

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF FEBRUARY 18, 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)
Marleen Davis	Urban Design Representative
Mark Heinz	Business Development Representative
Board member – Absent	Board membership – Absent
Russ Watkins (Excused)	Business Development Representative
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville – Law Department
Peter Ahrens	City of Knoxville – Plans Review and Inspection
Applicants & general public	Affiliation
Gregory Huddy	C3 Studio, LLC
Nathan Honeycutt	McCarty Holsaple McCarty
Josh Biden	Johnson Architecture
Jeff Galyon	Public Building Authority

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 Brandon Pace and seconded by Chad Boetger to approve the January 21, 2015 Minutes. 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 Anne Wallace and seconded by Chad Boetger postpone the application, as requested by the Applicant, to next month’s meeting (March 2015). The Motion carried unanimously.

Certificate No. 12-B-14-DT

417 S. Gay Street – Kress Building (Greg Huddy)

Discussion: Mike Reynolds noted that at last month’s meeting the Board approved the application with the exception of the transom and the storefront system so the Applicant could review alternative materials for the mullions and framing, and further, how they would propose to break up the large expanse of glass in the center storefront bay.

He noted they have switched to another manufacturer for the storefront system.

It became apparent that the Applicant was not yet present at the meeting but had planned to attend.

Action: A Motion was made by Brandon Pace and seconded by Anne Wallace to move this Agenda Item to the end of the meeting to allow the Applicant to speak. The Motion carried unanimously.

Continued Discussion (later in the meeting): Mr. Reynolds reviewed the newly proposed transom and storefront system. The Applicant noted the new storefront system will be the same as the one at Urban Outfitters.

Action: A Motion was made by Anne Wallace and seconded by Kristina Wright to approve the application as submitted. The Motion carried unanimously.

Certificate No. 2-B-15-DT

Clinch Avenue Viaduct Pedestrian Improvements (McCarty Holsaple McCarty)

Brian Pittman recused himself.

Discussion: It was clarified that the Board’s role was to make a recommendation on this application to the City of Knoxville Administration. The Applicant noted this design, as well as that of the pedestrian bridge over Henley Street (also being done by his firm) was done to enhance the pedestrian experience.

Action: A Motion was made by Brandon Pace to recommend approval of this application to the City of Knoxville Administration.

Further Discussion: There was a brief discussion regarding the “Additional comments” noted under Staff Comments with concern that they may be too specific and not within the purview of the Guidelines, and perhaps more suited for review by the Traffic Engineering Department. It was clarified that comments # 1 – 4 were generated by the City’s Alternative Transportation staff, Jon Livengood. Mike Reynolds noted comments #5 - 7 were simply other considerations offered by staff. The Applicant noted they have had preliminary meetings with the City’s Engineering Department and are in the process of incorporating their suggestions as noted in the “Additional comments”.

Further Action: Anne Wallace seconded the Motion on the floor. Vice Chair Matthews called for a vote. The Motion carried unanimously.

Certificate No. 2-C-15-DT

Clinch and Locust Intersection Improvements (McCarty Holsaple McCarty)

Brian Pittman recused himself.

Discussion: The applicant clarified that the existing acrylic skylight roof and green metal roofing will be removed and the new glass roof will match that being installed on the pedestrian bridge over Henley Street. It was further clarified that the roof of the pedestrian bridge is a lower height than the new canopy over Locust Street because of the traffic that will need to pass under it.

A Motion was made by Chad Boetger and seconded by Anne Wallace to recommend approval of this application to the City of Knoxville Administration. The Motion carried unanimously.

Certificate No. 2-D-15-DT

Garbage Enclosures – Wall and Union Avenue (City of Knoxville)

Discussion: There was no significant discussion.

Action: Motion was made by Anne Wallace and seconded by Brandon Pace to recommend to the City of Knoxville Administration that this project be completed as submitted. The Motion carried unanimously.

Certificate No. 2-E-15-DT

111 N. Central Street – Mango’s (Mango Décor and Co.)

Discussion: Mike Reynolds noted this was before the Board due to the size of the proposed sign. It was noted this sign with its scale would be more appropriate at a higher level off the sidewalk than the proposed 8 ft. sidewalk clearance. The minimum clearance for non-illuminated projecting signs is 7 ft.

Action: A Motion was made by Mark Heinz and seconded by Brandon Pace that the application be approved with the following condition: that the bottom of the sign proposed in the application be 11 ft. above the sidewalk.

Further Discussion: A brief discussion ensued that at a bottom height of 11 ft. the top of the sign would be too high and further discussion then ensued on what would be an appropriate overall height.

Action: Mark Heinz withdrew his Motion.

Action: A Motion was made by Brian Pittman and seconded by Mark Heinz to approve the application with the following conditions; the top of the sign has to be aligned with [at the same elevation of] the sill of the second story windows and the bottom of the sign cannot drop any lower than 9 ft. above the sidewalk level at the location of the sign. The Motion carried unanimously.

Certificate No. 2-F-15-DT

401 State Street - Promenade Reroof (Johnson Architecture, Inc.)

Discussion: It was clarified the Board’s role was to make a recommendation on this application to the City of Knoxville Administration. It was also clarified that the EPDM will be black. There was no significant discussion.

Action: A Motion was made by Chad Boetger and seconded by Anne Wallace to recommend to the City of Knoxville Administration that they proceed with the application as submitted. The Motion carried unanimously.

Staff Reports:

- ***Certificate No. 11-B-12 -DT*** – COA approved 1/22/2015. 520 West Summit Hill Drive (Langley Building). Mike Reynolds reviewed the Level 1 Certificate approved since the last Board meeting.

Other Business:

- Anne Wallace noted the City has received the final Urban Land Institute Report stemming from their visit here last October. The Report has been announced via a press release and has also been posted to the City's website. The City is accepting comments and there will be a public hearing on March 19th on the ULI process and the City's anticipated next steps. The hearing will take place at 5:30 p.m. (location to be announced).
- Mike Reynolds noted the application for the Langley Garage, postponed last month, has been withdrawn. The Applicant has chosen to proceed with the originally approved design (metal panels on the entire façade).
- Anne Wallace also noted the Wayfinding signs are being installed and they anticipate a significant amount of them going in next week.

Tabled:

- ***Certificate No. 11-B-12-DT***
100 S. Broadway – Project: 100 S. Broadway (old BP station)
- ***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 Chad Boetger and seconded by Brandon Pace to adjourn. The Motion carried unanimously and the meeting was adjourned.