

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW
BOARD MEETING OF MARCH 19, 2014
MAIN ASSEMBLY ROOM
4:00 P.M.**

Board member – Present	Board membership
Chad Boetger	Downtown Resident
Brandon Pace	AIA Representative
Brian Pittman	Downtown Resident
Russ Watkins	Business Development Representative
Anne Wallace	City of Knoxville
Mike Reynolds	Metropolitan Planning Commission (non-voting)
Board member – Absent	Board membership
Marleen Davis	Urban Design Professional
Lorie Matthews	Historic Zoning Representative
Matt Synowicz	CBID Representative
Mark Heinz	Business Development Representative
Ex-officio & staff members	Department / Organization
Mark Donaldson	Metropolitan Planning Commission
Crista Cuccaro	City of Knoxville – Law Department
Dori Caron	Metropolitan Planning Commission
Applicants & general public	Affiliation
Meagan Grohol	RZR Studio, LLC
Scottie Epperson	Walnut Street Garage, LLC
George Ewart	GAE Architects
Aaron Pennington	Dewhirst Properties
Joe Petre	Conversion Properties

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

Action: A Motion was made by Russ Watkins and seconded by Anne Wallace to approve the February 19, 2014 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

1. *Certificate No. 3-A-14-DT*

410 W Jackson Ave. – Sweet P's Barbecue & Soul House (Meagan Grohol)
Pre-development – N/A

Discussion: Mike Reynolds provided an overview of the project.

Meagan Grohol was present and noted the renderings identified as a1.5 and a1.6 were provided to demonstrate that this addition will have a minimal impact as viewed from the street.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve the Certificate as submitted per staff recommendation. The Motion carried unanimously.

2. ***Certificate No. 3-B-14-DT***

400 Locust St. – Walnut Street Garage (Andy Powers) Pre-development – N/A

Discussion: Mike Reynolds reviewed the proposed changes to the previously approved scope of work. It was clarified that the 2 elevations involved will no longer be symmetrical. It was further clarified that the lower wall at the pedestrian entrances were placed there to block the view of the vehicles parked behind it from the street. The landscaping is also shifted to the south side on Walnut and north on Locust, gaining more soil volume area as well as additional trees. George Ewart, architect, was present and noted they have accommodated the suggestions made the last time they were before the Board. He noted that City Engineering had requested each opening have both an ingress and egress point, which generated concerns about internal flow. Subsequently, they had Walker Parking Consultants do an assessment which resulted in the proposed changes. He noted City Engineering has approved the modified design.

A Motion was made by Anne Wallace and seconded by Brian Pittman to approve the Certificate as submitted per staff recommendation. The Motion carried unanimously.

Staff Report:

1. ***Certificate No. 2-C-14-DT***

132 W Jackson Ave. (Robin Easter Design) – Hanging sign sized 14" x 25" from aluminum bracket and steel wall plate. Mike Reynolds reviewed the Level 1 Certificate approved this month.

Other Business:

Anne Wallace noted the Downtown Knoxville Way Finding project is currently out for bid. It is posted on the City of Knoxville's purchasing website: www.cityofknoxville.org/purchasing. They will be opening bids on April 15th. This project should be moving forward into construction this summer. She also noted that there will be a public meeting to discuss the future of West Jackson Avenue corridor on April 3rd at 5:30 pm at The Standard. There is a press release outlining this event on the City's website.

Tabled:

1. ***Certificate No. 10-A-13-DT***

531 Henley St. – Project: The Tennessean Hotel

2. ***Certificate 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.

Action: A Motion was made by Russ Watkins and seconded by Anne Wallace to adjourn. The Motion carried unanimously and the meeting was adjourned.