

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JUNE 16, 2010
SMALL ASSEMBLY ROOM

Present:

Kim Henry
Amy Cowan
Anne Wallace
John Sanders
Joe Petre
Mark Donaldson
Susanna Bass
Tom Reynolds
Hannah Parker
James Hauge
Mike Reynolds

Organization:

APA Representative
Downtown Resident
City of Knoxville
AIA Representative
Business Representative
MPC
City of Knoxville
City of Knoxville
City of Knoxville
MPC

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

A motion was made by John Sanders and seconded by Amy Cowan to approve the May 19 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 6-A-10-DT

725 Cumberland Ave - Convention Center (City of Knoxville)
Pre-development N/A

Description of Work

The proposal is for a photo voltaic system on the roof of the Convention Center. The system is proposed for the northwest corner of the facility, near the Sunsphere (see drawings E-001 and E-003, the aerial photo). The photo voltaic system will have an approximate height of 18.5" off the roof surface (see attached product information). The closest the system will be from the edge of the roof is approximately 14 feet.

Staff Comments

This is a project initiated by the City on a Civic Building which means that the board does not need to approve a Certificate of Appropriateness for this project, but does need to make a recommendation to the Mayor and City Council on the proposal.

In the opinion of staff, this project is in accordance with Section 1.B.7h which states "Allow solar panels and other technological advances on rooftops and other unobtrusive locations. Solar panels should not be considered on the elevations of historic buildings". These panels sit low to the roof and will be minimally visible from any publicly-oriented space, other than within the

Sunsphere.

Staff Recommendation

Recommend the proposal as submitted.

Mike Reynolds reviewed the request.

Susanna Bass, Sustainability Program Manager for the City of Knoxville, said this installation is the first phase a larger solar project planned for the Convention Center as part of the Solar America Cities program. The location for the second phase has yet to be determined. The location of this proposed solar installation is ideal because since it is easily visible from within the Sunsphere, it serves as an educational tool; particularly for school children, in addition to the energy production.

Kim Henry asked if the power from this solar installation will go back into the power grid? Susanna said that the power from the solar installation could go back into the power grid if it produces more power than the Convention Center is consuming, however, it is most likely not going to produce more than is being consumed.

Kim Henry stated that she applauds the proposal for a solar installation.

A motion was made by Anne Wallace and seconded by John Sanders to make a recommendation of support for the proposed solar installation on the Convention Center. In addition, the board commends the city for endeavors in energy conservation and sustainable energy production. The motion carried unanimously.

Staff Report:

N/A

Other Business:

- Discuss and recommend an amendment The Districts map in the Downtown Knoxville Design Guidelines to place a district designation over the recently added portion of World's Fair Park to the D-1 district.
 - Mike Reynolds reviewed this discussion it stating that "The Districts" map of the guidelines needs to be updated to reflect the recent addition to the D-1 (downtown design overlay) district, which is the balance of World's Fair Park that was not already with the D-1 district. The adjacent district, which already covers a portion of World's Fair Park, is the Boulevard District. Mike stated that an extension of the Boulevard District is logical for this portion of World's Fair Park. Mike then described the differences between the district and that the option to create a special district for World's Fair Park is an option.

Kim Henry stated that City Council has approved the D-1 district extension over the balance of World's Fair Park and asked if this recommendation to modify "The Districts" map would have to go back to City Council for final approval? Mark Donaldson stated that yes it would need to be approved by MPC and City Council.

Joe Petre asked why we need to update “The District” map? Mike stated that when the zoning was approved it did not have a district type attached. Now that the zoning is in place, we need to determine the appropriate district designation. Anne stated that since the guidelines were adopted by City Council, any amendment will then have to go through MPC and City Council for approval.

Joe Petre asked if a boundary had change? Anne Wallace stated that yes the D-1 boundary had change with the addition of the balance of World’s Fair Park.

Anne Wallace stated that she supports the staff recommendation to extend the Boulevard District over the area recently added to D-1.

Kim Henry stated that she felt that the recently added area is not drastically different than the original part of World’s Fair Park that was in D-1, and that it does not appear to warrant the creation of a new district. The characteristics of this area do not appear to correspond with the Traditional Grid or Warehouse districts.

Anne Wallace stated that being that this area is a park and will most likely not see any development in the near future. If it did, the setbacks and other requirements of the Boulevard District would be appropriate.

A motion was made by Anne Wallace and seconded by Amy Cowan to recommendation that the recently rezoned area of World’s Fair Park to D-1 (downtown design overlay) district be designated as the “Boulevard District” on “The Districts” map in the guidelines.

Joe Petre asked if the board is responsible for the D-1 boundary? Anne Wallace stated that City Council, the Mayor, MPC or a property owner could initiate a zoning change. Joe stated that he thinks the boundary is somewhat arbitrary and there are some areas that were left out that should be within the D-1 zone because they are clearly within the area most people would consider downtown. Anne stated that a review of the D-1 zoning boundary could coincide with the One Year Plan process, which gives the community at large an opportunity to review changes in their community and to propose land use changes. Mark Donaldson stated that the board has the ability to advise the Mayor and City Council, and could take it upon themselves to explore extending the D-1 boundary.

Kim Henry suggested that if the board wants to review the boundary, it may be good to set up a workshop when we can have more information available.

John Sanders asked if all we would need is a City Council member to sponsor a request for extending the D-1 boundary? Mark Donaldson said yes, that is one way to do it; or the board could ask the Mayor.

Mike Reynolds stated that the C-2 (central business) district has been used as a stop-gap zoning north of downtown until new form-based codes could be created. It may be a good idea to require these new areas of C-2 to have the D-1 overlay as well.

Mark Donaldson stated that the C-2 district has been used an urban mixed use district outside of the downtown area.

The motion passed unanimously.

Mike Reynolds stated that this meeting is Amy Cowan's last meeting and thanked her for all her hard over the years. Mike stated that Amy had made a suggestion for her replacement and if anyone else has a suggestion to forward their name to me. The person must be a resident downtown.

Kim Henry stated that there are two members whose terms are ending and have agreed to continue with the board and be reappointed to the board. These two members are Kim Henry and Bob Alcorn.

John Sanders asked how long are the terms? Kim Henry stated they are 3 years.

Mike Reynolds stated that next month we will also elect a chair and vice-chair, which can be filled by the current members.

There was no other business and the meeting was adjourned.