

Meeting Minutes

APRIL 17, 2024

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</p> <p>Perry Childress Jared Worsham Josh Wright, Chair John Thurman Rick Blackburn Laura Seery Cole Susanne Tarovella, Vice-Chair Matthew DeBardelaben Chris Ford Cameron Bolin</p>	<p>BOARD MEMBERSHIP</p> <p>East Tennessee Community Design Center Downtown Resident Urban Design Representative Downtown Development Representative Historic Zoning Commission Representative Downtown Resident City of Knoxville Resident Representative Downtown Knoxville Alliance Representative Business Development Representative AIA Representative</p>
<p>BOARD MEMBER – EXCUSED</p> <p>None</p>	<p>BOARD MEMBERSHIP</p>
<p>EX-OFFICIO & STAFF MEMBERS</p> <p>Lindsay Crockett Dallas DeArmond Mike Reynolds Christina Magrans-Tillery Bryan Berry 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 City Plans Review and Inspections</p>
<p>APPLICANTS & GENERAL PUBLIC</p> <p>Ameet Patel Chuck Chalker Tom Allen Tate Wright Patrick Kassin Ben Hudgins William Lyons Eric Zeanah Trudy Monaco Rob Quillin Oren Yarbrough Joe Petre Tim Wells Carla Bailey Kelli Stevenson Manuel Hudson Chris Smith</p>	<p>AFFILIATION</p> <p>Applicant Applicant Applicant Applicant Applicant Applicant Applicant Opposition Opposition Opposition Opposition Applicant Applicant Applicant Applicant Applicant Applicant Applicant</p>

The meeting was called to order by Chair Josh Wright at 4:00 p.m. Chairman 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. Chairman Wright read aloud Article V, Section 4 of the Design Review Board's Administrative Rules and Procedures.

Minutes

A Motion was made by Ms. Cole and seconded by Mr. Worsham to approve the March 20, 2024, Design Review Board Minutes. The Motion carried unanimously, 10-0.

Mr. Worsham moved to modify Article V, Section 4 of the Administrative Rules to allow the applicant and the opposition each a total of 10 minutes to present, which can be divided among speakers. Individual speakers must start by stating their name, address, and amount of time they will speak. The motion was seconded by Mr. Thurman. The motion carried unanimously, 10-0.

Staff Report

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

Downtown Design Review

Certificates of Appropriateness

300 W. Magnolia Ave. / Parcel ID 94 E F 004

Sign (3-B-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 3-B-24-DT, subject to one condition: 1) illumination to be limited to push-through letters or graphics (illuminating the individual letters instead of the white scroll backer panels).

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

Applicants Ameet Patel, 2285 Executive Dr. Ste. 340, Lexington, KY 40505, and Chuck Chalker, 8333 Gleason Dr., Knoxville, TN 37919, were present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Mr. Thurman and seconded by Mr. DeBardelaben to approve certificate 3-B-24-DT, per staff recommendation. The motion carried unanimously, 10-0.

620 Market St. / Parcel ID 95 I E 00601

Sign (4-B-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 4-B-24-DT as submitted.

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

Applicant Tom Allen, P.O. Box 20021, Knoxville, TN 37940, was present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Mr. Thurman and seconded by Ms. Cole to approve certificate 4-B-24-DT, per staff recommendation. The motion carried unanimously, 10-0.

427 Walnut St. / Parcel ID 94 L H 01901

Revisions to previously approved design (4-C-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 4-C-24-DT as submitted.

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

Applicant Tate Wright, 1775 The Exchange SE, Suite 600, Atlanta, GA 30339, was present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Mr. Thurman and seconded by Mr. Ford to approve certificate 4-C-24-DT, per staff recommendation. The motion carried, 9-1 (No: Bolin).

0 W. Hill Ave. / Parcel ID 94 M D 018

New primary structure (4-D-24-DT)

Staff Recommendation: The Board should discuss the overall scale of the proposed building (specifically, the south massing fronting the river) in relation to the context. The Board should also discuss the pedestrian-level design within the neighborhood context. Pending Board decision or any additional conditions related to scale and ground-level design, approval should be subject to the following conditions:

- 1) Applicants to provide further information regarding pedestrian safety measures on the Hill Avenue parking garage entrance;
- 2) Addition of a pedestrian entryway facing W. Hill Avenue to meet the base zoning code and design guidelines;
- 3) Final site plan and parking garage to meet City Engineering standards;
- 4) Final landscaping plan to meet standards of City zoning code and design guidelines;
- 5) Any mechanical equipment or service utilities not shown on plans to be placed on secondary elevations and receive screening as necessary;
- 6) Signage to return to DRB as a separate application.

