

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JANUARY 16, 2013
SMALL ASSEMBLY ROOM
4:00 P.M.**

<i>Bob Alcorn</i>	Architect, Resident Representative
<i>Chad Boetger</i>	Downtown Resident/Architect
<i>Kim Henry</i>	APA Representative
<i>Mark Heinz</i>	Property Owner/Architect
<i>Lori Matthews</i>	Historic Zoning Commission
<i>Matt Synowiez</i>	Business Representative
<i>Anne Wallace</i>	City of Knoxville
Josh Flory	Knoxville News Sentinel
Mike Reynolds	MPC
Dori Caron	MPC

The meeting was called to order by Chair Kim Henry. It was established that there was a quorum. Attendees were asked to sign in. Board members present are shown in italics.

Action: A Motion was made by Anne Wallace and seconded by Chad Boetger to approve the December 19, 2012 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-H-11-DT

710 Walnut St. - Total Demolition Services, Inc. Pre-development - 10/18/2011

Description of Work

Demolition of 710 and 712 Walnut Street and removal of all structures, foundations and footings.

Add new landscaping, fencing and pedestrian gateway as shown in the attached plans. There will be a courtyard that is accessible by the public.

Staff Comments

These two buildings are not in a National Register Historic District or individually listed on the National Register of Historic Places, so Section 1.B.8 (page 19) of the Downtown Knoxville Design Guidelines would apply. The Downtown Knoxville Design Guidelines state that "The demolition of buildings... may be appropriate when in compliance with the guidelines". It also states, "If a building is demolished, all visible unutilized building material must be removed and the site must be vegetated or otherwise brought into compliance with the guidelines".

Staff Recommendation

APPROVE Certificate 10-H-11-DT as submitted.

Discussion: Mike Reynolds noted the Applicant has requested postponement for 60 days until the March 2013 meeting.

Action: A Motion was made by Matt Synowiez and seconded by Anne Wallace to postpone the application until the March 2013 meeting. The Motion carried unanimously.

Certificate No. 11-B-12-DT

100 S Broadway - John L. Sanders
Pre-development - N/A

Description of Work

This property has a plan approved (Certificate 8-A-10-DT) to renovate the structure and grounds. This proposal will supersede the previous approval.

The demolition plans for the building are shown on sheets AD1.1, AD 2.0 and AD 2.1, which includes the demolition/removal of the following: storefront, windows, doors, ADA ramp, surface mounted lights under the canopy and roof overhangs, and expanding two window openings and creating a new opening on the north elevation to create three new doorways.

Portions of the impervious (concrete/asphalt) area will be removed for landscaping and will be edged with curbing (see sheet AS1.0). The existing bollards are to be removed and removal locations patched. Parking is not required in the C-2 (central business) district but there will be 16 parking spaces incorporated into the site. There will be a new 42 inch fence along the sidewalk as shown in sheet AS1.0 and example images of the proposed fence are attached.

A new aluminum framed storefront will be installed on the southeast elevation with matching aluminum framed windows and doors on the north elevation (see sheets A1.0, A2.0, A2.1 and A2.2). All new glass will be clear. The existing garage doors on the east elevation will remain. On the south elevation, the existing restroom doors and frames will be replaced with new hollow metal doors and frames. Above the garage doors and storefront, corrugated metal siding with exposed fasteners will be installed.

The area in front of the garage doors and under the canopy will have a new slab on grade patio to match the finished floor elevation of the building (see sheet A1.0). The patio areas will have a 36 inch metal railing at the edge (see sheets A1.0, A2.0, A2.1 and A2.2). The railing will either be painted steel, painted aluminum or wrought iron.

The existing perimeter lighting on the canopy will be restored and returned to working condition (see sheet A2.0). New lighting will be installed over the two bathroom doors on the south elevation and over the three new doors on the north elevation.

New stairs are proposed on the north end of the site, where existing grown over stairs exist, and will connect the sidewalk with the flat upper portion of the site (see sheets AS1.0 and AS2.0). The stairs will be made of wood and have concrete landings and painted steel railings.

Staff Comments

Within Section 2 of the guidelines, this property is in the Warehouse District, which includes all of Jackson Ave and the majority of the Old City. The original structures in this district are typical of most of downtown with buildings being multi-story and built at the sidewalk edge. This building is single story, sits well back from the sidewalk and is auto oriented. The guidelines are intended to enhance the pedestrian experience along the public right-of-way and protect historic assets, so in this case the guidelines will need to be interpreted to make an auto oriented property as pedestrian friendly as possible.

Staff Recommendation

APPROVE Certificate 11-B-12-DT with the following condition: Two shade trees must be planted either in landscaping islands in the parking lot, or adjacent to the parking lot.

Discussion: The Applicant has requested postponement for 30 days until the February 2013 meeting.

Action: A Motion was made by Bob Alcorn and seconded by Matt Synowiez to postpone the application to the February 2013 meeting. The Motion carried unanimously.

Staff Report: There were no staff reports.

Other Business:

A discussion ensued regarding multiple postponements and possible options the Board could have with regards to minimizing prolonged requests for them. It was clarified that the bylaws state there needs to be Action on any Agenda Item including requests for postponement at the time they have been published to be heard. It was also noted that any options explored by the Board should be reviewed by the Metropolitan Planning Commission and their legal representatives to ensure there is no violation of the Sunshine Law. Mike Reynolds will explore potential options and present them at the February meeting. There was no further business.

Action: A Motion was made by Chad Boetger and seconded by Matt Synowicz to adjourn. The Motion carried unanimously.