

**AGENDA
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF DECEMBER 16, 2015 - SMALL ASSEMBLY ROOM, 4:00 P.M.**

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

Certificates of Appropriateness:

[Certificate No. 11-A-15-DT](#)

714 W Hill Ave – Church Street United Methodist Parking Lot (Church Street United Methodist Pre-development – N/A)

Description of Work

Improve an existing surface parking lot located at 714 W. Hill Avenue, adjacent to the Henley Street Bridge. The existing site is composed of pavement and retaining walls at the south boundary of the lot. Construction will consist of parking pavement, curb, sidewalks, retaining wall, lighting and landscaping, as shown on the attached plan.

Parking area - The improved parking area will restrict vehicular access to the side street (S. Broadway) and reduce the number of parking spaces from approximately 75 to 61 spaces. The rear of the parking lot (south side) will be raised approximately 5 feet to reduce the cross slope to 6%. The guardrail that borders the south and east parking stalls will be constructed of douglas fir wood post and bracket, and steel "w" guardrail (see sheet C3.01, detail #10).

Retaining wall - The existing retaining wall will be replaced with a new precast concrete retaining wall made by Redi-Rock and will have the "cobblestone" finish. To the rear of the property, the new retaining wall (Option 1) will have a height of approximately 17 feet at its high point at approximately the center of the property. Along S. Broadway, the new retaining wall will be setback approximately 10 feet from the sidewalk and have a maximum height of 12 feet. A guardrail will be installed on top of the retaining wall that will be made of metal and look similar to those shown in the attached images.

Landscaping - Landscaping will be provided along the street frontages and within two landscaping islands. There will be 2 large trees, 5 medium trees, and 6 small trees, as shown on the attached plans. There are shrubs proposed between the northern most parking stalls and the Hill Avenue sidewalk.

Lighting - The proposed lighting fixture matches the existing lighting on the church campus, the Sternburg G795 / 5PPT / 6212TF (see attached). The height of the fixture will be 15 feet or less. One lighting fixture is proposed in each of the landscaping islands, however, more may be needed if it is determined necessary by a lighting study.

Staff Comments

The existing retaining wall is in poor condition and needs to be replaced. The applicant intends to salvage the existing blocks for use on another part of the property or make them available for use by others.

Applicable guidelines:

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.
- 3f. Provide pedestrian-scale lighting (10-15 feet in height) that uniformly illuminates the lot.
- 3g. Access to parking garages should not limit options for future development of contiguous or adjoining space, especially on corners.

Staff Recommendation

APPROVE Certificate 11-A-15-DT subject to the following conditions: 1) Meeting all requirements of Knoxville's zoning ordinance and land development standards, 2) Extend the sidewalk along S. Broadway to the Hill Avenue intersection if determined necessary and feasible by Knoxville's Department of Engineering.

Certificate No. 11-C-15-DT

108 W Jackson Ave – Old City Wine Bar sign (Old City Wine Bar)
Pre-development – N/A

Description of Work

Install two new signs, an internally illuminated projecting (hanging) sign and window signs.

The dark portion of the sign face is metal and the light portion is plastic to let the light shine through. The sign is approximately 2.8 square feet. It will be hung on the left (east) side of the storefront and have a minimum sidewalk clearance of 8'.

The main window signs are will be located in the left and right storefront windows and will be less than 30 percent of the area for each storefront window. There will also be small window signs on the two doors.

Staff Comments

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.

Staff Recommendation

APPROVE Certificate 11-C-15-DT as submitted.

Certificate No. 12-A-15-DT

118 W Jackson Ave – The Daniel (Robin Easter Design)
Pre-development – N/A

Description of Work

Install a non-illuminated metal script sign that rests on the top of the previously approved metal and glass awning over the residential lobby entrance (CoA 6-B-14-DT). The sign is 7.5' long and approximately 1.55' tall (11.625 square feet). The awning is 16' wide. The sign will be attached to a metal plate that is bolted to the awning as shown in the attached plans.

Staff Comments

The guidelines do not specifically address signs attached to the top of an awning, or canopy, as proposed. The sign reads similar to a wall sign when looking directly at it, and if it were the scale of the sign would be appropriate for the wall area associated with the residential entrance.

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.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 facade

1c. Painted wall signs

1d. Painted or new window signs, less than 30 percent coverage, including neon signs

1e. Building name sign and/or building directory

Staff Recommendation

APPROVE Certificate 12-A-15-DT as submitted.

