

**AGENDA
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF APRIL 15, 2015 - SMALL ASSEMBLY ROOM, 4:00 P.M.**

- ♦ Call to Order
- ♦ Introduction of Ex Officio Members and Visitors
- ♦ [Approval of Minutes of Previous Meeting](#)
- ♦ Applications to be Untabled for Withdrawal
- ♦ Certificates of Appropriateness
- ♦ Staff Report
- ♦ Other Business

Applications to be Untabled for Withdrawal:

[Certificate No. 11-B-12-DT](#)

100 S Broadway – 100 S Broadway (John L. Sanders)

Pre-development – N/A

Request from Applicant

Untable and withdraw application.

Staff Recommendation

APPROVE request from applicant to UNTABLE Certificate 11-B-12-DT for the purpose of WITHDRAWAL.

Certificates of Appropriateness:

[Certificate No. 12-A-14-DT](#)

550 Main Street – Bank of America ATM (Bank of America)

Pre-development – N/A

Description of Work

- *NOTE: The applicant is requesting to postpone this until the May 20, 2015 board meeting to allow additional time to evaluate alternative locations as requested by the board at the January 21, 2015 meeting.*

Install new ATM along the Main Street sidewalk in front of the Bank of America building, at the sidewalk grade.

The ATM installation requires that a portion of the landscape wall and plantings along the sidewalk be removed to allow the installation of an 11'-6" wide by 6'-6" deep concrete pad. The retaining walls of the recess will be clad in brick, in keeping with the existing landscape walls.

The ATM will be inset from the sidewalk edge 10" and the bollards 8". There will be an approximate 3'-0" to 3'-6" open area on the eastern (left) side (between the ATM and retaining wall) to allow for opening an access door, and the distance from the retaining wall and ATM on the rear is approximately 6" to 10" and the western (right) side 6" to 1'-0". The ATM will have a roof that extends approximately 4' over the sidewalk and will have a clearance of approximately 10'. There is downlighting on the underside of the roof.

Five 15' tall dual head decorative light fixtures are proposed for security lighting (see the attach site plan, 'Test Fit'). Two lights are located within the planting area along the sidewalk edge and three lights are distributed throughout the front yard space to obtain the applicants desired lighting levels within a 50' radius of the proposed ATM.

The ATM will have signage as shown on the attached plans.

Staff Comments

The placement of equipment such as ATM and electronic kiosks are not addressed by the guidelines or the base zoning district, nor is the location of site lighting, so the determination of appropriateness for proposals should be based on the externalities imposed on its surrounds.

Below are findings that staff believes should be considered:

- 1) The sidewalk width at this location is approximately 13'-0" wide from the landscape wall to the curb. The width of the sidewalk should allow for a minimum 5'-0" clear passage along the sidewalk when the ATM is being used with normal pedestrian activity on the sidewalk. The city has designated the on-street parking area in front of the proposed ATM as one of the downtown Food Truck vendor locations, which could lead the congestion of the sidewalk space.
- 2) The pedestrian light fixtures in front of First Baptist Church are approximately 12'-0" tall.
- 3) The street light that is almost immediately in front of the proposed ATM is approximately 30'-0" tall.
- 4) The street trees to the west of the proposed ATM have branches that overhand the sidewalk and may require trimming to obtain the desired lighting levels.
- 5) With the exception of those provided on private property, there are no pedestrian height sidewalk lights on this block. An option to consider is adding a pedestrian height lamp to the existing 30'-0" tall street light(s). It is undertermined at this time if this can be accommodated.
- 6) The ATM roof has a 10'-5" clearance with the sidewalk, which exceeds the minimum 9'-0" clearance required for awnings.
- 7) The surrounding uses are predominantly office and institutional, with residential and commercial uses on the opposite corner of the intersection.

Staff Recommendation

POSTPONE Certificate 12-A-14-DT until the May 20, 2015 board meeting, as requested by the applicant, to allow additional time to evaluate alternative locations as requested by the board at the January 21, 2015 meeting.

Certificate No. 3-A-15-DT

100 S Broadway – Balter Brewing (Trapp Associates LTD)
Pre-development – N/A

Description of Work

Renovate the former gas station, create two separate additions, reconfigure the parking area and install new landscaping.

Site Demolition Plan (Sheet C1.1): Remove the existing asphalt and pavement on the site, and portions of the sidewalk to be rebuilt, as shown in the plans. The existing building and canopy structure will remain.

