

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF AUGUST 19, 2015
SMALL ASSEMBLY ROOM
4:00 PM

Board member – Present	Board membership
Brian Pittman	Downtown Resident Representative, Architect
Chad Boetger	CBID Representative
Anne Wallace	City of Knoxville Representative
Mike Reynolds	MPC Representative (non-voting)
Russ Watkins	Business Development Representative
Lorie Matthews	Historic Zoning Commission Representative
Brandon Pace	AIA Representative
Marlene Davis	Urban Design Representative
Mark Heinz	Downtown Owner Representative, Developer
Board Member - Absent	Board membership – Absent
Kristina Wright (excused)	Downtown Resident Representative
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville - Law Department
Dori Caron	Metropolitan Planning Commission
Peter Ahrens	Plans Review and Inspections
Gerald Green	Metropolitan Planning Commission
Applicants & general public	Affiliation
Duane Grieve	Grieve Associates Architects
Nathan Honeycutt	McCarty Holsaple McCarty
Gregory Huddy	C3 Studio, LLC
Xan Alexander	Enterprise Rent a Car
Melvin Fain	Melvin R. Fain Architects, Inc.
Jeff Williams	Johnson Architecture

The meeting was called to order by Chair Russ Watkins. It was established that there was a quorum. Mr. Watkins 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 July 15, 2015 Minutes with the correction as noted under the “Tabled” Item: change the word “unable” to “un-table” . The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 5-E-15-DT

122 S Central Street – Central Street Condo’s (Smith Ventures LLC – Daniel Smith)

Discussion: Duane Grieve, project architect noted the neighboring building has been sold so they are now beginning a new round of negotiations with regards to “air rights”. They have presented their project to Knox Heritage who have written a letter of support for the project, it has been before City Council and has been awarded Tax Increment Financing (TIF) and it is also on Consent for Monday’s County

Commission meeting for a TIF. He noted they hope to finish the contract documents in September, close on the building before the end of the month and start construction the later part of October. Mike Reynolds noted he was in receipt of the letter from Knox Heritage and although they had a few architectural detail suggestions they are indeed in support of the project. Mr. Grieve clarified they have been granted the requested re-zoning from Industrial to C-2 (central business district). He also clarified how they intend to transition from brick on the Central St. elevation to painted CMU on the exposed portion of the north elevation, and that the CMU will die into the brick just after the corner going from the Central to north elevations. Mr. Grieve also noted they had discussed the possibility of using stucco as opposed to painted CMU but had not discussed the use of brick on the north elevation. There was significant discussion surrounding the use of painted CMU on the north elevation, which subsequently moved onto the possibility of using stucco there. It was noted it was historically common to change to a lesser material away from the front façade. Mr. Grieve noted they have not yet developed their signage proposal and further that they are currently looking at interior roof drainage systems. He also clarified that the different window configurations are intentional. However there was a suggestion that he make each “implied building’s” windows consistent. He also noted the horizontal band on all of the storefronts will be wood.

Action: A Motion was made by Mark Heinz and seconded by Anne Wallace to approve the application submitted for 122 S Central Street per staff recommendation with the condition that a minimum of stucco be used on the north elevation, with brick being ideal.

Significant further discussion noted concern that the use of stucco instead of brick on the north elevation would not be a good long term situation, especially given that the Applicant is seeking air rights over the building immediately adjacent to the north elevation. He was asked if he would consider returning the brick a certain distance on the north elevation and further discussion ensued discussing that possibility. Mr. Grieve noted he could look into that but did not feel he could commit to a specific redesign today. Anne Wallace further clarified that if downspouts become part of the exterior of the building the Applicant would need to come before the Board.

Action: Mark Heinz amended his Motion to approve the application submitted for 122 S Central Street per staff recommendation with the condition that a minimum of 50% of the exposed north (side) elevation must have brick [vener] and the remainder must have a stucco finish. The Amended Motion was seconded by Anne Wallace. The Amended Motion carried unanimously.

Certificate No. 8-B-15-DT

312 S Gay Street – Century Building (Century Partnership LLC)

Discussion: It was noted this was a revision to a previously approved project. The Applicant’s representative, Gregory Huddy noted he had no further information to add. It was clarified that the only changes are that the elevator has moved inside, the canopy has been altered and will be made entirely of wood and they are proposing a new hanging sign near the Gay St. sidewalk. There was some discussion surrounding an internal staircase. It was then clarified that they were also seeking approval for the mechanical equipment today and that design is based on the tenant need. The plan is to leave the concrete mechanical pad where it is and place the new equipment above that. Mr. Huddy noted the staircase will be gated at the stair to control access. He agreed that they would come back before the Board for final approval for the material and design of the gate to be installed.

