

Meeting Minutes

AUGUST 21, 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 Perry Childress Jared Worsham, Vice-Chair Josh Wright Laura Lenn Susanne Tarovella, Chair Matthew DeBardelaben Cameron Bolin Rick Blackburn Chris Ford* C. Tony Allen</p>	<p>BOARD MEMBERSHIP East Tennessee Community Design Center Downtown Resident Urban Design Representative Downtown Resident City of Knoxville Resident Representative Downtown Knoxville Alliance Representative AIA Representative Historic Zoning Commission Business Development Representative Downtown Development Representative</p>
<p>BOARD MEMBER – EXCUSED None</p>	<p>BOARD MEMBERSHIP</p>
<p>EX-OFFICIO & STAFF MEMBERS Lindsay Crockett Dallas DeArmond Christina Magrans-Tillery Mark Riehl</p>	<p>DEPARTMENT/ORGANIZATION Knoxville-Knox County Planning Knoxville-Knox County Planning City Law Department City Plans Review and Inspections</p>

*Arrived late

The meeting was called to order by Chair Susanne Tarovella at 4:00 p.m. Chair Tarovella 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 Dr. Lenn and seconded by Vice-Chair Worsham to approve the minutes of the July 17, 2024 Design Review Board Meeting. 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

808 State St. / Parcel ID 95 I D 021

Exterior rehabilitation (8-A-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 8-A-24-DT, subject to the following conditions: 1) final specifications on marquee lighting to be submitted to staff for approval; 2) final site plan to meet all standards of City Engineering and the City Zoning code; 3) omission of "sandblasting exterior brick back to red clay brick color" scope.

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

Applicant Steve Young, 1545 Western Ave. Ste. 100, Knoxville, TN 37921, was present to discuss the application for review. There was no opposition present.

A motion was made by Mr. Bolin and seconded by Mr. DeBardelaben to approve certificate 8-A-24-DT per staff recommendation. The motion carried unanimously, 9-0.

Mr. Ford arrived at this time (4:24 p.m.).

555 W. Jackson Ave. / Parcel ID 94 E J 006

Exterior rehabilitation (8-B-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 8-B-24-DT as submitted.

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

Applicant John Allen, 904 Brandywine Circle, Knoxville, TN 37138, and contractor Hunt Dixon, no address given, were present to discuss the application for review. There was no opposition present.

A motion was made by Mr. DeBardelaben and seconded by Mr. Blackburn to approve certificate 8-B-24-DT per staff recommendation. The motion carried unanimously, 10-0.

501 E. Hill Ave. / Parcel ID 95 I C 00301

Sign (8-C-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 8-C-24-DT, subject to the following condition: 1) applicant to provide further information on the color and tone of the white internal illumination to staff for review.

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

Applicant Pat Boles, 3101 NW Park Drive, Knoxville, TN 37921, was present to discuss the application for review. There was no opposition present.

A motion was made by Ms. Lenn and seconded by Vice-Chair Worsham to approve certificate 8-C-24-DT per staff recommendation. The motion carried unanimously, 10-0.

310 S. Gay St. / Parcel ID 95 I A 043

Exterior rehabilitation (8-D-24-DT)

Staff Recommendation: The Board should discuss any solutions to mitigate the inappropriate replacement windows and the removal of internal trim, or approve the installed windows-after-the-fact.

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

Applicant Brian Rowe, 601 Kempon Rd., Knoxville, TN 37909, was present to discuss the application for review. There was no opposition present.

A motion was made by Mr. Childress and seconded by Mr. Bolin to approve certificate 8-D-24-DT, subject to the following conditions: 1) rehabilitation of existing windows and/or installation of new windows to match the previously approved COA, including aligning vertical trim elements with transom windows above, and replicating design, operation, and muntin arrangements of original windows, including on outside bays. The motion carried unanimously, 10-0.

714 S. Gay St. / Parcel ID 95 I F 023

Signs (8-E-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 8-E-24-DT, subject to one condition: 1) revised drawings for window signs to be submitted to staff, limiting the sign area to less than 30% coverage of the window and omitting opaque screening on the windows.

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

Applicant Micah Andrews, 7116 Regal Lane, Knoxville, TN 37918, was present to discuss the application for review. There was no opposition present.

A motion was made by Ms. Lenn and seconded by Mr. Ford to approve certificate 8-E-24-DT per staff recommendation. The motion carried unanimously, 10-0.

Infill Housing Design Review **Certificates of Appropriateness**

1809 Worth St. / Parcel ID 81 K L 029

New driveway (8-B-24-IH)

Staff Recommendation: Recognizing the existing conditions of the property and the house, staff recommends approval of Certificate 8-B-24-IH as submitted.

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

Applicant Todd Kennedy, 608 W. Seventh Ave., Lenoir City, TN 37771, was present to discuss the application for review. There was no opposition present.

A motion was made by Mr. DeBardelaben and seconded by Vic-Chair Worsham to approve certificate 8-B-24-IH per staff recommendation. The motion carried unanimously, 10-0.

3201 Johnston St. / Parcel ID 81 I E 012

New primary structure (8-C-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 8-C-24-IH, subject to the following conditions: 1) Final site plan to meet City Engineering standards and requirements of Plans Review and Inspections; 2) foundation height to be revised to be comparable to the block; 3) front porch to be revised to meet design guidelines; 4) windows to be added to the left side elevation; 5) roof pitch to be elevated to at least 6/12, with final drawings to reflect conditions and submitted to staff for approval prior to permitting.

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

Applicant Lobes Nzohabonimana, 1326 W Baxter Ave., Knoxville, TN 37921, was present to discuss the application for review. There was no opposition present.

A motion was made by Mr. Childress and seconded by Mr. Bolin to approve certificate 8-C-24-IH per staff recommendation, with the option of flipping the elevations of the home. The motion carried unanimously, 10-0.

1336 Delaware Ave. / Parcel ID 81 P G 012

New primary structure (8-E-24-IH)

Staff Recommendation: Staff recommends postponement of Certificate 8-E-24-IH, allowing the applicant to provide a revised set of drawings addressing at minimum the following elements: 1) design to incorporate bays, breaks, or additional complexity in the front façade to differentiate the units; 2) additional articulation and engagement with the block on the Delaware Street elevation; and 3) revisions to window and door types, and window placement, increasing transparency on both street-facing elevations.

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

Applicant Sean Olu, 6923 Maynardville Pike Ste. 137, Knoxville, TN 37918, was present via Zoom to discuss the application for review. There was no opposition present.

A motion was made by Mr. Childress and seconded by Mr. Allen to postpone certificate 8-E-24-IH per staff recommendation. The motion carried unanimously, 10-0.

Other Business

None.

Adjournment

As there was no further business, the meeting was adjourned at 5:49 p.m.