Site Layout Plan (Sheet C1.2):

1) The parking lot will be reconfigured on the site to include 23 spaces and will have access to Jackson Avenue and Broadway. There will be landscaping in the northwest corner of the parking area (at the intersection), within a 4-foot strip with hedges between the Jackson Avenue sidewalk and the parking stalls, and south of the parking lot adjacent to the building, as shown. On the northeastern portion of the parking lot, there will be an 18-inch wide concrete curb between the Jackson Avenue sidewalk and the adjacent parking stall that is parallel with the sidewalk. There are three shade trees proposed, as shown in the 'Conceptual Plan Rendering'. The existing parking lot light fixtures will be refurbished.

NOTE: The development team is considering converting the Broadway driveway access to one-way "in" only and will coordinate with City Engineering and TDOT for final access design. Modifications to the design are to be in-keeping with the proposed materials and landscaping in this plan. In addition, the shade tree proposed for the landscape area adjacent to the intersection may need to be moved to a new location.

2) Wood stairs will be installed on the southeast portion of the site connecting the restaurant with the gravel parking area located up the hill. The handrail will be painted steel.

3) Concrete sidewalks and patio will be installed as indicated on the plan (with exception of the rear patio as described below).

4) The rear patio area, behind the 'brewhouse' and adjacent to Broadway, will have a crushed compacted granite ground cover where picnic tables will be located. There will be a 3.5 foot tall stone wall along the Broadway sidewalk that will stretch from the existing concrete wall on the southwest side of the property

to a gate at the brewhouse. The gate is for emergency egress, not general access to the site. Landscaping will be provided.

5) There will be two additions to the existing building: the brewhouse will be built below the existing canopy (where the gas pumps were located) and will extend beyond the canopy toward Broadway and will maintain a minimum 5-foot setback as required by the C-2 zoning district; and the addition on the east and south side will be set into the hillside and will accommodate the kitchen, office, bathrooms, and coolers.

6) The dumpster enclosure is located on the southeast corner of the parking lot. The doors will be constructed of unfinished Corten 'Western Rib' metal siding that will weather to have a rusted finish (see the attached information sheet), which will have a similar finish as the steel storefront system and 'rust wall' panel system proposed on the building. The other three walls will be made of concrete and will have the same finish as the retaining walls. NOTE: The east and south walls of the enclosure are retaining walls.

7) The new retaining walls on the east side of the site will be concrete and have a light sandblasted finish.

Exterior Elevations (Sheet A3.1):

1) Elevation detail #5 - Remove existing garage doors and install new steel window wall (see Sheet A5.1, detail #3 for section). The glass is to be insulated and clear. An addition will be constructed on the east side of the building (left side of the elevation) that will be setback 5'-2" from existing front elevation. The exterior material facing Jackson Avenue is 1"x8" wood square lap siding (see attached product information - Montana Timber, Ranch Wood "Eastern Exposure Finish"). The existing fluorescent and pendant lights under the roof overhang will be refurbished.

2) Elevation detail #2 - The east wall of the new addition will have a concrete wall with metal doors as shown in the plans.

3) Elevation detail #1, 3 & 4 - Remove existing storefront and install new steel storefront system (see Sheet A5.2, details 2, 3 & 5).

Exterior Elevations (Sheet A3.2):

1) Elevation detail #1 - The existing canopy structure will be refurbished and a new 'brewhouse' will be constructed below. Approximately 12' of the new structure will extend beyond the canopy structure toward Broadway.

2) Elevation detail #1 & 2 - The storefront system for the brewhouse will be the same steel window wall with clear insulated glass as the main restaurant building.

3) Elevation detail #1 & 3 - The 'mill room' and 'office' portion of the addition will be clad in rust wall panels (see attached product information - Corten Roofing rust wall panels). The windows will have aluminum framing. Mechanical units will be placed on the roof of the addition and will be partially screened by the parapet wall.

Signage (Proposed Signage Package):

Sign 'A': Existing pole sign (top of lot) with 4' tall, individual channel letters with ruby red neon tube, silver aluminum letter cabinets, mounted to open steel framework. Overall dimensions – 8' tall by 10' wide.

Sign 'B': Building eave (roof) signage, 3' tall free standing open face pan channel letters with ruby red neon tube, silver aluminum cabinets. Overall dimension – 6' tall by 10' wide.

Sign 'C': Existing Jackson/Broadway pole sign – reface existing internally illuminated cabinet, install new Plexiglas faces. Overall dimensions – approximately 6' tall by 8' wide, double sided.

Sign 'D': Sign mounted to grain silo, metal panel, face lit with gooseneck fixtures. Overall dimension – 3' tall by 3' wide.

Staff Comments

The following guidelines are apply to this project:

Section 1.A.1. (PEDESTRIAN AND BICYCLIST SAFETY)

Guidelines:

1b. Require sidewalks and crosswalks that are accessible to all and are aesthetically pleasing.

1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.

1k. Repair pavement surfaces (asphalt, brick, concrete, etc.) to original standards when underground utility or other repairs are necessary.

