

**MINUTES**  
**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD**  
**MEETING OF MARCH 17, 2010**  
**SMALL ASSEMBLY ROOM**

**Present:**

*Kim Henry*  
*David Dewhirst*  
*Anne Wallace*  
*John Sanders*  
*Joe Petre*  
*Amy Haynes*  
*Carol Montgomery*  
*Bob Alcorn*  
*Danny Beeler*  
*Sonny Partin*  
*Michael Gillespie*  
*Tom Reynolds*  
*Tim Proffitt*  
*Michele Hummel*  
*Steve King*  
*Ollantay Corujo*  
*Chris Woodhull*  
*Bob Whetsel*  
*Nathan Hagood*  
*Brandon O'Connor*  
*Josh Flory*  
*Mike Reynolds*  
*Charlotte West*

**Organization:**

*APA Representative*  
*Dewhirst Properties*  
*City of Knoxville*  
*AIA Representative*  
*Business Representative*  
*Downtown Resident*  
*Historic Zoning Commission*  
*Downtown Resident*  
KFD FPB  
KFD FPB  
KFD FPB  
City of Knoxville  
Mac Realty  
CBID  
City Engineering  
Ollantay's Havana Nights  
City Council  
City of Knoxville  
Resident  
Clayton Homes  
Knoxville News Sentinel  
MPC  
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.

Mike Reynolds distributed revised minutes from the February 17 minutes and pointed out the changes.

**A motion was made by Amy Haynes and seconded by Anne Wallace to approve the minutes as amended. The motion carried unanimously.-**

## **Certificates of Appropriateness:**

### ***Certificate No. 3-A-10-DT***

106 S Central St - Southbound Bar and Grill (Southbound/Second Coat LLC)

Pre-development meeting: N/A

### **Description of Work**

The signs at Southbound Bar and Grill are existing but did not receive previous approval by the Downtown Design Review Board (see attached photos). The projection sign is 9 square feet that has a sidewalk clearance of 8 feet 7 inches. The sign is made of metal and says "90 Proof". This sign is hung to the right of the doorway on the far left of the storefront that leads to the second story.

The other sign is a pair of signs that are exactly the same. The signs are each 25 inches wide by 30 inches tall, or approximately 5.25 square feet each. The signs are made of metal and say "SB" in large letters and "Southbound" in small letters. The signs are attached to posts for the balcony over the sidewalk and are 7 feet 6 inches above the sidewalk. The posts and the signs are at the curblineline. There are also four guitar cases and a stage spot light that hang above the sidewalk, attached to the balcony structure.

### **Staff Comments**

The sign ordinance requires that all signs have a minimum clearance with the sidewalk of 10 feet, which should also be applied to objects that hang over the sidewalk in a similar fashion as projecting signs. The sign ordinance also states that all signs are required to be no closer than 20 inches to the curblineline and the "Southbound" signs attached to the balcony posts are at the curblineline. The City Engineering department stated that these signs need to be removed from their current location. The Engineering department also commented that the guitar cases can be hung above the sidewalk as long as they meet the minimum clearance requirements.

### **Staff Recommendation**

APPROVE Certificate 3-A-10-DT with the following conditions: 1) The "Southbound" signs attached to the balcony posts be removed, 2) The guitar cases and stage spot light hanging from the balcony must have a minimum sidewalk clearance of 10 feet, and 3) The "90 Proof" sign must have a minimum sidewalk clearance of 10 feet.

Rod Townsend, owner of Southbound, stated they were not aware of requirement that signs had to be 20 inches from the curb and the minimum sign height requirements. He asked if they could put the Southbound signs on brackets to have them come into compliance with all the requirements. He said he can move the guitars up, but not necessarily to 10 feet. Mike Reynolds stated that MPC is looking at amending the zoning ordinance to allow signs have a minimum clearance with the sidewalk of 7 feet when non-electrified, or 8 feet if electrified.

Tom Reynolds stated they could not issue a sign permit until the signs meet the current standards or until City Council approves the zoning ordinance amendments. However, they would not have to move them or take them down until City Council takes action on the amendments. Mr. Townsend stated he is just trying to be in compliance.

**A motion was made by Anne Wallace and seconded by John Sander to approve the staff recommendation with an amendment that the approval be based on City Council's decision for the proposed zoning change to lower the minimum sign sidewalk clearance from 10 feet to 7-8 feet. The Southbound signs must be moved to come into compliance and be 20" from the curb. The motion carried unanimously.**

***Certificate No. 3-B-10-DT***

100 S Broadway - John L. Sanders, AIA  
Pre-development meeting: 3/3/2010

**Description of Work**

This proposal is to place a Clayton i-house on the property at 100 S. Broadway. The placement of this modular house will be at the top of the hill behind the former Budget car rental building (see attached location map). This portion of the site is accessed via Vine Avenue and the private driveway for the Summit Towers Apartments. There is also a proposed stairs that will connect the house with the sidewalk at Jackson Avenue. The stair treads will be made of concrete and wood, and have steel handrails.

