

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW
BOARD MEETING OF AUGUST 20, 2014
MAIN ASSEMBLY ROOM
4:00 P.M.**

Board member – Present	Board membership
Brandon Pace	AIA Representative
Brian Pittman	Architect, Downtown Property Owner
Mark Heinz	Architect, Downtown Property Owner
Marleen Davis (late)	Urban Design Professional
Lorie Matthews	Historic Zoning Representative
Kristina Wright	Downtown Resident Representative
Mike Reynolds	Metropolitan Planning Commission (non-voting)
Board member – Absent	Board membership
Russ Watkins	Business Development Representative
Mark Heinz	Business Development Representative
Anne Wallace	City of Knoxville
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville – Law Department
Dave Hill	Metropolitan Planning Commission
Dori Caron	Metropolitan Planning Commission
Melvin Wright	City of Knoxville – Plans Review and Inspections
Applicants & general public	Affiliation
Joshua Pettler	C3 Studio, LLC
Jared Pohl	C3 Studio, LLC
Greg Huddy	C3 Studio, LLC
Sean Martin	Open Door Architecture
Meagan Grohol	R2R Studio, Architect

The meeting was called to order by Vice-Chair Matthews. It was established that there was a quorum. Ms. Matthews asked that the Board members and ex-officio members introduce themselves.

Action: A Motion was made by Mark Heinz and seconded by Brandon Pace to approve the June 18, 2014 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

[Certificate No. 8-A-14-DT](#)

312 S Gay Street - Century Building (Century Building, LLC)
Pre-development – N/A

Staff Recommendation: APPROVE Certificate 8-A-14-DT with the following condition: 1) The parking lot must meet the dimensional standards in the zoning ordinance, obtain any necessary variances from those standards, and/or satisfy other parking lot layout requirements of the City Engineering Department, and 2) On the east elevation (rear), the transoms above the balcony doors must match those proposed for the new windows, double-lite.

Discussion: Project representative Greg Huddy spoke and clarified that on the rear elevation they would be to replace the windows in - kind with double hung windows. He noted they could move away from transoms on the doors but they would prefer to stay with double hung windows as they are more in keeping with the tradition of the building. He further clarified that the double hung windows would not

have transoms but there would be transoms over the proposed balcony doors.

There was discussion regarding the placement of windows so close to the fire stair addition. Melvin Wright noted there would need to be a 10 foot space between the stair and an opening however since the lot line is right at the building, the windows are actually on a zero property line and that may be an issue. It was noted there was an easement on the north side of the building, but there was not an easement on the south side of the building and that could be an issue for windows in the future. It was noted that it may be in the owner's best interest to pursue an easement on the south side, perhaps a no build zone to maintain the natural light. It was clarified that the owner is not required to obtain an easement on the south side.

Mr. Huddy noted they had not yet developed a lighting plan for the parking lot. The Applicant was asked to review their lighting plans for the parking lot with staff when they are developed in order to ensure the plan meets the required standards. Josh Pettler noted they plan to bring the parking deck proposal before the Board in the near future. There was brief discussion clarifying the use of exterior materials on the elevator tower and that the fire stair hand rails will be steel and the fence will be aluminum.

Action: A Motion was made by Mark Heinz and seconded by Brandon Pace to approve the application as submitted per staff recommendation with conditions. The Motion carried unanimously.

Certificate No. 8-B-14-DT

410 W Jackson Avenue – Sweet P's (R2R Studio. LLC)
Pre-development – N/A

Staff Recommendation: APPROVE Certificate 8-B-14-DT as submitted.

Discussion: Mark Heinz recused himself. Crista Cuccaro noted that his recusal would not affect the current status of a quorum as it was already established at the onset of the meeting. Mike Reynolds noted the proposal is basically the scaling down of a previously approved application. He noted the most significant change involves the rear egress stair addition which is now reduced in size and a canopy structure added adjacent to the egress stair structure. This proposal also includes new windows on the west elevation. Megan Grohol noted there are updated renderings on a1.5 and a1.6 denoting the visibility they anticipate from Jackson Avenue.

Action: A Motion was made by Branson Pace and seconded by Brian Pittman to approve the application as submitted per staff recommendation. The Motion carried unanimously.

Certificate No. 8-C-14-DT

318 W Depot Avenue – Southern Depot (Marianne Greene)
Pre-development – N/A

Staff Recommendation: APPROVE Certificate 8-C-14-DT as submitted.

Discussion: Sean Martin, architect for the project noted that the bottom of the brackets will line up even though they will be slightly inset. They are in-setting the new posts (10 inches) as the remnant stone walls have been unprotected for some time and they do not think they should bear the weight of the structure. There began a discussion of scissor trusts. Mr. Martin briefly reviewed the history of their ultimate use in the proposed design. He noted they initially planned for a ceiling but realized the then necessary sprinkler system would not be financially feasible at this juncture. Scissor trusses simply add some shape and form. It was clarified that the structure was initially enclosed and subsequently there is no precedent for a specific type of truss. There was then discussion surrounding the scale of the end gable and it was suggested that a similar rectangular vent (as seen in the photos), operable or not, would break the large expanse of shingles

on the gable. Mr. Martin agreed that they could explore the possibility of raising a proposed ceiling further up towards the top of the trusses reducing the plenum space and potentially negating the need for a sprinkler system.

Action: A Motion was made by Mark Heinz and seconded by Brian Pittman to approve the application as submitted per staff recommendation.

Staff Report: There were no staff reports this month.

Other Business:

Mike Reynolds noted the applicant for File No. 10-A-13-D, 531 Henley Street – Project: The Tennessean Hotel, has requested a workshop to follow next month’s Board meeting. Outside of there being a long agenda, we will proceed with that workshop request.

There was a discussion on the use of EIFS in the district and the status of staff inquiries as to how other jurisdictions handle the use of it. Crista Cuccaro noted she had looked at other jurisdictions, the guidelines and the state statute in her research. Generally, she noted, regulation of materials could be allowed, however, the Board cannot do so at this time as the guidelines are currently worded. She noted the Board could write a letter to the City administration and ask for a review of the guidelines with regards to the regulation of exterior building materials. Ms. Cuccaro offer that staff could draft a letter, the Board then would vote to approve it at a public meeting, and if approved, forward the letter to the administration. Mike Reynolds noted staff would draft a letter and place it on the Agenda for September (next month). It was noted that it would be more effective if the letter included justification/an explanation of the goals of the Board precipitating the request to be able to regulate materials, as well as examples of guidelines from similar jurisdictions that have that ability.

Action: A Motion was made by Brandon Pace and seconded by Mark Heinz to request that staff draft a letter to the Mayor of the City of Knoxville requesting that the Board be given the ability to consider the appropriateness of building materials in the Downtown Design Overlay District, along with the above noted attachments. The Motion carried unanimously.

Further Discussion: It was clarified that discussion of the draft letter needs to be done at the public Board meeting

Action: A Motion was made by Brandon Pace and seconded by Lorie Matthews to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.

Tabled:

- 1) ***File No. 10-A-13-DT***
531 Henley Street – Project: The Tennessean Hotel
- 2) ***File No. 11-B-12-DT***
100 S Broadway – Project: 100 S Broadway
- 3) ***Amendments to the Downtown Design Overlay District, Downtown Knoxville Design Guidelines, and Administrative Rules and Procedures.***
Initiated by the Downtown Design Review Board.