

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF OCTOBER 15, 2014
MAIN ASSEMBLY ROOM
4:00 P.M.

Board member – Present	Board membership
Brian Pittman	Architect, Downtown Property Owner
Chad Boetger	CBID Representative
Brandon Pace	AIA Representative
Anne Wallace	City of Knoxville
Mike Reynolds	Metropolitan Planning Commission (non-voting)
Mark Heinz	Business Development Representative
Board member – Absent	Board membership
Marleen Davis	Urban Design Professional
Lorie Matthews	Historic Zoning Representative
Russ Watkins	Business Development Professional
Kristina Wright	Downtown Resident Representative
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville – Law Department
Rick Emmett	City of Knoxville – Downtown Coordinator
Dave Hill	Metropolitan Planning Commission
Dori Caron	Metropolitan Planning Commission
Melvin Wright	City of Knoxville, Plans Review and Inspections
Applicants & general public	Affiliation
Barrie Fisher	James Freeman Interiors and Gifts
Nathan Honeycutt	MHM
Duane Grieve	Grieve Assoc. Architects
Amanda Mohney	Property Owner
David Hutchins	Hutchins Associates P.C.
Chris Martin	

The meeting was called to order by MPC staff Mike Reynolds. It was established that there was a quorum. He noted both the Chair and Vice-Chair are unable to attend and called for nominees to chair today’s Board meeting. **Brandon Pace moved to nominate Chad Boetger. The Motion was seconded by Anne Wallace. The Motion carried unanimously.** Chair Boetger asked that the Board members and ex-officio members introduce themselves.

It was noted there was a correction to the September Minutes on Page 2: the date is October 15, 2014.

Action: A Motion was made by Mark Heinz and seconded by Brandon Pace to approve the September 17, 2014 Minutes as corrected. The Motion carried unanimously.

Certificates of Appropriateness:

[Certificate No. 10-A-13-DT](#)

531 Henley Street – The Tennessean Hotel (McCarty Holsaple McCarty)
 Pre-development – 9/17/2014

Board member Brian Pittman recused himself from this application.
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Discussion: Mike Reynolds added that the proposed curb cut will be 24 ft. wide, basically the width of the drive aisle. Nathan Honeycutt, project architect representative was present and noted they were planning to add a horizontal sunshade to the glass box (lobby extension at the street) noting that was a suggestion at the workshop. Also requested at the workshop were renderings from the Worlds Fair Park side and these are now included in the packet. He described the sunshade in some detail and noted they were not expecting approval of it today. Mr. Honeycutt stated they had submitted renderings because they felt they told the story of the project better than elevations and hence submitted them instead. He noted they would of course be happy to provide the 2D elevations. Mark Heinz agreed however felt a 2D elevation for the glass box canopy addition would better describe that portion of the project. Mr. Honeycutt clarified this addition is all glass with a white film applied to the glass for some transparency but not full vision. He also clarified the second story of the addition will only be guard rail height as it is patio space off a bar area. He noted all of the new infill is being handled with curtain wall. He noted they used a random pattern of white and black spandrel glass on the façade to break it up, and that each will be covering a room diving wall. There was some discussion surrounding having some depth on the façade as opposed to only using spandrel to introduce texture on the façade. Mr. Honeycutt clarified concrete will be stained with a true stain (not paint) and they are currently in schematics at this juncture. Mr. Honeycutt noted they wanted to make a dramatic transformation on the upper facades however really want to spend the dollars at the pedestrian level.

Action: A Motion was made by Mark Heinz and seconded by Anne Wallace to approve the application as submitted per staff recommendation, with the condition that any additions to the glass box will need to come back before the Board for approval, as well as presented in a 2D elevation with dimensions. The Motion carried unanimously.

Certificate No. 10-B-14-DT

108 S Gay Street – James Freeman Interiors & Gifts (Barrie Fisher-Culpepper)
Pre-development – N/A

Discussion: Property owner Barrie Fisher had nothing further to add. Mike Reynolds clarified the Board could approve awnings that extend over the Right-of-Way in this district without a Use Agreement as long as the proposal is within the zoning regulations requirements and have obtain a permit.

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

Certificate No. 10-C-14-DT

707 Market Street – The Cunningham (Amanda Mohney)
Pre-development – N/A

Discussion: Property owner Amanda Mohney had nothing further to add. There was no further discussion.

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

Certificate No. 10-D-14-DT

531 S Gay Street – Holston Building Addition (Grieve Associate Architects)
Pre-development – N/A

Chair Boetger disclosed that he owns a unit in the building and it was clarified that this does not constitute a conflict of interest by Crista Cuccaro, City of Knoxville Law Department.