The housing unit will be placed on what is now a gravel parking lot (see aerial map). There will be minimal site work needed to place this unit on the property. Once the unit is installed, the gravel lot will become a lawn and other landscaping, other than the demarcated parking area at the existing curb cut in the private driveway of the Summit Towers Apartments (see attached site plan). The unit will have a side yard setback of 25 feet.

The i-house is manufactured by Clayton Homes and is a modular house. The house will sit on an enclosed permanent foundation made of concrete block with a parge coat. The house has two components; the larger structure (i-core) is the main living quarters and the smaller structure (flex structure) is additional living space (see the attached plans). The i-core has a butterfly roof, with a standing seam metal roof. There are solar panels that lay flat on the roof. The siding on the upper part of the structure is corrugated vertical metal siding. The siding on the lower part of the structure is cemplank smooth cement siding. The windows and doors are clear and have a metal frame.

There are three deck surfaces on this plan. There is a deck that connects the i-core with the flex structure. This deck has an extension that can be seen on the floor plan. There is a stair from this deck extension to a roof top deck on the flex structure. This stair is made of aluminum. There will also be a deck off the bedroom. All the deck surfaces will be made of composite deck boards and will have aluminum railings.

**Staff Comments**

The Downtown Knoxville Design Guidelines do not directly address this type of construction, nor siting a structure in a location such as this. Staff feels the location and siting of this dwelling unit is appropriate because it does not have direct road or sidewalk access so it cannot address the street as typical structure downtown would.

### **Staff Recommendation**

APPROVE Certificate 3-B-10-DT without conditions.

John Sanders recused himself.

Mike Reynolds explained the application.

John Sanders, 516 W. Jackson Avenue, stated that he has applied for a variance that will be heard Friday, March 19 by the Board of Adjustments and Appeals. The i-house would not be an applicable use for downtown if the site was at pedestrian-level, but he cited the vertical height and distance from the right-of-way making it a more desirable location. This house would change the perception of the district and bring interest to this block. This is a Clayton Homes prototype house which will be anchored with a concrete foundation. It is a Type 5 construction, which is not allowed in the fire district, which is the purpose of the variance request. He will have to get a variance for the 20-foot setback for the side property line. Carol Montgomery asked why he picked this site. John responded that the only way to use the site for a more intense use would be to excavate extensively, which would be very expensive. The site is not accessible from Vine Street unless he is allowed right-of-way access through apartment towers parking lot, and there is no vehicular access from Broadway. He stated he plans to live in the house.

Joe Petre is in favor of the modular unit and stated that this is a creative use of an almost unusable lot. It is appealing from an aesthetic standpoint because he (Joe) is working on the Southeastern Glass building across the street using construction materials that are very similar to the i-house.

Mike Reynolds asked if the solid foundation would be only under the house or under the decks as well. John stated that the solid foundation would be only under the house, flex unit and the decking between the two, not under the rest of the decking.

Brandon O'Connor, 6521 Deane Hill Drive, i-house product manager for Clayton Homes, stated that at any given time, the photovoltaic panels on the roof will probably be producing more power than the home is using. David Dewhirst asked what the green features are. Brandon responded they include bamboo flooring, tankless water heater, a rainwater catchment system, low VOC paints and optional solar panels.

John stated that if he is turned down for the variance, he probably would not build there.

**A motion was made by Amy Haynes and seconded by Carol Montgomery to approve the staff recommendation contingent on being granted the variance from the Board of Adjustments and Appeals. The motion carried with John Sanders recusing.**

### **Staff Recommendation**

APPROVE Certificate 3-B-10-DT as submitted.

### **Other Business:**

- Discuss Appeal of Decision for Convention Center EMCs before City Council.

Mike Reynolds stated that City Council approved the appeal but upheld the Design Review Board's approval except the EMC could not blink or flash and must use the current brightness standards. Anne Wallace stated this gives approval to the Henley Street EMC. The sign on 11<sup>th</sup> Street is operating and is contingent on City Council's approval for the D-1 overlay.

- Discuss the recommended sign sidewalk clearance amendment before MPC.

Mike Reynolds stated that MPC approved the sign sidewalk clearance amendments with one minor change. MPC add that any sign that is electrified must have a minimum clearance with the sidewalk of 8 feet. It is now going to City Council for approval.

Mike Reynolds stated that he talked to Ollantay Corujo, owner of Ollantay's Havana Nights, last week and he submitted an application but it was too late to be on this month's agenda. He had damage to the storefront, which required the removal of the storefront glass. He is proposing to remove storefront cases and make other minor modifications to create a level siting area. The board cannot hear his application today but Ollantay would like to request a special called meeting because he would like to time the work on his storefront with the sidewalk work being done in front of the restaurant. He is planning on having the restaurant closed while the sidewalks are being replaced. Anne Wallace asked why it cannot be heard at next meeting. Mike stated that the contractor is going to start working on the sidewalk in front of his place in approximately two weeks according to Ollantay

John Sanders stated that if he knows when they are going to pull up the sidewalk but he will not know when they will finish. John stated to be sure all the required materials are available when he comes for the special meeting.

**A motion was made by John Sanders and seconded by Bob Alcorn to hold a special called meeting on Thursday, March 25 at 4 p.m. in the City County Building. The motion carried unanimously.**