Action: A Motion was made by Brian Pittman and seconded by Brandon Pace to approve the application submitted for 312 S Gay Street per staff recommendation. The Motion carried unanimously.

Certificate No. 8-C-15-DT

531 Henley Street – The Tennessean (McCarty Holsaple McCarty)
Brian Pittman recused himself.

Discussion: It was noted this is a revision to a previously approved project and is primarily a redesign of the lobby addition and the 6th and 7th story residential units. Nathan Honeycutt was present had no further information but noted the largest visual change is a move to a black and white color scheme along with the revised lobby.

Action: A Motion was made by Mark Heinz and seconded by Chad Boetger to approve the application submitted for 531 Henley Street per staff recommendation with its stated condition that the sign package and murals shall be approved under a separate application when the designs are finalized.

Mr. Honeycutt clarified the new lighting changes /additions were also not on the previously approved proposal and stated this added lighting should not negatively impact the area, describing it in some detail. Chair Russ Watkins called for vote on the floor. **The Motion carried unanimously.**

Certificate No. 8-D-15-DT

530 Summer Place – Enterprise (Sycamore Sign Service)

Discussion: Mike Reynolds noted the change in location of the proposed signage moving from Walnut St. to Locust St. He noted this application was reviewed using the new sign ordinance as approved by City Council. The Applicant's representative, Xan Alexander was present and had no additional information to add. It was clarified there is no other signage on the building. It was then noted both signs will be internally illuminated.

Action: A Motion was made by Brandon Pace and seconded by Anne Wallace to approve the application submitted for 530 Summer Place per staff recommendation. **The Motion carried unanimously.**

Certificate No. 8-E-15-DT

412 S Gay Street – Babalu (Melvin Fain)
Mark Heinz recused himself.

Discussion: It was noted this was a revision to a previously approved project. Mike Reynolds reviewed the concerns recently expressed by City Engineering and KUB in written statements and noted he had changed the staff recommendation to deny the application based on the concerns raised by City Engineering and KUB. Both entities have voiced concern over the proposal because of the permanent nature of the patio/canopy structure and the subsequent difficulties the City and KUB would have in maintaining the public right-of-way. Melvin Fain was present and stated he become aware of the above noted concerns today. He noted he could probably support the canopy without columns and they could make the section of railing hinged or removable to allow access to the vault. He noted he would adhere to any amendments [conditions] from the Board and noted they want to be able to move forward. He further clarified their intent is to keep the canopy roof panels operable and that they would like to have a soft valance down to 8 ft.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to postpone consideration of the application submitted for 412 S Gay Street to the September meeting to give the Applicant sufficient time to develop a proposal that would address the concerns of City Engineering and the Knoxville Utilities Board. The Motion carried unanimously.

Certificate No. 8-F-15-DT

417 S Gay Street – Wild Wing Café (Johnson Architecture)

Discussion: It was noted this was a revision to a previously approved project and involves the redesign of the middle and right (north) storefront bays below the transom. Jeff Williams, project architect, was present and noted they are now planning to match the north and south (left and right) storefronts and the NanaWall system in the middle storefront bay will fill the entire storefront, removing the previously proposed and approved recessed door. The NanaWall will have a base to mimic the marble bulkheads on the side storefront bays. He noted signage was not part of their scope of work. Ultimately there was general consensus that the Board did not have sufficient information to fully consider the application.

Action: A Motion was made by Mark Heinz and seconded by Brian Pittman to postpone consideration of the application submitted for 417 S Gay Street to September to allow the Applicant to submit corrected elevations. The Motion carried unanimously.

Staff Reports:

- Mike Reynolds reviewed the Level 1 Certificate approved since the last meeting.

Other Business:

- *Consideration for Withdrawal:*
 - Amendments to the Downtown Design Overlay District, Downtown Knoxville Design Guidelines, and Administrative Rules and Procedures.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to withdraw the application for Amendments to the Downtown Design Overlay District, Downtown Knoxville Design Guidelines, and Administrative Rules and Procedures. The Motion carried unanimously.

There was no further business.

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