



INFILL HOUSING DESIGN REVIEW COMMITTEE

February

MEETING MINUTES

Meeting Date/Time:	February 6, 2020 at 9:00 a.m.
Meeting Location:	City County Building, Small Assembly Room
Committee Members Present:	Michelle Portier (non-voting), Scott Elder, DeAnn Bogus, Adam Kohntopp, Kortni Cook, Todd Kennedy, Lindsay Crockett, Gerald Green
Committee Members Absent:	Perry Childress, Mike Reynolds
Guests:	Monty Fairchild, Daniel Orr, Kevin Mellon, Bill Terry, Steve Hall, Christina Magrans
Recorder:	Michelle Portier

Meeting was called to order at 9:05 am.

Vote to approve January 2, 2020 meeting minutes

Action: A motion was made by Deanne Bogus to approve the January 2, 2020 meeting minutes. Lindsey Crockett seconded the motion and it passed 7-0.

1-A-20-IH 1201 Connecticut Avenue – new house and driveway; Monty Fairchild, applicant

Discussion: Ms. Portier informed the Committee that, though the request was originally approved in 2008, it should be reviewed as a new application since the vesting rights had expired. She briefly summarized the new building plans submitted with the original site plan, and stated the applicant's preference to provide a driveway in the front of the house off of the street versus in the rear of the house off of the alley. She read the conditions attached to staff's recommendation for approval.

Mr. Fairchild addressed the committee and stated his arguments. He acquiesced to most of the recommendations, but held firm in that he did not want to move the access to the rear of the house. He contested staff's comments regarding vesting rights and declared his belief that the old approval should stand. He contested the requirement for Dutch lap siding as well, citing houses built within the last 2 years on Johnston Street as a basis for utilizing that material installation method. He stated his belief that he was being held to a different standard if staff's recommendations were approved.

Committee member Lindsey Crockett answered by stating that lap siding is what the guidelines call for and is consistent with original housing built in that area. Gerald Green, Director of Knoxville-Knox County Planning stated that the current body is not responsible for the

enforcement of its decisions, nor is it responsible for past Committee decisions. He stated that inconsistent enforcement of the Infill Zone's guidelines is not justification to render a decision contrary to those guidelines.

Christina Magrans, attorney for the City of Knoxville, discussed the difference between the Infill Housing Committee application expiration and that of state law and reiterated that the vesting rights had expired. She explained vesting rights' expiration dates and agreed that the applicant's request should be reviewed as a new application. Director Green also agreed, and specified that the guidelines were very clear in stating that access should be off alleys when alleys are functional – that this was one of the issues the guidelines sought to redirect when they were first rewritten. He stated that the intent is to decrease the number of cars parked in the front yard, which is unsightly, and encouraged the Committee to hold to that requirement.

Committee Member Scott Elder noted the difference in porch depth from the original plans reviewed in January to the revised plans the Committee was reviewing this month and stated that the increased porch depth encroached further into the setback requirement of the underlying zone. He stated that the Committee could approve it to maintain consistency with other houses on the block, but the decreased setback should be part of the record.

Action: A motion was made by Gerald Green and seconded by Lindsey Crockett to approve the project in accordance with staff recommendations and noting the 8-foot porch depth encroachment into the setback area. The motion passed 7-0.

2-A-20-IH 1731 Nickerson Avenue – partial front porch enclosure; Daniel Orr, applicant

Discussion: Ms. Portier introduced the item, stating that the applicant had been unaware he needed a building permit and had begun work on the project before being issued a stop work order. She showed pictures of construction work in progress and of damage sustained to the ceiling inside the structure due to roof leaks.

Mr. Orr addressed the committee and stated his arguments. He briefly described the damage sustained to the structure, which had begun before he owned the house. He reported that much of the damage is structural and would require extensive work to fix. Orr further stated his intent to incorporate original design elements in his proposal and his belief that his remodel aligns with architectural character of the neighborhood. He noted other houses in the Folk Victorian style in the near vicinity.

Director Green thanked the applicant for trying to save the house and asked if he could have repaired it without changing the design. The applicant answered that none of the elements could be saved but needed replacement. He further detailed the damage to the porch, columns, roof, gutters, and other structural elements and reiterated that the front of the house needed an extensive remodel with some demolition of front façade and porch elements required.

Committee Member Elder noted the difference in setbacks with the addition of the front porch changing the beginning of the primary structure. He noted the Committee could approve that but should be aware that if approved, the structure could have a front porch addition in the future.

Mr. Elder then asked the applicant if the shake siding proposed for the enclosure would eventually cover the rest of the structure. Mr. Orr answered it was his intent to eventually replace the horizontal asbestos siding with the shake siding. Lindsey Crockett stated that shake siding is not appropriate within the guidelines and noted that he should use horizontal siding to mimic that of the primary structure.

Action: A motion was made by Lindsey Crockett and seconded by Gerald Green to approve the project with the condition that horizontal siding from 4" to 6" siding be used to mimic the original housing material as closely as possible. The motion passed 7-0.

2-B-20-IH 602 W. Glenwood Avenue – awning removal and infill of two rear windows; Kevin Mellon, Tom Dalton Construction, applicant on behalf of owner Deity Homes, LLC

Discussion: Ms. Portier showed the location of the awning proposed for removal and the two rear windows proposed for infill. She noted that the awning was not in character with the style of the house and that the windows in the rear were barely visible from the side street.

Action: A motion was made by Gerald Green and seconded by DeAnne Bogus to approve the project in accordance with staff recommendations. The motion passed 7-0.

2-C-20-IH 3407 Evans Street – new house and driveway; Bill Terry, Knoxville Habitat for Humanity, owner and applicant

Discussion: Ms. Portier summarized the site plan and floor plan. Director Green asked Mr. Terry if he would be willing to add windows to the side and rear facades. The Committee discussed window placement and came to an agreement on the number and locations of the windows to be added.

Action: A motion was made by Gerald Green to approve the proposal with the addition of a window in the living room on the side façade and the addition of another window in either bedroom 3 or bedroom 5 on the rear façade, to be determined by the applicant. The motion was seconded by Scott Elder, who also noted the setback reduction from the underlying zone. He stated the Committee has purview to allow the encroachment (because it is consistent with the other houses on the street).

Christina Magrans interjected that a motion was needed to amend the current motion to include the setback approval.

Gerald Green amended his motion to approve the proposal with the addition of a window in the living room on the side façade and the addition of another window in either bedroom 3 or bedroom 5 on the rear façade, to be determined by the applicant, and approving the 1-foot front setback variance. The motion was seconded by Todd Kennedy and passed 7-0.

Adjournment – A motion was made by Gerald Green to adjourn the meeting and was seconded by Todd Kennedy. The meeting was adjourned at 9:57 a.m.