

# Meeting Minutes

APRIL 15, 2026

4:00 P.M. | Main Assembly Room

A video of this meeting will be available in the meeting archive pages here:

<https://knoxplanning.org/zoning/design-review>

Board Member	Present	Excused	Absent
C. Tony Allen Downtown Development Representative	X		
Rick Blackburn Historic Zoning Commission	X		
Cameron Bolin AIA Representative	X		
Perry Childress East Tennessee Community Design Center	X		
Lisa Sorensen Downtown Knoxville Alliance Representative	X		
Lisa Cyr-Burnett Business Development Representative	X		
Laura Lenn Downtown Resident Representative		X	
Susanne Tarovella, Chair City Resident Representative		X	
Jared Worsham, Vice-Chair Downtown Resident Representative	X		
Sara Martin Urban Design Representative	X		
Ex-Officio and Staff Members Present	Affiliation		
Samiul Haque	Knoxville-Knox County Planning		
Mike Reynolds	Knoxville-Knox County Planning		
Dallas DeArmond	Knoxville-Knox County Planning		
Malynda Wollert	Knoxville-Knox County Planning		
Christina Magrans-Tillery	City Law Department		
Mark Riehl	City Plans Review and Inspections		

The meeting was called to order by Vice-Chair Jared Worsham at 4:00 p.m. The Chair asked that the Board members and ex-officio staff introduce themselves. Roll was taken, and it was established that there was a quorum.

## Minutes

***A motion was made by Mr. Bolin and seconded by Mr. Allen to approve the minutes of the March 18, 2026 Design Review Board Meeting. The motion carried unanimously, 8-0.***

# Amendments to the Agenda

*A motion was made by Mr. Bolin and seconded by Ms. Sorensen to postpone items 2-A-26-IH and 12-E-26-IH for 30 days as requested by the applicants. The motion carried unanimously 8-0.*

## Staff Report

Mr. Reynolds announced that the City and Knoxville-Knox County Planning are launching the City's Comprehensive Plan update, known as "What's Next Knoxville?" Flyers were passed out with more information and a schedule of public meetings.

Ms. Wollert reviewed administrative approvals since the last meeting.

## *Infill Housing Design Review* Certificates of Appropriateness

**205 Chickamauga Ave. / Parcel ID 81 B G 039**

New primary structure (duplex) (8-B-25-IH)

**Staff Recommendation:** The Board should discuss whether additional measures should be taken to differentiate the two identical, adjacent buildings. Staff recommends approval of Certificate 8-B-25-IH subject to the following conditions: 1) the final site plan to meet City Engineering standards; 2) meeting applicable standards of Article 4.6 and Article 9.3.J; 3) major changes to foundation height and porch steps to return to the Board; and 4) the trim dividing the stories, the accent siding, and the different siding colors be retained.

**Discussion:** Ms. Wollert reviewed the staff report and recommendation. Applicant Jesse Alarcon, 4124 Oakland Dr., Knoxville, TN, was present via Zoom to discuss the application. There was no opposition present.

*Items 2-D-26-IH and 8-B-25-IH were discussed concurrently.*

*A motion was made by Mr. Allen and seconded by Ms. Cyr-Burnett to approve certificate 8-B-26-IH per staff recommendation with the additional condition that the front porch gable be painted lap siding. The motion carried unanimously, 8-0.*

**209 Chickamauga Ave. / Parcel ID 81 B G 038**

New primary structure (duplex) (2-D-26-IH)

**Staff Recommendation:** The Board should discuss whether additional measures should be taken to differentiate the two identical, adjacent buildings. Staff recommends approval of Certificate 2-D-26-IH subject to the following conditions:

1) the final site plan to meet City Engineering standards;

- 2) meeting applicable standards of Article 4.6 and Article 9.3.J;
- 3) major changes to foundation height and porch steps to return to the Board; and
- 4) the trim dividing the stories, the accent siding, and the different siding colors be retained

*Items 2-D-26-IH and 8-B-25-IH were discussed concurrently.*

***A motion was made by Mr. Allen and seconded by Ms. Cyr-Burnett to approve certificate 2-D-26-IH per staff recommendation with the additional condition that the front porch gable be painted lap siding. The motion carried unanimously, 8-0.***

