413 Gap Rd. / Parcel ID 81 I T 012

After-the-fact review of modifications to previously approved COA (11-D-23-IH)

Staff Recommendation: The Board, Plans Review and Inspections staff, and Planning staff should discuss an appropriate path forward for enforcement of the zoning code and design guidelines. The Board should identify if any changes should be made to bring 3413 and 3415 Gap Road into compliance with COAs issued in March 2022.

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

Applicant Amber Culpepper, P.O. Box 32454, Knoxville, TN 37930, was present to discuss the application for review. There was no opposition present.

This item was discussed concurrently with item 11-E-23-IH.

A motion was made by Comm. Tarovella and seconded by Comm. Cole to: 1) approve the windows as constructed; 2) approve the columns as shown on the applicant's previously completed homes on the block; 3) the applicant must submit a plan to correct the foundation, grading, and the front porch to staff for approval; 4) the applicant must submit a plan to correct the driveway to staff for approval; 5) the front door must comply with the plans from the previously approved COA from March 2022; 6) approve the façade gable field window detail as constructed. The motion carried unanimously 8-0.

3415 Gap Rd. / Parcel ID 81 I T 011

After-the-fact review of modifications to previously approved COA (11-E-23-IH)

Staff Recommendation: The Board, Plans Review and Inspections staff, and Planning staff should discuss an appropriate path forward for enforcement of the zoning code and design guidelines. The Board should identify if any changes should be made to bring 3413 and 3415 Gap Road into compliance with COAs issued in March 2022.

Discussion: This item was discussed concurrently with item 11-D-23-IH.

A motion was made by Comm. Tarovella and seconded by Comm. Cole to: 1) approve the windows as constructed; 2) approve the columns as shown on the applicant's previously completed homes on the block; 3) the applicant must submit a plan to correct the foundation, grading, and the front porch to staff for approval; 4) the applicant must submit a plan to correct the driveway to staff for approval; 5) the front door must comply with the plans from the previously approved COA from March 2022; 6) approve the façade gable field window detail as constructed. The motion carried unanimously 8-0.

Adjournment

As there was no further business, the meeting was adjourned at 5:44 p.m.