

Meeting Minutes

FEBRUARY 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 Josh Wright, Chair John Thurman Rick Blackburn Laura Seery Cole Susanne Tarovella, Vice-Chair Matthew DeBardelaben</p>	<p>BOARD MEMBERSHIP 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</p>
<p>BOARD MEMBER – EXCUSED Cameron Bolin Joey Natour</p>	<p>BOARD MEMBERSHIP AIA Representative Business Development Representative</p>
<p>EX-OFFICIO & STAFF MEMBERS Lindsay Crockett Dallas DeArmond Mike Reynolds Doug Gordon Mark Riehl Bryan Berry</p>	<p>DEPARTMENT/ORGANIZATION 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 Amber Culpepper Michael Webb Aaron Newman William McGhee Logan Higgins Baker Jones Ida Randall Tate Wright</p>	<p>AFFILIATION Applicant Applicant Applicant Applicant Applicant Applicant Applicant Applicant</p>

The meeting was called to order by Chair Josh Wright at 4:01 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.

Minutes

A Motion was made by Ms. Cole and seconded by Mr. Blackburn to approve the December 20, 2023, Design Review Board Minutes. The Motion carried unanimously, 8-0.

Staff Report

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

Infill Housing Design Review **Certificates of Appropriateness**

1543 Connecticut Ave. / Parcel ID 81 P G 038

New primary structure (1-A-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 1-A-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) front setback to be revised to align with blockface; 3) final site plan to incorporate native or naturalized shade trees in the front and rear yards; 4) foundation height to measure at least 12" to be compatible with the neighborhood context.

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

Applicants Amber Culpepper and Jonathan Jovak, P.O. Box 32454., Knoxville, TN 37930, were present to discuss the application for review. There was no opposition present.

A motion was made by Mr. Thurman and seconded by Vice-Chair Tarovella to approve certificate 1-A-24-IH, per staff recommendation. The motion carried unanimously, 8-0.

2621 Barton St. / Parcel ID 81 D D 033

Addition (1-B-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 1-B-24-IH as submitted.

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 Ms. Cole and seconded by Mr. Thurman to approve certificate 1-B-24-IH, per staff recommendation. The motion carried unanimously, 8-0.

125 E. Oldham Ave. / Parcel ID 81 K H 030

New primary structure (1-C-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 1-C-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) final site plan to incorporate a walkway to the sidewalk and native or naturalized shade trees in front and rear yards; and 3) foundation to be clad in stucco or parge coat and compatible in height with surrounding context.

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

Applicant Aaron Newman, 8621 Ellijay Way, Strawberry Plains, TN 37871, was present 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 1-C-24-IH, per staff recommendation, with the following revision of condition: 5) foundation to be constructed of brick and compatible in height with surrounding context. The motion carried unanimously, 8-0.

3440 Divide St. / Parcel ID 81 I T 001

New primary structure (2-A-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-A-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.

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

Applicant William McGhee, 192 Galilean Rd., Kingston, TN 37763, was present via Zoom to discuss the application for review. There was no opposition present.

This item was discussed concurrently with items 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH.

A motion was made by Mr. Thurman and seconded by Vice-Chair Tarovella to postpone certificate 2-A-24-IH to the March 20, 2024 meeting of the Design Review Board. The motion carried unanimously, 8-0.

3436 Divide St. / Parcel ID 81 I T 046

New primary structure (2-B-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-B-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.

Discussion: Items 2-A-24-IH, 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH were discussed concurrently.

A motion was made by Mr. Thurman and seconded by Vice-Chair Tarovella to postpone certificates 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH to the March 20, 2024 meeting of the Design Review Board. The motion carried unanimously, 8-0.

3432 Divide St. / Parcel ID 81 I T 045

New primary structure (2-C-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-C-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.

Discussion: Items 2-A-24-IH, 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH were discussed concurrently.

This item was postponed earlier in the meeting.

3428 Divide St. / Parcel ID 81 I T 044

New primary structure (2-D-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-D-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.

