

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 Lenn 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 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</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.

Minutes

A Motion was made by Mr. Thurman and seconded by Vice-Chair Tarovella to approve the minutes of the May 15, 2024 Design Review Board Meeting. The Motion carried unanimously, 10-0.

Mr. Worsham moved to suspend the Administrative Rules and Procedures, and amend Article V, Section 4 to allow each individual speaker a time limit of five (5) minutes and to allow the applicant a five (5) minute rebuttal. Mr. Thurman seconded the motion. The motion carried, 10-0.

Staff Report

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

Downtown Design Review

Certificates of Appropriateness

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

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

Mr. Blackburn and Chairman Wright recused themselves from discussing or voting on this application and left the table.

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

- 1) Final site plan, pedestrian improvements, and parking garage to meet City Engineering standards;
- 2) Final landscaping plan to meet standards of City zoning code;
- 3) Any mechanical equipment or service utilities not shown on plans to be placed on secondary elevations and receive screening as necessary;
- 4) Signage to return to DRB as a separate application;

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

The following people spoke in favor of the item:

Garry Rodgers, 803 White Oak Valley Rd., Cleveland, TN 37312

Ben Hudgins, 530 Means St. Ste. 105, Atlanta, GA 30318

Joshua Thompson, 3824 Fox Hills Dr., Marietta, GA 30067

Taylor Forrester, 1111 N. Northshore Dr. Ste. S-700, Knoxville, TN 37919

The following people spoke in opposition to this item:

Josh Wright, 608 W Hill Ave. #401, Knoxville, TN 37902

Daniel Sanders, 920 Volunteer Landing Ln., Knoxville, TN 37915

Thomas Goldsby, 608 W Hill Ave., Knoxville, TN 37902

Dina Markakis, 608 W Hill Ave., Knoxville, TN 37902

Wally Shaw, 608 W Hill Ave., Knoxville, TN 37902

A motion was made by Mr. DeBardelaben and seconded by Mr. Thurman to approve certificate 4-D-24-DT, per staff recommendation, with the additional condition that the applicant provide final material specifications for the parking garage screening to staff for review and approval. The motion carried unanimously, 8-0.

Infill Housing Design Review

Certificates of Appropriateness

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) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.

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

Applicant Dave Madden, 3735 Parker Harrison Way, Knoxville, TN 37924, was present 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. Childress and seconded by Mr. Worsham to approve certificates 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 per staff recommendation. The motion carried unanimously, 10-0.

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) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.

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.

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) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.

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.

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) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.

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.

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) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.

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.

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) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.

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.

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) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.

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.

112-114 Warren Ave. / Parcel ID 81 K M 034

New primary structure (6-C-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 6-C-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) revisions to façade windows to incorporate double-hung windows or other window styles compatible with the guidelines.

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

The applicant was not present. There was no opposition present.

A motion was made by Vice-Chair Tarovella and seconded by Mr. Blackburn to approve certificate 6-C-24-IH per staff recommendation, with the additional conditions that the final specifications for the windows and the stucco finish be submitted to staff for review and approval.

1800 St. Mary St. / Parcel ID 81 E B 014

Addition (6-D-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 6-D-24-IH, subject to one condition:
1) final site plan to meet City Engineering standards.

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

Applicant Forrest Kirkpatrick, 214 W Magnolia Ave., Knoxville, TN 37917 was present to discuss the application for review. There was no opposition present.

A motion was made by Mr. Thurman and seconded by Mr. Bolin to approve certificate 6-D-24-IH per staff recommendation. The motion carried unanimously, 10-0.

721 Oglewood Ave. / Parcel ID 81 F C 02101

New primary structure (6-E-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 6-E-24-IH, subject to the following conditions:

- 1) Final site plan to meet City Engineering standards;
- 2) Final site plan to include a walkway from the door to the sidewalk and one tree each in the front and rear yards;
- 3) Exterior chimney to be clad in brick or omitted.

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

The applicant was not present. There was no opposition present.

A motion was made by Mr. Childress and seconded by Vice-Chair Tarovella to approve certificate 6-E-24-IH per staff recommendation. The motion carried unanimously, 10-0.

Other Business

Nominations for Chair and Vice-Chair for 2024-2025:

Mr. Wright moved to nominate Ms. Tarovella for Chair for 2024-2025. Mr. Thurman seconded the motion.

Ms. Lenn moved to nominate Mr. Worsham for Vice-Chair for 2024-2025. Mr. Blackburn seconded the motion.

Mr. Wright moved to nominate Mr. Bolin for Vice-Chair for 2024-2025. Mr. DeBardelaben seconded the motion.

Elections for the Chair and Vice-Chair for 2024-2025 are to be held at the July 17, 2024 meeting.

Adjournment

As there was no further business, the meeting was adjourned at 5:45 p.m.