

Meeting Minutes

OCTOBER 18, 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</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</p>
<p>BOARD MEMBER – EXCUSED Joey Natour Laura Seery Cole</p>	<p>BOARD MEMBERSHIP Business Development Representative Downtown Resident</p>
<p>BOARD MEMBER – ABSENT Susanne Tarovella, Vice-Chair</p>	<p>BOARD MEMBERSHIP City of Knoxville Resident Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Lindsay Crockett Dallas DeArmond Bryan Berry Christina Magrans-Tillery</p>	<p>DEPARTMENT/ORGANIZATION Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville Plans Review and Inspections City Law Department</p>
<p>APPLICANTS & GENERAL PUBLIC John Chandler (via Zoom) Sarah Page Matt Lyle Jeff Henson Hitesh Patel Tyler Goza</p>	<p>AFFILIATION Applicant/Contractor Applicant/Architect Architect Contractor Architect Architect</p>

*Left early

The meeting was called to order by Chair Josh Wright at 4:03 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. Blackburn and seconded by Comm. Thurman to approve the September 20, 2023, Design Review Board Minutes. The Motion carried unanimously, 7-0.

Staff Report

There were no administrative approvals since the last meeting.

Infill Housing Design Review **Certificates of Appropriateness**

3220 Orlando St. / Parcel ID 70 P A 051

New front porch (10-A-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 10-A-23-IH, subject to the following condition:

- 1) select 6 by 6 wood posts instead of the proposed 4 by 4s

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

The applicant was not present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Bolin and seconded by Comm. Childress to approve certificate 10-A-23-IH per staff recommendation, with the following additional conditions: 2) finish of lumber to be clarified with staff; 3) porch stairs feature a handrail to match guardrail. The motion carried unanimously, 7-0.

1434 Cornelia St. / Parcel ID 81 L R 001

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

Staff Recommendation: Staff recommends approval of Certificate 10-B-23-IH, subject to the following conditions:

- 1) final site plan to meet City Engineering standards;
- 2) foundation to be increased to at least 12" tall and clad in stucco;
- 3) revisions to front porch depth, with approval by staff;
- 4) revisions to façade and left side elevation window placement;
- 5) substituting brick veneer for stone veneer; and recognizing the reduced lot area as furthering principles associated with the Infill Housing guidelines.

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

Contractor John Chandler, 413 Bridge View Lane, Knoxville, TN 37914, 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. Debardeleben approve certificate 10-B-23-IH per staff recommendation, with the following additional conditions: 6) two windows to be added to the front façade where the garage has been infilled; 7) landscaping around stucco foundation to be added; 8) front porch be extended to the south to encompass the entire south façade, subject to staff approval. The motion carried unanimously, 7-0.

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

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

Staff Recommendation: The DRB should discuss the height of the buildings fronting E. Oldham Ave; the selected single-light casement and fixed windows, along with their placement and proportion; and the proposed irregular lap siding materials. 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;
- 3) rooflines on two buildings fronting E. Oldham Ave to be revised to be more compatible with the neighborhood context;
- 4) the alley building to be revised to incorporate additional design elements to align it with the neighborhood context, with drawings meeting conditions 3 and 4 being resubmitted to the Board for additional review.

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

Architects Sarah Page and Matt Lyle, 142 Market St., Chattanooga, TN 37405, was present to discuss the application for review. There was no opposition present. Staff received several emails in support of this application, which were forwarded to the Commissioners before the meeting.

Comm. Worsham left the meeting at 4:46 p.m.

A motion was made by Comm. Bolin and seconded by Comm. Debardeleben to postpone certificate 10-C-23-IH to the November 15, 2023, meeting of the Design Review Board. The motion carried unanimously, 6-0.

Downtown Design Review

Certificates of Appropriateness

427 Walnut St. / Parcel ID 94 H L 01901

New building (8-C-23-DT)

Staff Recommendation: The Board should discuss if the site conditions and the project's goals are significant enough to warrant major deviations from the design guidelines, which emphasize human-oriented design and pedestrian engagement at ground level. Pending Board decision based on the design guidelines, any approval should also be subject to the following conditions:

- 1) final site plan to meet City Engineering standards;
- 2) applicant to resubmit a substitute exterior finish material in place of the faux-wood fiber cement product; and
- 3) applicant to provide details on sign lighting; any internal illumination to be limited to push-through letters and logos.

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

Applicant Hitesh 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. Blackburn and seconded by Comm. Bolin to approve certificate 8-C-23-DT per staff recommendation, with the exception of staff's condition #2, and with the addition of the following conditions: 4) masonry base to be extended on the Walnut St. elevation up to the third floor, subject to staff approval; 5) the utility door on the Locust St. elevation to be revised, subject to staff approval. The motion carried unanimously, 6-0.

130 W. Jackson Ave. / Parcel ID 94 E G 00900F

Window replacement (10-A-23-DT)

Staff Recommendation: Staff recommends approval of Certificate 10-A-23-DT, subject to the condition that the replacement windows match the overall size of the existing, with comparison measurements to be sent to staff for approval.

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

Contractor Jeff Henson, 13 E Circle Rd., Norris, TN 37828, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Thurman and seconded by Comm. Debardeleben to approve certificate 10-A-23-DT per staff recommendation. The motion carried unanimously, 6-0.

709 Market St. / Parcel ID 94 L G 033

Exterior rehabilitation (10-D-23-DT)

This item was heard out of order in an effort to save time.

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

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

Architect Tyler Goza, 402 S Gay St. Suite 201, Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present.

A motion was made by Comm. Blackburn and seconded by Comm. Wright to approve certificate 10-D-23-DT per staff recommendation. The motion passed unanimously, 6-0.

Comm. Thurman left the meeting at 5:34 p.m., resulting in a loss of quorum. All remaining applications on the agenda were automatically postponed to the November 15, 2023, meeting of the Design Review Board.

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

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

This item was automatically postponed to the November 15, 2023, meeting of the Design Review Board due to a lack of quorum.

810 Clinch Ave. / Parcel ID 94 M C 006

New addition (10-C-23-DT)

This item was automatically postponed to the November 15, 2023, meeting of the Design Review Board due to a lack of quorum.

Adjournment

The meeting was adjourned at 5:34 p.m. due to a loss of quorum.