

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JUNE 17, 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)
Mark Heinz	Downtown Owner Representative, Developer
Russ Watkins	Business Development Representative
Lorie Matthews	Historic Zoning Commission Representative
Brandon Pace	AIA Representative
Board member – Absent	Board membership – Absent
Kristina Wright (Excused)	Downtown Resident Representative
Marlene Davis	Urban Design Representative
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville - Law Department
Rick Emmett	City of Knoxville - Downtown Coordinator
Dori Caron	Metropolitan Planning Commission
Applicants & general public	Affiliation
Whitney Manahan	Dewhirst Properties
Josh Biden	Johnson Architecture, Inc.

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 Chad Boetger and seconded by Mark Heinz to approve the May 20, 2015 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 4-A-15-DT

702 S. Gay Street – Cook Loft Sign (Thomas Henley)

Discussion: Mike Reynolds noted the Applicant was out of town and unable to be present today. He reviewed the options presented by the Applicant. He noted the Applicant is asking to keep the previously installed lights. It was noted the Applicant was asked to use the guidelines of the Promenade District at last month’s meeting for guidance as to what may be appropriate for signage on the rear of the building that faces the James White Parkway. Mr. Reynolds noted that the Applicant’s stain representative has expressed some concern that the proposed terra cotta stain may not completely cover the black box. He clarified that those guidelines allow for a 60 sq. ft. signage there with a maximum sign height of 5 feet. He also clarified that as the black box (background) is calculated as part of the sign area and noted the box measures 7 ft. by 18 ft. It was noted the Applicant was working with a graphic designer. Fairly

significant discussion ensued with regards multiple potential options either submitted by the Applicant or put forth by the Board as possible alternatives. Concern was noted that allowing the sign as is would open the door for neighboring businesses to follow suit. It was again clarified that the sign does not meet the guidelines.

Action: A Motion was made by Mark Heinz and seconded by Lorie Matthews to postpone consideration of the application submitted for 702 S. Gay St. until the July meeting to allow the applicant to be present and provide answers to questions by the board. The Motion carried unanimously.

Certificate No. 5-E-15-DT

122 S Central St. – Central Street Condos (Smith Ventures LLC – Daniel Smith)

Discussion: Mike Reynolds noted the Applicant has requested postponement until the July meeting because they are revising the plans.

Action: A Motion was made by Chad Boetger and seconded by Anne Wallace to postpone consideration of the application submitted for 122 S. Central until the July meeting to allow the applicant additional time to submit revised plans. The Motion carried unanimously.

Certificate No. 6-A-15-DT

416 W Jackson Ave. – the Standard (the Standard)

Discussion: Mark Heinz recused himself. Mike Reynolds provided an overview of the proposed signs and there was no significant discussion.

Action: A Motion was made by Anne Wallace and seconded by Chad Boetger to approve the application submitted for 416 W. Jackson Avenue as submitted per staff recommendation. The Motion carried unanimously.

Certificate No. 6-B-15-DT

Strong Alley – Located between the 400 block of s Gay Street and Market Square (City of Knoxville)

Discussion: Rick Emmett noted this was basically a storm water project and as they are going to dig up the asphalt and they would like to go back with something to make the alley more pedestrian friendly. He gave a brief overview of the project and described some additional things the City plans to do to make it more of an asset. The Board was in general agreement that this project was a great idea. Brian Pittman offered that the simplified ground pattern, as shown in Option 1, would balance out and contrast nicely with all of the other (vertical) artistic and architectural elements of the alley, this being the general consensus of the Board as well. George Dawes noted the intent of the project was to replace the entire storm line down the middle of the alley, repave the alley from building face to building face. He does not envision impacting any of the existing entrances/steps during the project, nor are there plans to enter into any of the alcoves in the alley.

Action: A Motion was made by Brandon Pace and seconded by Mark Heinz to recommend to the City of Knoxville Administration that the project be completed using Option 1. The Motion carried unanimously.

Certificate No. 6-C-15-DT

401 State St. – Promenade Restoration (Johnson Architecture, Inc.)

Discussion: Josh Biden was present and clarified that the existing light posts, in addition to the fixtures, will be replaced. He further noted regarding the proposed paint colors, their intent would be to keep them to a warm tone. Recognizing that the Board cannot mandate color, Brian Pittman noted that the original intent of Bruce McCarty's design for this structure was to modernize these buildings and have clean, white modern concrete, such that it would contrast with the brick and the old structure behind it and stand out. It was further noted by Rick Emmett that this was another project the City was undertaking to continue to make improvements. There was further discussion suggesting that any color used for the handrails have minimal contrast with the concrete. It was noted that a stainless handrail would be ideal but Mr. Biden does not believe it is in the budget.

Action: A Motion was made by Anne Wallace and seconded by Brian Pittman to recommend to the City of Knoxville Administration that this project be completed as submitted [recognizing that the Applicant and City staff will have the opportunity to further explore a final color palate]. The Motion carried unanimously.

Staff Reports:

- There were no Level One Certificates approved since the last meeting.

Other Business: Nominations for Chair and Vice-Chair for the upcoming year. Voting to officially determine who will serve in these positions will be at the July 15th Board meeting.

Action: Chad Boetger nominated Russ Watkins for Chair and Lorie Matthews for Vice-Chair.

Action: Russ Watkins nominated Lorie Matthews for Chair and Brandon Pace for Vice-Chair.

Crista Cuccaro clarified that any nomination needs to be accepted by that person, but it would not need to be accepted today.

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