Section 1.A.3. (PARKING FACILITIES)

It is important to ensure that parking facilities (both public and private) are safe, accessible, and clearly marked. New parking facilities should be designed to be attractive, compatible additions to downtown. In general, new parking facilities should remain subordinate to the street scene.

Guidelines:

3d. Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing and landscaping.

3e. Distribute shade trees within surface lots at a ratio of 1 tree per 8 parking spaces. Trees may be planted in wells between spaces.

Section 1.B.2. (BUILDING LOCATION)

It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

Guidelines:

2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.

Section 1.B.3. (BUILDING MATERIALS)

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

Guidelines:

3a. Use complimentary materials and elements, especially next to historic buildings.

Section 1.B.4. (ARCHITECTURAL CHARACTER)

Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

Guidelines:

4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

4c. Scale first floor signs to pedestrians.

Section 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)

Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

Guidelines:

5a. Use consistent rhythm of openings, windows, doorways, and entries.

5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.

5c. Design entrances according to the proportions of the building's height and width.

5e. All windows at the pedestrian level should be clear.

5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

Section 1.B.7. (MECHANICAL EQUIPMENT AND SERVICE UTILITIES)

Utilities can include telephone and electrical lines, ventilation systems, gas meters, air conditioners, fire protection, telecommunication and alarm systems. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

Guidelines:

7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile

equipment.

7b. Do not locate units on a primary facade.

7c. Screen rooftop vents, heating/cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.

7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

7f. Screen dumpsters from view.

Section 2.C.1. (RECOMMENDED SIGNS)

The entire Warehouse district is already listed on the National Register of Historic Places and these buildings are also eligible for local overlays. Signs should therefore be governed by historic standards. These recommendations recognize that certain types of signs are dominant in the Warehouse District and should be encouraged in the future.

GUIDELINES:

1a. Projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board.

1b. Wall signs on sign boards mounted flush to the building façade.

1c. Painted wall signs.

Staff Recommendation

APPROVE Certificate 3-A-15-DT subject to the following conditions: 1) Modifications to the Broadway driveway access shall be reviewed by staff to verify the changes are in-keeping with the approved materials and landscaping in this plan, 2) Three shade trees must be planted within or adjacent to the parking lot, and 3) The signage must meet all requirements of the zoning ordinance, including structural standards as required by the City's Sign Enforcement Officer.

Certificate No. 4-A-15-DT

702 S Gay Street – Cook Loft Sign (Thomas Hensley)

Pre-development – N/A

Description of Work

Add a new painted sign to the rear (east) elevation of the existing unpainted brick facing James White Parkway. The sign is 7' tall and 18' wide and is approximately 30' above the adjacent sidewalk. The sign has a black background and white letters, and is non-illuminated.

NOTE: The sign has already been painted onto the structure as shown in the attachment.

Staff Comments

The building is in the 'Traditional Grid District' in Section 2 of the guidelines. This district does not recommend painted wall signs, however, the board can consider them on a case-by-case basis to determine the appropriateness for specific locations.

Though this building is not located in a national register historic district, the 'recommended signs' within the Historic Resources section of the guidelines does state, "Allow painted signs on building walls in the warehouse area along Jackson Avenue, and in some other locations along Gay Street." Historically, painted signs were used sporadically along Gay Street, including this block where one painted "Coca-Cola" sign remains on the side of 714 S. Gay Street, visible from Gay Street. The painted sign on this building is on the rear elevation with visibility from State Street and James White Parkway.

The building is NOT located in a National Register Historic District so there is not a guideline recommending against painting un-painted brick.

In June 2014, the board approved a Certificate of Appropriateness for a new hotel on the vacant lot to the east of this property. If the hotel is constructed as planned, the parking structure will be in front of this new sign but will not obstruct full visibility. At the alley, the parking structure will be approximately 16' tall, and 36' tall at the State Street / Cumberland Avenue intersection. The visibility of the sign will diminish the closer one gets to the parking structure, especially along State Street.

Applicable guidelines:

Section 2.B.1. (RECOMMENDED SIGNS)

These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

GUIDELINES:

1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade.

1b. Projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board.

1c. Window signs, less than 30 percent coverage, including neon signs.

Staff Recommendation

DENY Certificate 4-A-15-DT due to painted signs not being a recommended by the guidelines in this location and insufficient context for painted signs in this area.

Certificate No. 4-C-15-DT

620 State Street – First Presbyterian (Johnson Architecture, Inc.)

Pre-development – N/A

Description of Work

Replace non-original building additions with new additions and exterior walkways to improve building and site accessibility.