**1043 Oglewood Ave. / Parcel ID 81 D A 009**

New primary structure (fourplex) (2-A-26-IH)

*Postponed earlier in the meeting.*

**2802 N. Broadway / Parcel ID 81 D E 001, 005**

New primary structures (multifamily) (12-E-25-IH)

*Postponed earlier in the meeting.*

**1914 Huron St. / Parcel ID 81 E H 006**

New primary structures (townhouses) (4-B-26-IH)

**Staff Recommendation:** Staff recommends approval of Certificate 4-B-26-IH, subject to the following conditions:

- 1) receiving special use approval for 4-C-26-SU and meeting any applicable conditions of approval;
- 2) meeting City Engineering standards and any applicable Zoning standards, including Article 9.3.I and Article 12, with minor revisions to be approved by staff;
- 3) the trees in the front yard to be native or naturalized shade trees;
- 4) any exposed sections of foundation and the retaining walls on the side elevations to be parge-coated, clad in stucco, or clad in brick veneer; and
- 5) the porch columns to be at least 6" by 6" and the brick veneer cladding on the porch foundations to be retained

**Discussion:** Ms. Wollert reviewed the application and staff recommendation. Applicant Ben Hudgins, 530 Means St. #105, Atlanta, GA, was present to discuss the application. There was no opposition present.

***A motion was made by Mr. Allen and seconded by Mr. Childress to approve certificate 4-B-26-IH per staff recommendation with the added condition that the exposed sections of retaining wall be clad in brick veneer. The motion carried unanimously 8-0.***

# *Downtown Design Review*

## **Certificates of Appropriateness**

### **319 S. Gay St. / Parcel ID 94 L D 031**

Revisions to 8-A-25-DT (4-B-26-DT)

**Staff Recommendation:** Staff recommends approval of Certificate 4-B-26-DT, subject to the following conditions:

- 1) All windows at the pedestrian level are to be clear.
- 2) Windows are to be constructed as depicted. Any changes to the proposed windows must be approved by the Board.
- 3) The final design of the solid wood entry doors in the Gay Street and Wall Avenue elevations shall return to the Board for review and approval.
- 4) All existing and new signs are subject to DRB review and approval as part of a separate application. Existing signs may be required to be removed and/or replaced with signs that are consistent with the guidelines

**Discussion:** Mr. Reynolds reviewed the application and the staff recommendation. Applicant Amy Sherrill, 902 N Central St., Knoxville, TN, was present to discuss the application. There was no opposition present.

***A motion was made by Mr. Bolin and seconded by Mr. Allen to approve a certificate of appropriateness for 4-B-26-DT per staff recommendation, with the added condition that horizontal window mullions be consistent across the façade. The motion carried unanimously, 8-0.***

### **305 W. Vine Ave. / Parcel ID 94 E J 032**

New primary structure (4-A-26-DT)

**Staff Recommendation:** Staff recommends approval of Certificate 4-A-26-DT, subject to the following conditions.

- 1) Meeting all applicable standards of the Zoning Ordinance on the final plan set.
- 2) Meeting all applicable requirements of the Department of Engineering and the City's Urban Forestry Division.
- 3) Submitting the signage package for consideration of approval by the Board under a separate application.
- 4) Submitting the landscape package for consideration of approval by the Board under a separate application.
- 5) The brick and fiber cement trim detailing at the parapet, articulations on all elevations, and the location and detailing of the exterior building materials are to be in keeping with these plans during permitting and construction.

**Discussion:** Mr. Reynolds reviewed the application and the staff recommendation. Applicants Daniel Smith, 6513 Kingston Pike, Knoxville, TN, and Leigh Burch, 727 Cheowa Cr., Knoxville, TN, were present to discuss the application. There was no opposition present.

*A motion was made by Ms. Martin and seconded by Mr. Blackburn to approve a certificate of appropriateness for 4-A-26-DT per staff recommendation with the added condition that all fiber cement cladding should be orthogonal and all balcony ceiling conditions shall be a finished material. The motion carried 8-0.*

## **Other Business**

*None*

## **Adjournment**

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