

**Downtown Design Review Board**  
**November 26, 2007**  
**4:00 p.m.**  
**Room 453**

- Welcome, Agenda Review, and Introductions.

Joe Petre, Vice-Chair, called the meeting to order. There was a quorum present, Board members present are shown in italics. Everyone introduced themselves.

**Present:**

*Anne Wallace*

*Amy Haynes*

*John Sanders*

*Finbarr Saunders*

*Joe Petre*

*Kim Henry*

*Madeleine Weil*

*David Dewhirst*

*Gregg White*

*Bob Alcorn*

*Steve King*

*Michelle Hummel*

*Mark Donaldson*

*David Watson*

*David Brace*

*Kelly Arnold*

*Kate Kornhaus*

*Jack Justice*

*Mark Heinz*

*Aaron Pennington*

*Charlotte West*

**Organization:**

*MPC*

*Resident*

*AIA*

*Historic Zoning Commission*

*Conversion Properties*

*SITE, Inc.*

*City of Knoxville*

*Dewhirst Properties*

*GWE, LLC*

*Fletcher Architects, Inc.*

*City of Knoxville*

*Downtown Knoxville*

*MPC*

*ETCDC*

*City of Knoxville*

*Regal Entertainment Group*

*Regal Entertainment Group*

*Signs of Integrity, Inc.*

*Dewhirst Properties*

*Dewhirst Properties*

*MPC*

- Approval of October 17 Meeting Minutes

**A motion was made by Kim Henry and seconded by Madeleine Weil to approve the October 17 meeting. The motion carried unanimously.**

**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.

Anne Wallace stated that the applicant has requested a sign adjacent to the Federal Building. It is in character with the building and will be placed in the green space, not blocking the sidewalk. The variance was needed because of the required setbacks of the base zoning. The proposed sign is less than 10' from the right-of-way line. Kim Henry asked if this sign was approvable. Anne Wallace stated this is a pedestrian-oriented sign and the Board has the ability to approve appropriate signs without requiring variances.

**A motion was made by Kim Henry and seconded by Finbarr Saunders to approve the staff recommendation. The motion carried unanimously.**

### ***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.

Anne Wallace stated that the initial plans for the Regal Cinema came in before the Board was formed. However, with changes after the creation of the Board, and City Council changing the Ordinance to state that chasing lights must be approved by Design Review Board this application was brought before the Board. Joe Petre asked if we are approving the sign or chasing lights. Anne Wallace stated we are approving both.

**A motion was made by David Dewhirst and seconded by Finbarr Saunders to approve the application. The motion carried unanimously.**

*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.

Anne Wallace thanked Dewhirst Properties for submitting the clearly marked and detailed plans. She asked about the different windows and have they been approved by Louis Jackson in Nashville in accordance with Historic Preservation standards. Mr. Jackson asked that the windows on the west facade be different from the other facades so it would show the changes were made in 2007. Plans include changing the existing garage doors to store fronts and will have two units will be provided in that space. The paint colors will be steel gray and white. The ventilation will be included on the west elevation as part of the window units. Existing signs will be restored on the building. Translucent material will be used so the sign across the building will not be lost.

**A motion was made by John Sanders and seconded by Kim Henry to approve the staff recommendation. The motion carried with David Dewhirst recusing himself.**

**Staff Report:**

*Issued Certificates of Appropriateness*

10-A-07-DT, 109 & 111 S. Gay St. – Board Approval, 10-17-07 – Jeffrey Nash agreed to suggestions.

10-C-07-DT, 402 S. Gay St. – Board Approval, 10-17-07 – DIA Signs

Anne Wallace stated that 317 N. Gay had a sign painted on their front façade and did not get a sign permit. She has notified Scott Brenneman, the city sign inspector. John Sanders stated that the plans are to repaint the building after an art exhibit in the building is concluded. Anne Wallace stated that the problem is they did not apply for and receive the appropriate approval before painting the sign. Amy Haynes talked to the sign installers and asked them to stop painting because they did not have permits, but they continued. Scott Brenneman is following up on this item.

**Other Business:**

Mark Donaldson, Executive Director of MPC, stated the East Tennessee Design Center conducted an alleyway study to document the conditions of the alleys. He stated that we can regulate policy statements. The Design Guidelines at the time of adoption focused on the streets and did not include the alleys. Pedestrians and property owners would like to be able to use the alleys. We need to look at how buildings relate to alleys such as lighting design, doors and windows facing alleys and utility functions. We can pick the design items from this study and adopt them. Mark Donaldson stated that we could put guidelines in place.