Certificate No. 12-C-15-DT

333 Depot Ave – Regas Square (revision) (Design Innovations Architects)

Pre-development – N/A

Description of Work

Revision to the previously approved Certificate of Appropriate 10-D-15-DT, modifying the Gay Street / Depot Avenue corner of the building from a rounded design to the squared off design, as shown in the attached plans. The remainder of the site and building design remains the same as previously approved. The proposed materials are also consistent with the previous approval.

Staff Recommendation

APPROVE Certificate 12-C-15-DT as submitted, revising the previously approved CoA 10-D-15-DT.

Certificate No. 12-D-15-DT

100 S Broadway – Balter Brewing (revision) (John Sanders)

Pre-development – N/A

Description of Work

This proposal is a revision to the approved Certificate of Appropriateness 3-A-15-DT. The modifications include adding mechanical equipment (chiller), expanding a building addition, relocating stairs that connect the upper and lower portions of the site, and modifying the landscape plan and storefront system.

Mechanical equipment: A chiller, which is used for the brewing process, was not shown in the original approval and is now located at the southwest corner of the property, adjacent to the sidewalk and an existing retaining wall. The chiller equipment is located approximately 3 feet from the sidewalk and the concrete pad that it sits on is approximately 1-foot from the sidewalk. A 6-foot tall screen wall is proposed that wraps around the chiller, constructed of board form concrete (42 inches tall) with a wood fence on top of the wall (2'-6"). The board form concrete and wood fencing will match materials used on the building. This screen wall will continue to the north, 3 feet off and parallel to the sidewalk, to create a landscaping berm between the sidewalk and the rear patio. A gate will be installed between the brewhouse and the screen wall. NOTE: The concrete pad and chiller have already been installed, however, the screen wall has not.

Building expansion: The brewhouse, which is below the old gas pump canopy, was originally approved with a setback of 5 feet to the property line along Broadway. After the board reviewed and approved the plans, they applied for and received a setback variance from the Board of Zoning Appeals to reduce the setback from 5 feet to 0 feet. In doing so, the building addition was expanded to the sidewalk edge and a window on the west (Broadway facing) elevation was removed without the board reviewing this modification to determine if it is appropriate. NOTE: The building has already been constructed.

Parking lot landscape: The approved parking lot landscape plan includes shrubs between the Jackson Avenue sidewalk and the adjacent parking stalls, and three shade trees adjacent to the parking lot. The proposed landscape plan around the parking lot has grass and dispersed boulders between the sidewalk and parking stalls, and no shade trees adjacent to the parking lot. The design guidelines recommend screening surface parking lots adjacent to sidewalks with walls, fencing and landscaping, and also recommends 1 shade tree per 8 parking stalls within the parking lot. A condition of the approved Certificate of Appropriateness is that 3 shade trees will be provided within or adjacent to the parking lot.

Stairs: The approved plans included wood stairs with a steel railing from the upper portion of the lot and terminated adjacent to the building on the lower portion of the lot. The stairs have been relocated to approximately the same location as the current (old) stair that terminate at the Jackson Avenue sidewalk, east of the parking lot entrance. The proposed stair and handrails are made of stainless steel.

Storefront system: The storefront system was originally approved without any doors or operable sashes. The proposed design includes doors and operable sashes, as shown in the attached plans. The doors incorporate the design of the storefront providing very little noticeable change in the look of the storefront. The new doors lead to the front patio. A detail of the patio railing and an example image have been provided, which were not included in the original plans reviewed and approved by the board.

Staff Comments

The screen wall for the rear patio and chiller creates a small alcove where the patio gate is located, adjacent to the brewhouse, where someone could hide creating a safety concern. Staff is recommending that the wood fence on top of the concrete wall be removed or made more transparent for the short section of wall that stretches from the sidewalk back to the gate to allow more visibility into this space. A light in this location could also be beneficial.

Applicable guidelines:

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.

Staff Recommendation

APPROVE Certificate 12-D-15-DT, revising the previously approved CoA 3-A-15-DT, subject to the following conditions: 1) Three shade trees shall be planted within or adjacent to the parking lot. 2) Screening shall be provided between the surface parking lot and the Jackson Avenue sidewalk as previously approved (3-A-15-DT), or as modified and determined by staff to be in-keeping with the approved plans and the design guidelines. 3) Remove the wood fencing on top of the concrete screen wall for the portion that is perpendicular to the sidewalk and parallel to south side of the brewhouse (where the recessed patio gate is located); or revise the wood fence for this short segment to be more transparent and reviewed by staff.

Staff Report:

Certificate No. 12-B-15-DT (501 W Church Ave) – New illuminated wall sign for Starbucks at the Hilton Hotel.

Other Business:

- ***Consideration for Approval of the 2016 Downtown Design Review Board meeting calendar.***