

**AGENDA
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF NOVEMBER 26, 2007**

- Call to Order
- Introduction of Ex Officio Members and Visitors
- [Approval of Meeting Minutes](#)
- Certificates of Appropriateness
- Staff Report
- Other Business

Certificates of Appropriateness:

Certificate No. 11-A-07-DT

416 Cumberland Ave. – Freeman, Melancon, Bryant Advertising (Jody Freeman, Applicant)

Pre-development meeting: N/A

Description of Work

This request is for installing a small, non-illuminated, ground sign closer to the front property line than permitted by the base zoning, C-2. The design of this sign is pedestrian oriented.

Staff Comments

The C-2 zoning requires ground signs to be setback 10 feet from the right-of-way line and 15 feet from the curb. This request is to reduce the setback from the right-of-way line to 4 feet and from the curb 9 feet. From the *Zoning Ordinance for Knoxville, TN*, Article 4, Section 26, part C:

The Downtown Design Review Board may issue a Certificate of Appropriateness to avoid the need for variances in cases where a development has been conceived to respect the historic context of the block, provide greater pedestrian activity at the sidewalk level or meet other provisions of the guidelines.

Additionally, the size of the sign is compatible with the recommended six square feet or less of a shingle or hanging sign (Section 2, B1b). This sign is not attached to the building façade as most hanging signs are, but given the context of this unique location and the signs pedestrian scale, it appears appropriate.

Certificate No. 11-B-07-DT

510 S. Gay St. – Signs of Integrity (Jack Justice, Signs of Integrity, Applicant)

Pre-development meeting: N/A

Description of Work

This is a sign request for the Downtown Regal Cinemas Movie Theater. A blade sign has already been fabricated and installed. Additionally, the sign has chasing lights that require Board approval.

Staff Comments

Initially the plans for the Regal Cinema were adopted before the Design Review Board was established. The design of the sign was changed after the Review Board was established and the adoption of the Design Guidelines. The Design Guidelines do not speak to chasing lights on a sign. However, changes to the *Zoning Ordinance of the City of Knoxville, TN* in Article 4, Section 26 and Article 5, Section 10 requires the Review Board approval of chasing lights on signs within the D-1 District based on their compatibility and keeping in character with the Design Guidelines and surrounding established development.

Certificate No. 11-C-07-DT

200 & 202 W. Jackson Ave. – Dewhirst Properties (Aaron Pennington, Dewhirst Properties, Applicant)

Pre-development meeting: Phone conference 11/9/07 with John Clark

Description of Work

This project includes a major façade renovation of an existing structure within the Jackson Avenue National Register Historic District. The plan is to repair, prepare and paint the façade and existing JFG signage; repair and restore existing steel windows, replacing glass with 3/8” clear insulated glass; replace existing kalwall windows with new steel windows that replicate existing mullion pattern; existing storefront windows will remain; repair existing limestone; restore steel canopy; and replace warehouse garage doors with aluminum storefront and clear insulated glass. Additionally, new windows and doors are proposed for the west façade (this façade was originally intended to be an interior wall and so no openings were included at the time of construction). The applicant has not requested approval for any additional signs for the building at this time; he does intend to keep the existing wall signs.

Staff Comments

The proposed façade renovations appear consistent with the recommendations for historic structures, see Guideline C2a, p.22. Entries are consistent with guidelines, see C3a-d, p.23. Windows will be repaired or replaced in kind, see C4b-d, pg 24. Maintaining the historic painted wall signs and the neon sign is encouraged, see C7d, pg 26 and Section 2 C1d, pg 38.

Staff Report:

Issued Certificates of Appropriateness

[10-A-07-DT](#), 109 & 111 S. Gay St. – Board Approval, 10-17-07

[10-C-07-DT](#), 402 S. Gay St. – Board Approval, 10-17-07

Other Business:

[Alleyway study – ETCDC](#)

[Bike rack locations – TPO](#)

Sign and sidewalk conflicts – discussion