

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>

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 Vice-Chair Tarovella to approve the April 17, 2024, Design Review Board Minutes. The Motion carried unanimously, 10-0.

Chairman Wright proposed a suspension of the rules and modifications of the Administrative Rules and Procedures as follows: (additions are indicated by underlined text; removals are indicated by strikethrough)

SECTION 4 - CONDUCT OF HEARING

The normal order of hearing, subject to modification by the Chair, shall be:

Statement of the matter to be heard (chairperson or secretary)

Presentation(s) by applicant and those speaking in favor of the applicant (5-minute limit per speaker),

Presentation(s) by opposition(s) (5-minute limit per speaker)
Public comment(s) (5-minute limit per speaker),
Rebuttal by applicant (3-minute limit, Chair to modify as appropriate to allow proper rebuttal to comments),
~~Public comment when appropriate,~~
Discussions and deliberation among Board members.
Vote
Members of the Board may question participants at any point in the hearing.
All time limits have some flexibility to ensure statements are fully understood.

Mr. Worsham moved to suspend the rules as presented by Chairman Wright. Mr. Thurman seconded the motion. The motion carried, 10-0.

Staff Report

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

Infill Housing Design Review **Certificates of Appropriateness**

3430 Gap Rd. / Parcel ID 81 I S 02803

New primary structure (5-B-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 5-B-24-IH, subject to the following conditions:

- 1) revisions to the front setback to align with adjacent new construction and create a consistent streetscape pattern;
- 2) revisions to parking placement to meet the Infill Housing guidelines;
- 3) foundation to be elevated at least 12 inches to reflect historic houses in the neighborhood, with a revised foundation profile submitted to staff;
- 4) revised front porch design to measure at least 8 feet deep;
- 5) one window each to be added to right and left elevations;
- 6) siding to be horizontal lap siding instead of board-and-batten;
- 7) design be revised to differentiate from other adjacent new construction on Gap Road, with approval by staff.

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. Thurman and seconded by Mr. Bolin to postpone certificates 5-B-24-IH, 5-C-24-IH, 5-D-24-IH, and 5-E-24-IH for 30 days to the June 20, 2024 meeting of the Design Review Board. The motion carried unanimously, 10-0.

3436 Gap Road / Parcel ID 81 I S 02802

New primary structure (5-C-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 5-C-24-IH, subject to the following conditions:

- 1) revisions to the front setback to align with adjacent new construction and create a consistent streetscape pattern;
- 2) revisions to parking placement to meet the Infill Housing guidelines;
- 3) foundation to be elevated at least 12 inches to reflect historic houses in the neighborhood, with a revised foundation profile submitted to staff;
- 4) revised front porch design to measure at least 8 feet deep;
- 5) one window each to be added to right and left elevations;
- 6) siding to be horizontal lap siding instead of board-and-batten;
- 7) design be revised to differentiate from other adjacent new construction on Gap Road, with approval by staff.

Discussion: Items 5-B-24-IH, 5-C-24-IH, 5-D-24-IH, and 5-E-24-IH were discussed concurrently.

3442 Gap Rd. / Parcel ID 81 I S 02801

New primary structure (5-D-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 5-D-24-IH, subject to the following conditions:

- 1) revisions to the front setback to align with adjacent new construction and create a consistent streetscape pattern;
- 2) revisions to parking placement to meet the Infill Housing guidelines;
- 3) foundation to be elevated at least 12 inches to reflect historic houses in the neighborhood, with a revised foundation profile submitted to staff;
- 4) revised front porch design to measure at least 8 feet deep;
- 5) one window each to be added to right and left elevations;
- 6) siding to be horizontal lap siding instead of board-and-batten;
- 7) design be revised to differentiate from other adjacent new construction on Gap Road, with approval by staff.

Discussion: Items 5-B-24-IH, 5-C-24-IH, 5-D-24-IH, and 5-E-24-IH were discussed concurrently.

3500 Gap Rd. / Parcel ID 81 I S 028

New primary structure (5-E-24-IH)

Staff Recommendation: Staff recommends approval of Certificate 5-E-24-IH, subject to the following conditions:

- 1) revisions to the front setback to align with adjacent new construction and create a consistent streetscape pattern;
- 2) revisions to parking placement to meet the Infill Housing guidelines;
- 3) foundation to be elevated at least 12 inches to reflect historic houses in the neighborhood, with a revised foundation profile submitted to staff;

- 4) revised front porch design to measure at least 8 feet deep;
- 5) one window each to be added to right and left elevations;
- 6) siding to be horizontal lap siding instead of board-and-batten;
- 7) design be revised to differentiate from other adjacent new construction on Gap Road, with approval by staff.

Discussion: Items 5-B-24-IH, 5-C-24-IH, 5-D-24-IH, and 5-E-24-IH were discussed concurrently.

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: 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, as well as applicant attorney Taylor Forrester, 1111 N. Northshore Dr., Knoxville, TN 37919 were present to discuss the application for review.

The following people spoke in opposition to this item:

Greg McMillan, no address given

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

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

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

Bill Lyons, 608 W Hill Ave., Knoxville, TN 37902

Nick Cazana, 5108 Buckhead Trl., Knoxville, TN 37919, spoke in support of the application.

A motion was made by Mr. Bolin to deny certificate 4-D-24-DT. The motion failed due to lack of a second.

A motion was made by Mr. Childress and seconded by Mr. Bolin to deny certificate 4-D-24-DT. The motion failed 3-5 (No: Worsham, Ford, Cole, DeBardelaben, Thurman).

A motion was made by Mr. Thurman and seconded by Mr. Ford to postpone the application for 30 days until the June 20, 2024, meeting of the Design Review Board. The motion carried unanimously, 8-0.

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

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

Staff Recommendation: The Board should discuss whether the revised materials meet the guideline to relate to the scale, durability, color, and texture of the predominate building materials in the area. The Board should also discuss the building's ground-level pedestrian engagement within the neighborhood context.

Approval of Certificate 4-E-24-DT should be subject to the following conditions:

- 1) Final site plan and parking lot to meet City Engineering standards;
- 2) Final landscaping plan to meet standards of City zoning code (12.2) and design guidelines;
- 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 Design Review Board as a separate application.

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

Applicant architects Oren Yarbrough and Faris Eid, 402 S. Gay St. Ste. 201, Knoxville TN 37902, and developer 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. Thurman and seconded by Mr. Blackburn to approve certificate 4-E-24-DT, per staff recommendation. The motion carried unanimously, 10-0.

Adjournment

As there was no further business, the meeting was adjourned at 6:40 p.m.