Kim Henry suggested that residents should be included to discuss items like lighting, which would impact residents. Anne Wallace stated that this would increase security, but we would have to have consideration for the residents. David Dewhirst stated that if we had proper lighting, these could be the best alleys in town because some residents have front doors facing the alleys. We could treat the alleys as sidewalks. Mark Donaldson asked if the Board thinks it is appropriate to include this study in the Design Guidelines. John Sanders asked how to address the mechanical equipment that is already there.

Mark Donaldson stated that the report is strong on lighting and doors and windows. He has seen in Aspen, Colorado, that they require a recessed area for dumpsters. Kim Henry asked what is the next step is. She says Fire Street would be a good alley to start with as a model project. David Dewhirst added that alleys have been dirty for 50 years, but if we use Fire Street as a model, it could change the way alleys are used. Mark Donaldson stated that he has met with Steve King, David Watson and Michelle Hummel to begin the process of looking at alleys downtown.

Madeleine Weil stated that the City paves alleys. The Board could make recommendations on where to put garbage and ways to make alleys more pedestrian friendly. The Board could recommend paving the Fire Street alley as part of the Jackson Avenue road project. Fire Street is listed on the city map as a street. It goes from Jackson Ave to Cumberland Avenue. Joe Petre asked Mark Donaldson what the role of the Board is in this process. He stated the Board can review the applications for public improvement. Anne Wallace stated that the next step is to review the document and capture basic principles. It is available on the website, but she can provide members with hard copies. She asked that the committee bring suggestions and comments to next meeting whether to adopt the guidelines. Mark stated that we should pick certain things from this report and add to our guidelines, and then it will go to City Council. Anne Wallace thanked David Watson and the East Tennessee Community Design Center for the report.

### **Bike rack locations**

There are more people biking downtown so the Transportation Planning Organization (TPO) is providing more bike racks. Kelley Segars of TPO asked Anne Wallace to announce that they are working with property owners and the public on locations for new bike racks. The packet includes the list of proposed installations. Funding is available. Greg White stated that there are no bike racks located in the highest density residential area of downtown (being the 100 block of Gay Street), and they should be placed there, also. Bike racks are included in the Streetscape Plan for the 100 block of Gay Street. Madeleine Weil stated that the bike racks are designed not to interfere with pedestrians. Anne Wallace offered to talk with Kelley Segars about providing temporary bike parking in the 100 block with road construction occurs.

### **Sign and sidewalk conflicts – discussion**

Anne Wallace stated that “No Parking” signs, “Police Parking Only” signs, and others are encroaching on our sidewalks. Signs have narrowed some sidewalks to effectively 2 feet in width (for example the sidewalk in front of the Walnut Building). David Watson, of the ETCDC, suggested painting the parking on the road surface and/or curbs could reduce the need for signs. He stated that aesthetics should be considered with this issue. Some signs cut into the width of sidewalks which makes them unusable for those using wheelchairs. Commercial loading zone signs, etc. really take up too much sidewalk space. Anne Wallace asked whether signs should be taking up this space or are there alternatives. Amy Haynes stated that if the sidewalk is too narrow, designations should be painted on the pavement. The ETCDC is willing to study and identify the problems within downtown.

Steve King, City Engineering Director, stated that the Knoxville Police Department’s input concerning sidewalks is important for the discussion. They have to go to City court when people receive tickets for parking violations. David Brace, Director of Public Service, stated that the 15 minute loading zone is very important to the people on Union Avenue. Anne Wallace asked David Watson what he would need from the Board to proceed. He stated the interest of the Board was enough and he will provide a report from his office to the Board.

Bob Alcorn stated a concern regarding the temporary toilets that are set on the sidewalks and block some of them. Joe Petre stated that he brings his children downtown and walks on the sidewalks that are not wide enough. David Watson stated that a study has identified where pedestrians disembark from parking structures and buses and where they go to primary venues. Madeleine Weil stated the Board does need to be careful that we stay focused on the issues pertaining to the guidelines. The MPC Walkability Study is inventorying the sidewalks.

The next meeting is December 19 at 4:00 p.m. in the Small Assembly Room.

There being no further business, the meeting was adjourned.