

**MINUTES**  
**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD**  
**MEETING OF MAY 20, 2009**  
**SMALL ASSEMBLY ROOM, 4PM**

**Present:**

*Kim Henry*  
*Finbarr Saunders*  
*Anne Wallace*  
*Bob Alcorn*  
*Amy Haynes*  
*Joe Petre*  
*John Sanders*  
*Mike Reynolds*  
*Clint Waddell*  
*Todd Fisk*  
*Nick Cazana*  
*Ryan Cazana*  
*Doug McCarty*  
*Charlotte West*  
*Steve King*

**Organization:**

*APA Representative*  
*Historic Zoning Commission*  
*City of Knoxville*  
*Resident - Bob Alcorn Architects*  
*Resident*  
*CBID Representative*  
*AIA Representative*  
*MPC*  
*Blair Companies*  
*Blair Companies*  
*Commercial Properties*  
*Commercial Properties*  
*McCarty Holsaple McCarty*  
*MPC*  
*City of Knoxville*

Kim Henry, Chair, called the meeting to order. There was a quorum present. Board members present are shown in italics.

Board members introduced themselves.

**A motion was made by Finbarr Saunders and seconded by John Sanders to approve the April 1 minutes. The motion passed unanimously.**

- Certificates of Appropriateness

**Certificates of Appropriateness:**

***Certificate No. 5-A-09-DT***

***516 S. Gay St. – S&W Grand (Tim Logue, Blair Sign Co.)***

Pre-development meeting: N/A

**Description of Work**

This proposal is for a new projecting sign for the former S&W Cafeteria building. The new sign will mimic the S&W sign in style, size and location. The sign will be 72 sq. ft. (6ft. tall by 12ft. wide). The sign will project over the sidewalk 10'-8", or 6'-3" from the face of the curb.

The sign will have internally illuminated letters with exposed white neon borders top and bottom. The sign will be located in approximately the same location as the original sign as seen in the attached images.

## **Staff Comments**

Section 2.B.1b (page 37) of the Guidelines states, “projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board”. Larger signs can be approved if it can be demonstrated that the sign size is appropriate for the structure and location, and if the sign does not obstruct other signs. Being that this sign is a near exact copy of the original S&W Cafeteria sign, and that the location and height will not block any other existing or anticipated signs, the sign is appropriate for the location.

## **Staff Recommendation**

APPROVE with the following condition:

1. All necessary approvals from City of Knoxville for the sign over the public right-of-way are obtained.

Todd Fisk, Blair Company, stated his company will install the sign. Finbarr Saunders and Anne Wallace stated they felt the lettering of the new sign should match the original.

**A motion was made by Amy Haynes and seconded by Anne Wallace to approve the S&W sign as submitted and suggested to the owner that the font match the original sign. The motion carried unanimously.**

## **Staff Report:**

### *Issued Certificates of Appropriateness*

- 808 State Street – Projecting sign, 9 sq. ft. (Community Television of Knoxville)
- 122A S. Gay St. – Wall sign, 14 sq. ft. (Eleven LLC)
- 525 Henley St – Approved wall sign revision (Holiday Inn)

## **Other Business:**

- Review of proposed Metropolitan Plaza development for comment.

Doug McCarty, McCarty Holsaple McCarty, Nick Cazana and Ryan Cazana, Commercial and Investment Properties presented the status and drawings of the project. Mr. Cazana is proceeding with the next phase of design with McCarty Holsaple and McCarty. His company wants to communicate well with the Downtown Design Review Board. He has reviewed the Design Guidelines and agrees with them.

The site for the proposed mixed-use development is on the corner of Henley, Cumberland, Church and Locust Streets. Along Locust, a plaza will make up the majority of the street frontage with a circular driveway for drop off at the hotel and office building. There will be street trees planted along the sidewalk and plaza.

The garage is on the Henley side and has façade treatments to conceal the cars. Part of the garage may be underground, but they are not sure how far down in the ground it can go. There will be open space and a pool on top of the garage. They talked to Bob Bowers of Wilbur Smith about entrances for the garage and have a

parking lot consultant to help with the design. Kim Henry commented that Henley Street is also has pedestrians and the building should recognize this. Joe Petre asked how many parking spaces the garage will hold. Mr. Cazana answered there will be 450 spaces. Amy Haynes stated that she would like for Cumberland to have visual stimulation. She also wants to be able to see out of the parking garage and would like for it to be well lit. Mr. Cazana stated it will be.

The office building will probably have 5-6 stories. The other tower will be 10-15 stories and have a 200 room hotel and about 24 condos. He stated that they are moving forward with doing the whole project at one time. There will be a public access pedestrian bridge across Henley. Anne Wallace encouraged them to talk to TDOT about the pedestrian bridge going over Henley.

Joe Petre asked what type of signage would be on the buildings and where it would be located. They are not sure where all the signs will go at this point.

Mike Reynolds stated that the committee is going to need detailed setbacks when they come back for final approval by the Board. Anne Wallace stated that the board can waive 5' setbacks.

- Review the Knoxville CBID Parking Sign Study by The East Tennessee Community Design Center for a recommendation to the Mayor that the City of Knoxville initiate a program to reduce the number of public signs downtown.

Mike Reynolds stated that the committee will review the plans and forward them to the mayor. If everyone agrees, the plans could be approved today.

Anne Wallace stated that the city has needed to look at regulatory signs for special events and on street parking. There are too many signs downtown. A group from various city departments did a walking tour. They are doing an inventory of signs and what they say, trying to make the downtown look better. Paint may be used instead of signs. They will take the CBID Parking Sign Study into consideration when going forward with their design and strategies.

**A motion was made by Amy Haynes and seconded by Bob Alcorn to approve recommending to Mayor Haslam that the City of Knoxville initiate a program to reduce the number of public signs downtown. The program should focus on removal of redundant signs, increase the use of painting as a regulatory tool and consider the use of streetscape design as an alternative method of traffic, parking and pedestrian control. The motion carried unanimously.**

- Amy Haynes asked about the signage at Club 106. Mike Reynolds has talked to the company in charge of the sign. They have not yet applied for a certificate, and if they do not apply, the sign that is there will have to come down.
- Anne Wallace stated that information about the Wayfinding Study by MERJE is on the web. The consultants will come back next month with a design.