Discussion: Items 2-A-24-IH, 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH were discussed concurrently.

This item was postponed earlier in the meeting.

3424 Divide St. / Parcel ID 81 I T 043

New primary structure (2-E-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-E-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.

Discussion: Items 2-A-24-IH, 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH were discussed concurrently.

This item was postponed earlier in the meeting.

3420 Divide St. / Parcel ID 81 I T 042

New primary structure (2-F-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-F-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.

Discussion: Items 2-A-24-IH, 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH were discussed concurrently.

This item was postponed earlier in the meeting.

3416 Divide St. / Parcel ID 81 I T 041

New primary structure (2-G-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 2-G-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.

Discussion: Items 2-A-24-IH, 2-B-24-IH, 2-C-24-IH, 2-D-24-IH, 2-E-24-IH, 2-F-24-IH, and 2-G-24-IH were discussed concurrently.

This item was postponed earlier in the meeting.

3527 Oswald St. / Parcel ID 69 N E 00401

New primary structure (8-G-23-IH)

Staff Recommendation: Staff recommends approval of Certificate 8-G-23-IH, subject to the following conditions: 1) Final site plan and parking areas to meet City Engineering standards; 2) Any parking areas fronting Oswald Street to receive landscaping and screening to meet design guidelines; 3) Final drawings to meet standards of the I-MU zone and principal use standards for multi-family dwellings; 4) Specifications for final materials to be submitted to staff for approval.

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

Applicant Logan Higgins, 133 S Gay St., Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present.

A motion was made by Vice-Chair Tarovella and seconded by Mr. Blackburn to approve certificate 8-G-23-IH, per staff recommendation. The motion carried unanimously, 8-0.

Downtown Design Review

Certificates of Appropriateness

430 S. Gay St. / Parcel ID 95 I A 031

Sign (12-B-23-DT)

Staff Recommendation: Staff recommends approval of Certificate 12-B-23-DT, subject to one condition:

1) applicant to provide final drawings showing sign's installation to staff for approval.

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

Applicant Baker Jones, 3101 NW Park Dr., Knoxville, TN 37921, was present via Zoom 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 12-B-23-DT, per staff recommendation. The motion carried unanimously, 8-0.

111 E. Jackson Ave. / Parcel ID 95 H A 026

Sign (2-A-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 2-A-24-DT as submitted.

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

Applicant Baker Jones, 3101 NW Park Dr., Knoxville, TN 37921, 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 2-A-24-DT, per staff recommendation. The motion carried unanimously, 8-0.

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

Window replacement (2-B-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 2-B-24-DT, subject to the following conditions: 1) applicant to submit a profile of the proposed applied muntins, showing the muntin profiles to replicate the existing in thickness and depth; 2) framing width should be comparable to the existing window framing; 3) exterior trim and sills to be repaired and retained, or replaced in-kind; 4) all masonry repair to meet National Park Service specifications.

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

Applicant Ida Randall, 55 W Jackson Ave., Knoxville, TN 37902, was present to discuss the application for review. There was no opposition present.

A motion was made by Mr. DeBardelaben and seconded by Ms. Cole to postpone certificate 2-B-24-IH, to the March 20, 2024 meeting of the Design Review Board. The motion carried unanimously, 8-0.

409 W. Church Ave. / Parcel ID 94 L G 012

New building (2-C-24-DT)

Staff Recommendation: Staff recommends approval of Certificate 2-C-24-DT, subject to the following conditions: 1) final drawings to meet all relevant aspects of City zoning ordinance, including ground-level awnings and any lighting provided; 2) final drawings to meet City Engineering standards; 3) sign package to be submitted to DRB for review.

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

Applicant Tate Wright, 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 Mr. Thurman and seconded by Mr. Blackburn to approve certificate 2-C-24-IH, per staff recommendation, with the additional condition that final specifications on the material used on the façade of the parking garage return to the Board for review. The motion carried unanimously, 8-0.

Adjournment

As there was no further business, the meeting was adjourned at 5:48 p.m.