Discussion: Mike Reynolds noted the rooftop addition was designed a few years ago and further noted staff recommendations reflect making the addition as plain and least visible as possible. Duane Grieve, project architect, gave a brief history of the project. It was originally designed in 2009. The property has sat empty for some time. The owner has a potential buyer who wants to utilize this rooftop space. He noted there are conditions for the potential buyer to proceed with this purchase which include that the Homeowners Association is in agreement with these plans, that this Board is in favor of the project and that it is complaint from a codes standpoint. Mr. Grieve noted the potential buyer wants a viewing tower. He noted this design was conceptual and pending approval he will get back with the owner and potential buyer and submit a more detailed design that would meet the guidelines. It was clarified the applicant is looking for approval to build this type of structure. It was also clarified it would be on the west, or Krutch Park side, of the building. Mr. Grieve again clarified that the potential buyer at this point wants to know if he can do this kind of project and that he was not here for a Certificate of Appropriateness at this time. It was noted that this structure may exceed the amount of rooftop space allowed for the penthouse tenant and that should be established. Mr. Grieve again stated that they are looking for approval of the concept; the tower, pool, sauna etc. and he would go back to develop a more detailed design including materials should the concept be approved today. There was general consensus that the height of the stair tower and its subsequent significant visibility from multiple directions was a concern and Mr. Grieve noted he would check with the potential buyer to see if a lower tower would be acceptable to him. The proximity to the edge of the building was also noted as a concern. Brian Pittman suggested removing the roof of the tower/observation deck altogether making it flat and allowing the pyramid to stand alone, as it is set further back, and subsequently less visible. It was further noted neighboring rooftop additions are more restrained. Further discussion occurred surrounding other possible ways to make the project more restrained. There was then discussion about timelines and the possibility, and parameters, of calling a special meeting to review a submittal before the next Board meeting.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to postpone the application until either the regularly scheduled November meeting or a specially called meeting prior to that if requested and approved. The Motion carried unanimously.

Staff Report:

Certificate No. 10-A-14-DT – CoA approved: 10/6/2014
Bank of America (550 W Main Street)

- Replacement of existing signs with new signs of similar size and illumination.

Certificate No. 10-E-14-DT – CoA approved: 10/7/2014
Phoenix Building (418 S Gay Street)

- Limited demolition at the rear storefront along the Promenade in order to expose the original brick façade.

Discussion: Mike Reynolds reviewed the Level 1 Certificates approved this month.

Other Business:

Mike Reynolds noted a citizen had requested to come before the Board to discuss the Regas Building Renovations project. He clarified the developer has not yet submitted an application.

Motion: A Motion was made by Anne Wallace and seconded by Mark Heinz to place a discussion of the Regas Building Renovations project on the Agenda under Other Business. The Motion carried unanimously.

Discussion: David Hutchins introduced Chris Martin, President of the Knoxville Leadership Foundation, whose group will be the primary tenant in the Regas building. Mr. Hutchins noted Mr. Martin will also be establishing conference facilities on the first floor for mutual use with other nonprofit agencies that will be occupying other parts of the building. Mr. Martin noted the intent for the use of this building is to create a nonprofit training and resource center for the East Tennessee area. He stated these renovations are modeled after the Center for Nonprofit Management in Nashville. Operating out of an old warehouse, the Nashville group offers a rigorous training classes and consulting schedule for area nonprofits. He noted this was the intent here in Knoxville but to add co-location of offices for nonprofits as the space is available with this project. There are currently 6 nonprofits looking at the space as well as UT and Tusculum colleges. They are also looking to offer classes to students in the space. Further, they intend to have a coffee shop type of place there as well. Mr. Hutchins then gave a detailed overview of the project. In his descriptions he highlighted how the proposed design will meet the diverse needs of the tenants and services this finished project is intended to house. Board members offered suggestions/options for both design and materials. It was suggested to Mr. Hutchins that he consider future retail use of the space in his final design. It was clarified an application has not yet submitted for review by the board. The Board requested that Mr. Hutchins provide photo elevations with his submission in addition to noting that a final submission would need to include all of the appropriate details on the elevations.

Tabled:

File No. 11-B-12-DT

100 S Broadway – Project: 100 S Broadway

Amendments to the Downtown Design Overlay District, Downtown Knoxville Design Guidelines, and Administrative Rules and Procedures.

Initiated by the Downtown Design Review Board.

There was no further business.

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