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

Applicants Patrick Kassin, 99 Pheasant Dr., Marietta, GA 30067, and Ben Hudgins, 530 Mean St. Ste. 105, Atlanta, GA 30318, were present to discuss the application for review.

Mr. Blackburn recused himself from discussing or voting on this item. Chairman Wright remained at the table for discussion but recused himself from voting on this item.

A motion was made by Mr. Thurman and seconded by Ms. Cole to allow the opposition to project slides on the screen. The motion carried 8-0.

The following people spoke in opposition to this item:
William Lyons, no address given
Eric Zeanah, 550 W Main St., Knoxville, TN 37902
Trudy Monaco, 202 E Redbud Rd., Knoxville, TN 37920
Rob Quillin, 550 Main St. Ste. 400, Knoxville, TN 37902

A motion was made by Mr. Thurman and seconded by Mr. Bolin to postpone certificate 4-D-24-DT. The motion carried unanimously 8-0.

Mr. Ford left the meeting at this time (6:57 p.m.).

516 W. Vine Ave. / Parcel ID 94 L C 003

New primary structure (4-E-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 4-E-24-DT, subject to the following conditions:

- 1) Revisions to exterior cladding to incorporate additional masonry or other materials which meet the guidelines to "relate to the scale, durability, color, and texture of the predominate building materials in the area";
- 2) Final site plan and parking garage to meet City Engineering standards;
- 3) Final landscaping plan to meet standards of City zoning code (12.2) and design guidelines;
- 4) Any mechanical equipment or service utilities not shown on plans to be placed on secondary elevations and receive screening as necessary;
- 5) Signage to return to Design Review Board as a separate application.

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

Applicants Oren Yarbrough, 402 S. Gay St. Ste. 201, Knoxville TN 37902, and Joe Petre, 900 S. Gay St. Ste. 1600, Knoxville, TN 37902, were present to discuss the application for review. There was no opposition present.

A motion was made by Mr. Bolin and seconded by Vice Chair Tarovella to postpone certificate 4-E-24-DT. The motion carried unanimously, 9-0.

Infill Housing Design Review **Certificates of Appropriateness**

305 E. Woodland Ave. / Parcel ID 81 L A 040

New primary structure (4-A-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 4-A-24-IH, subject to the following conditions: 1) meeting all relevant standards of Section 4.6, Middle Housing standards; 2) meeting City Engineering standards.

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

Applicant Tim Wells, 4237 Greenway Dr., Knoxville, TN 37918, was present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Vice Chair Tarovella and seconded by Mr. Bolin to approve certificate 4-A-24-IH per staff recommendation. The motion carried unanimously 9-0.

400 E. Oldham Ave. / Parcel ID 81 L A 006

New front porch, new driveway (4-B-24-IH)

Staff Recommendation: Recognizing the special site circumstances prohibiting alley access, staff recommends after-the-fact approval of the new driveway, subject to meeting City Engineering requirements. Staff recommends after-the-fact approval of the new front porch, subject to the following condition: 1) removal of horizontal railing and installation of vertical posts to meet design guidelines.

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

Applicants Carla Bailey, 7608 Navarre Dr., Knoxville, TN 37919, and Kelli Stevenson, 421 Royal Birkdale Rd., Knoxville, TN 37934, were present to discuss the application for review. There was no opposition present.

A motion was made by Ms. Cole and seconded by Vice Chair Tarovella to approve certificate 4-B-24-IH per staff recommendation. The motion carried unanimously 9-0.

433 Hiwassee Ave. / Parcel ID 81 B B 03102

New primary structure (4-C-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 4-C-24-IH, subject to the following condition: 1) final site plan to meet City Engineering standards.

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

Applicant Manuel Hudson, 427 Hiwassee Ave., Knoxville, TN 37917, was present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Mr. Bolin and seconded by Ms. Cole to approve certificate 4-C-24-IH per staff recommendation with the additional condition that the applicant remove shutters from the windows on the front elevation. The motion carried unanimously 9-0.

3221 Bellevue St. / Parcel ID 70 P A 05201

New primary structure (4-D-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 4-D-4-IH, subject to the following conditions: 1) front setback to be revised to align with adjacent house and blockface; 2) foundation to measure at least 12" tall; 3) proposed acrylic coating cladding to be replaced with brick or lap siding.

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

Applicant Chris Smith, 3217 Bellevue St., Knoxville, TN 37917, was present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Vice Chair Tarovella and seconded by Ms. Cole to approve certificate 4-D-24-IH per staff recommendation. The motion carried unanimously 9-0.

Adjournment

As there was no further business, the meeting was adjourned at 7:45 p.m.