

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF DECEMBER 16, 2015
SMALL ASSEMBLY ROOM
4:00 PM

Board member – Present	Board membership
Russ Watkins	Business Development Representative
Brian Pittman	Downtown Resident Representative, Architect
Anne Wallace	City of Knoxville Representative
Mike Reynolds	MPC Representative (non-voting)
Lorie Matthews	Historic Zoning Commission Representative
Mark Heinz	Downtown Owner Representative, Developer
Chad Boetger	CBID Representative
Brandon Pace	AIA Representative
Board Member - Absent	Board membership – Absent
Kristina Wright	Downtown Resident Representative
Marlene Davis	Urban Design Representative
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville - Law Department
Dori Caron	Metropolitan Planning Commission
Tom Reynolds	Plans Review and Inspections
Marty Clay	Plans Review and Inspections
Rick Emmett	City of Knoxville Downtown Coordinator
Applicants & general public	Affiliation
Nathan Rowell	Church Street UMC
Aaron Miller	Design Innovation Architects
Rik Norris	Church Street UMC
Alan Grissom	Cannon & Cannon, Inc.
Harold Cannon	Cannon & Cannon, Inc.
Joe Petre	Conversion Properties

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 Lorie Matthews to approve the November 18, 2015 Minutes. The Motion carried unanimously.

Action: A Motion was made by Anne Wallace and seconded by Chad Boetger to move Certificate No. 11-A-15-DT to the end of the Agenda as requested by the Applicant. The Motion carried unanimously.

Certificate No. 11-C-15-DT

108 W Jackson Ave – Old City Wine Bar sign (Old City Wine Bar)

Discussion: The Applicant was not present. There was no significant discussion. Crista Cuccaro noted that under the new City Sign Ordinance window signs are exempt. There was discussion that the guidelines state that window signs can be no later than 30% of the window space.

Action: A Motion was made by Chad Boetger and seconded by Anne Wallace to approve Certificate 11-C-15-DT as submitted per staff recommendation. The Motion carried unanimously.

Certificate No. 12-A-15-DT

118 W Jackson Ave – The Daniel (Robin Easter Design)

Discussion: Brian Pittman recused himself. There was no discussion.

Action: A Motion was made by Brandon Pace and seconded by Chad Boetger to approve Certificate 12-A-15-DT as submitted per staff recommendation. The Motion carried unanimously.

Certificate No. 12-C-15-DT

333 Depot Ave – Regas Square (revision) (Design Innovations Architects)

Discussion: Mike Reynolds reviewed the changes as this is a revision of a previously approved CoA. Aaron Miller with DIA was present and clarified that the landscape plan they are looking to use is the later one (the L plan) which is the latest landscape plan. It was clarified that all of the materials will be the same and that the majority of the building will be brick except for the corner element which will be metal panel.

Action: A Motion was made by Brian Pittman and seconded by Anne Wallace to approve Certificate 12-C-15-DT as submitted per staff recommendation, revising the previously approved CoA 10-D-15-DT. The Motion carried unanimously.

Certificate No. 12-D-15-DT

100 S Broadway – Balter Brewing (revision) (John Sanders)

Discussion: Brandon Pace recused himself. Mike Reynolds reviewed the revised application noting staff's main concern was to review the proposed screening for the now installed chiller (which was not included in the original site plan). There were also other changes that staff wanted to bring before the Board for review which are landscaping changes along the streetscape, relocation of the stair that connects the upper portion of the property with the lower portion to the location of the original (existing) stair, and minor storefront changes. He further noted the stair will be essentially the same design as previously approved but will be steel, not stainless steel. He noted the minor changes to the middle storefront bay. It was noted that at some point in the future TDOT plans to make intersection improvements on Broadway but no details were immediately available. John Sanders clarified that the reduction trees from 3 to 1 adjacent to the parking lot was because one would have been on City property and one was not allowed because of site distance concerns. The one remaining tree will be located near the dumpster. Mr. Sanders noted they were fine with staff recommendations #2 and #3, and asked for some forgiveness on the trees (#1) as they are planting 3 large trees in the beer garden (7" elms). He noted there are also extremely lush plantings everywhere else, highlighting the parking lot buffer (per the guidelines).

Action: A Motion was made by Brian Pittman and seconded by Anne Wallace to approve Certificate 12-D-15-DT, revising the previously approved CoA 3-A-15-DT, subject to staff conditions: 1) Providing that the Applicant is allowed to plant only one tree within or adjacent to the parking lot [considering that 2 of the 3 originally proposed primary tree locations are not allowed by the City for other reasons in addition to the Applicant's intent to plant additional trees elsewhere on the property], 2) Screening shall be provided between the surface parking lot and the Jackson Avenue sidewalk as previously approved (3-A-15-DT), or as modified and determined by staff to be in-keeping with the approved plans and the design guidelines. 3) Remove the wood fencing on top of the concrete screen wall for the portion that is perpendicular to the sidewalk and parallel to south side of the brewhouse (where the recessed patio gate is located); or revise the wood fence for this short segment to be more transparent and reviewed by staff. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 11-A-15-DT

714 W Hill Ave – Church Street United Methodist Parking Lot (Church Street United Methodist)

Discussion: Harold Cannon thanked the Board for allowing them to be heard late. He noted that they did submit a terraced plan as requested by the Board. However he noted, the retaining wall, if terraced, cannot be economically built by the church.

Mr. Cannon explained that to facilitate stormwater flow with a terraced wall would necessitate a 50 to 70% increase in the cost to build the wall and described the issues that would raise the cost. Mr. Cannon noted they have taken great care to maintain the traditional look of the property. He also noted they are making the lot ADA compliant with less than 6% of the spaces being non ADA compliant. Mr. Cannon also noted once everything settles from the construction they intend to plant [perhaps a] blue juniper cover in pockets they would create in the riprap at the top of the wall that would ultimately grow to drape down over the wall. He also stated that the magnolia tree on the southwest corner of the lot may be able to be saved and noted he would explore that with the construction company, assuring the Board they would do their best to save the tree.

Action: Motion was made by Anne Wallace and seconded by Brian Pittman to approve Certificate 11-A-15-DT subject to the following conditions per staff recommendation: 1) Meeting all requirements of Knoxville's zoning ordinance and land development standards, 2) Extend the sidewalk along S. Broadway to the Hill Ave. intersection if determined necessary and feasible by Knoxville's Department of Engineering.

Action: Anne Wallace amended her Motion to add "Approval of Option A" as a third condition. The Amended Motion was seconded by Mark Heinz. The Amended Motion carried unanimously.

Staff Reports:

Certificate No. 12-B-15-DT

Mike Reynolds reviewed the Level I Certificate approved since the last meeting.

Other Business:

Draft 2016 Downtown Design Review Board meeting schedule.

Action: A Motion was made by Chad Boetger and seconded by Lorie Matthews to approve the 2016 schedule. The Motion carried unanimously.

There was a brief clarification regarding conflict of interest by the City Law Department/Crista Cuccaro. She noted that a Downtown Design Review Board member is prohibited from discussing/presenting a project at a Board meeting if he/she has any involvement with that project.

There was no further business.

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

