

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF APRIL 15, 2015
SMALL ASSEMBLY ROOM
4:00 PM**

Board member – Present	Board membership
Brian Pittman	Downtown Resident Representative
Chad Boetger	CBID Representative
Lorie Matthews	Historic Zoning Representative
Brandon Pace	AIA Representative
Anne Wallace	City of Knoxville Representative
Kristina Wright	Downtown Resident Representative
Mike Reynolds	MPC Representative (non-voting)
Mark Heinz	Business Development Representative
Board member – Absent	Board membership – Absent
Russ Watkins (Excused)	Business Development Representative
Marleen Davis	Urban Design Representative
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville – Law Department
Martin Clay	City of Knoxville – Plans Review and Inspection
Rick Emmett	City of Knoxville – Downtown Coordinator
Applicants & general public	Affiliation
Rogan Oliver	JAO Productions
Blaine Wedekind	Guyot Properties
David Wedekind	Guyot Properties
John Sanders	Sanders Pace Architecture
Will Rutmeyer	Guyot Properties
Alan Sims	Inside Knoxville
Rick Friel	Johnson Architecture, Inc.

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

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve the February 18, 2015 Minutes. The Motion carried unanimously.

Applications to be Untabled for Withdrawal:

Certificate No. 11-B-12-DT

100 S Broadway – 100 S Broadway (John L. Sanders)

Discussion: Mike Reynolds noted Board Chair Russ Watkins agreed via email to the proposed Untabling and Withdrawal of this application.

Action: A Motion was made by Anne Wallace and seconded by Chad Boetger to Utable the application submitted for 100 S. Broadway [Certificate No. 11-B-12-DT]. The Motion carried unanimously.

Action: A Motion was made by Anne Wallace and seconded by Chad Boetger to Withdraw the application submitted for 100 S. Broadway [Certificate No. 11-B-12-DT]. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 12-A-14-DT

550 Main Street – Bank of America ATM (Bank of America)

Discussion: There was no discussion.

Action: A Motion was made by Chad Boetger and seconded by Anne Wallace to postpone the application submitted for 550 Main St., as requested by the Applicant, to next month’s meeting (May 2015). The Motion carried unanimously.

Certificate No. 3-A-15-DT

100 S Broadway – Balter Brewing (Trapp Associates LTD)

Brandon Pace recused himself.

Discussion: Mike Reynolds reviewed the application in detail. It was clarified that the existing structure for the sign proposed to be “Beer” has not been used for many years but is not officially classified as abandoned by the City. The project representative, John Sanders noted he had nothing further to add to the description of the project by staff and further noted they were working closely with the City on this project to iron out some remaining nuances and other details regarding a greenway extension that will border the property. He clarified the new storefront systems will be steel with transparent window glass.

Action: A Motion was made by Chad Boetger and seconded by Mark Heinz to approve the application submitted for 100 S. Broadway per staff recommendation with the conditions as listed. The Motion carried unanimously.

Certificate No. 4-A-15-DT

702 S Gay Street – Cook Loft Sign (Thomas Hensley)

Discussion: Owner Tom Hensley was present and noted he sees similar signs driving in on the James White Parkway. He noted this sign does not face Gay St. and he did not feel it would be offensive. He stated he is trying to get signage for his business. It was clarified that in the traditional grid district the guidelines recommend having wall signs above the storefront below second story windows. Requests falling outside of the guidelines are reviewed on an individual basis by the Board for approval. It was noted the sign under review is within the maximum allowable signage given the building has 2 street frontages. Mike Reynolds noted painted signs could be considered in this district but within an allowable context which staff does not feel applies here. Mark Heinz noted in the absence of specific guidelines the owner should have the ability to tastefully place a sign on their building however feels that this sign lacks any real design. Postponement today allowing the Applicant to return to the Board with a more acceptable design was identified as an option and the Applicant noted he was open to doing that. It was also clarified that advertising on the rear of the building is not allowed. It was clarified the Board does not have the purview to dictate specific graphics.

Brandon Pace noted in hindsight there may have been an opportunity to work with the applicant to develop a sign within the Promenade guidelines as the exposure is for all intent the same. There was then discussion surrounding the next steps accompanying a denial today. There was then further discussion on potential alternatives to improve what is now there.

Action: A Motion was made by Anne Wallace to postpone consideration of the application submitted for 702 S. Gay St. until the May Board meeting to allow the Applicant to explore options based on the discussion at today's Board meeting. The Applicant, Tom Hensley stated he agreed with this. **The Motion was seconded by Brian Pittman. The Motion carried unanimously.**

Certificate No. 4-C-15-DT

620 State Street – First Presbyterian (Johnson Architecture, Inc.)

Discussion: Mike Reynolds reviewed the application in detail. Project architect Rick Friel noted there are portions of the existing building that are painted however the historic portions of the structure that are visible are not painted. He also noted they are having difficulty matching the stone for the existing wall. If they cannot find it they will use existing brick to build a brick wall, perhaps using the stone as a cap. He then noted there will be a sign change on the Church Street elevation due to the new elevator shaft resulting in a shift of the existing "Presbyterian" sign and cross toward Church Street, near the corner of the building.

Action: A Motion was made by Anne Wallace and seconded by Brian Pittman to approve the application submitted for 620 State Street per staff recommendation. The Motion carried unanimously.

Certificate No. 4-D-15-DT

120 S Gay Street – JAO PRO sign (JAO Productions, LLC)

Discussion: There was no discussion.

Action: A Motion was made by Chad Boetger and seconded by Mark Heinz to approve the application submitted for 120 S. Gay St. per staff recommendation. The Motion carried unanimously.

Staff Reports:

- There were no staff reports.

Other Business:

- Training about the Open Meetings Act. Crista Cuccaro, City Law Department
The complete presentation is available online and can be found here:
<http://archive.knoxmpc.org/zoning/downtown/agendas/apr2015/Open Mtgs Act presentation.pdf>

Tabled:

- ***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 Brandon Pace and seconded by Chad Boetger to adjourn. The Motion carried unanimously and the meeting was adjourned.