

**MINUTES**  
**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD**  
**MEETING OF SEPTEMBER 21, 2011**  
**SMALL ASSEMBLY ROOM**

**Present:**

*Kim Henry*  
*David Dewhurst*  
*Chad Boetger*  
*Mark Donaldson*  
*Anne Wallace*  
*Jeffrey Nash*  
*Carol Montgomery*  
*Steve King*  
*Jeff Galyon*  
*Jeff Beckett*  
*Rick Emmett*  
*Bob Whetsel*  
*Melvin Wright*  
*Charlotte West*

**Organization:**

*APA Representative*  
*Business Representative*  
*Downtown Resident Representative*  
*MPC*  
*City of Knoxville*  
*CBID*  
*Historic Zoning Commission*  
*City of Knoxville*  
*PBA*  
*Cannon & Cannon, Inc.*  
*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 Chad Boetger and seconded by Anne Wallace to approve the August 17 minutes. The motion passed unanimously.**

Mark Donaldson is representing MPC for Mike Reynolds.

**Certificates of Appropriateness:**

***Certificate No. 9-C-11-DT***

500 State St - State Street Garage Pad (Cannon & Cannon)

Pre-development                      N/A

**Description of Work**

The proposal is to install a fenced area for trash bins. There will be a concrete pad that is 35 feet wide by 11 feet deep and will be at the edge of sidewalk in front of the State Street Parking Garage along State Street. To screen the bins, there will be a chain link fence with PVC slates (see example attached). The fence will be 4 feet tall.

## **Staff Comments**

The Downtown Knoxville Design Guidelines address trash storage by stating, "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" and "screen dumpsters from view" (page 18). The guidelines only address fencing in relation to parking, where it states, "Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing and landscaping" (page 7).

Though the guidelines do not state what type of fencing should be used around trash storage areas, it does suggest putting them in an inconspicuous location, when possible. When uses, such as surface parking lots, break up the building frontage along a block the guidelines require decorative walls, fencing and landscaping to create an edge, or street wall, to define the public space with a pleasing architectural element.

The location of the trash storage area is limited because of the need to serve more than one business and the lack of appropriate, available land. The centralized trash storage area will address the issue of having multiple trash storage areas that are not ideal and are cluttering public spaces. The centralized location will also help with trash collection.

The chain link fencing would not be a recommended type according to other fencing requirements within the guidelines, along a sidewalk. A fence or wall that uses similar materials as the primary structure would be appropriate, or an alternative design using decorative fencing or a combination of materials.

The fence height is proposed at 4 feet. This height will allow the visibility within the trash storage area and may not adequately screen the trash bins. A taller fence or wall should be considered.

## **Staff Recommendation**

RECOMMEND the trash storage area in the location as proposed, however, an alternative screen design that is taller and more consistent with the materials of the primary structures and/or decorative screen fencing, is appropriate.

Jeff Galyon from PBA stated that the city is moving trash bins to State Street from the area close to Nama because the location of the trash storage area is limited; the need to serve more than one business and the lack of appropriate, available land. The centralized trash storage area will address the issue of having multiple trash storage areas that are not ideal and are cluttering public spaces. The centralized location will also help with trash collection. It will be screened with a 4 foot screens. David Dewhirst asked if they going to use aluminum slates, and Mr. Galyon responded they are. David asked if they have considered steel slates that will last longer. Mr. Galyon said they will look into that option. David is concerned that the bins can be seen over the fence. Anne Wallace stated that one of the concerns of the location is it cannot be locked because people will be using it all during the day. By it being 4 feet, no one can hide there. Kim Henry asked how many bines are anticipated at this facility? Mr. Galyon stated there will be 22 bins in there, and there is plenty of room to get to each bin. Kim Henry asked if there would be any plantings? Mr. Gaylon stated that they will not be adding any plantings, other than replanting grass that is already there. Jeffrey Nash asked if there will be gates? Mr. Galyon added that there

will not be a gate or door. The opening will be 5 feet wide and the screen will turn back in.

**A motion was made by David Dewhirst and seconded by Jeffrey Nash to approve the staff recommendation. The motion carried unanimously.**

**Staff Report:**

- 501 Market Street (9-B-11-DT) – New hanging and wall signs for Lime Fresh Mexican Grill.

David Dewhirst stated the restaurant should be open by March 1.

**Other Business:**

There being no further business, the meeting was adjourned.