Demolition (Sheet C0.2 & D.03) - See the areas highlighted with red boxes in the referenced sheets. This includes the replacement of the existing walkway between the historic cemetery and the main sanctuary, the two story addition between the main sanctuary and the chapel (building at the corner of Church Avenue and State Street), the existing ADA ramp and landscaping at this intersection (including two trees), and a set of breezeways behind the main sanctuary.

Site improvements, landscaping (Sheet C2.2) - 1) Improved walkway between the cemetery and the main sanctuary, including a new entrance gate along the State Street sidewalk. This gate will be in front of the front building façade of the church but setback from the front entrance stairs to the church. 2) At the intersection, a new ADA accessible walkway will be installed with a stone wall to match the existing along the Church Street sidewalk. Replace the sidewalk where shown to match the existing. The 'historic' rock becomes a prominent landscape element.

Additions (Plan view: Sheets 2.2, 2.3, 2.4, 2.5, 2.6, & 2.13; Elevations: Sheets 3.1, & 3.2) - See the areas highlight with yellow boxes in the referenced sheets. The new additions will have brick veneer, clad wood windows and standing seam metal roof. 1) State Street elevation: New two-story addition between the sanctuary and the chapel. This new addition will be constructed at the same front building plane as the one it replaces, which is slightly setback from the front façade of the sanctuary. An enlarged interior courtyard will be created; and 2) Church Avenue elevation: new four-story stair and elevator tower and a new three-story addition above the existing driveway, which will include a large atrium. 3) Clinch Avenue elevation: Stair tower expansion to include level 5, four-story elevator, three-story addition between the stair tower and fellowship hall. In addition, there is an option to include an elevated outdoor green space above a portion of the surface parking lot (see Sheet 4.4).

Staff Comments

The church is not listed on the National Register of Historic Places, however, the associated cemetery is listed on the National Register. The proposed improvements to the site and building additions do not impact the setting of the cemetery nor alter the cemetery.

Applicable guidelines

Section 1.B.2. (BUILDING LOCATION)

It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

GUIDELINES:

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.

2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

2e. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

Section 1.B.3. (BUILDING MATERIALS)

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

GUIDELINES:

3a. Use complimentary materials and elements, especially next to historic buildings.

Section 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)

Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

GUIDELINES:

5a. Use consistent rhythm of openings, windows, doorways, and entries.

5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.

5c. Design entrances according to the proportions of the building's height and width.

5e. All windows at the pedestrian level should be clear.

5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

Staff Recommendation

APPROVE Certificate 4-C-15-DT as submitted.

Certificate No. 4-D-15-DT

120 S Gay Street – JAO PRO sign (JAO Productions, LLC)

Pre-development – N/A

Description of Work

Install a new 9 square foot internally illuminated projecting sign, centered above the open storefront below (see the attachments). The sign will be powder coated aluminum (cabinet and black portion of sign face) and acrylic (white letters and boarder on sign face). The illumination will only be visible through the white portion of the sign face. The sign will be mounted below a metal bracket.

The sign will have an approximate clearance with the sidewalk of 11'-9" and will be at or slightly above the cornice above the former storefront opening.

Staff Comments

This building is located in the Southern Terminal & Warehouse (National Register) Historic District. The sign must be reviewed by the design review board because of the internal illumination, which is not recommended by the guidelines within a national register district.

There are other illuminated signs on the 100 block of Gay Street that, including Sterchi Lofts (adjacent) and Knox Mason, Holly's 135 and Cru. This block is unique for Gay Street because it is one of the few that has street trees, which help minimize the visibility of illuminated signs over a long distance. The illumination from this sign should have minimal impact on adjacent residences because of the existing ambient light from street lights and the larger, adjacent Sterchi Lofts sign.

Applicable guidelines:

Section 1.C.7. (RECOMMENDED SIGNS)

Commercial establishments need to advertise. However, advertising signs should be effective and appropriate to historic areas without contributing to visual clutter. Primary concerns are a sign's location, size, material, and illumination.

GUIDELINES:

7a. Locate signs above storefront windows, below second-story windows on the sign board, or on the

storefront windows themselves (30% is maximum coverage), or off the front of the building as a projecting sign (maximum size: 9 square feet).

7b. Create signs that are proportional to the building where they are located.

7c. Do not light signs internally.

Section 2.B.1. (RECOMMENDED SIGNS)

These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

GUIDELINES:

1b. Projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board.

Staff Recommendation

APPROVE Certificate 4-D-15-DT as submitted.

Staff Report:

Other Business:

- ***Training about the Open Meetings Act***
By Crista Cuccaro, City Law Department

Tabled:

- ***Amendments to the Downtown Design Overlay District, Downtown Knoxville Design Guidelines, and Administrative Rules and Procedures.***
Initiated by the Downtown Design Review Board.