

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF OCTOBER 21, 2015
SMALL ASSEMBLY ROOM
4:00 PM

Board member – Present	Board membership
Brian Pittman	Downtown Resident Representative, Architect
Anne Wallace	City of Knoxville Representative
Mike Reynolds	MPC Representative (non-voting)
Lorie Matthews	Historic Zoning Commission Representative
Marlene Davis	Urban Design Representative
Mark Heinz	Downtown Owner Representative, Developer
Chad Boetger	CBID Representative
Brandon Pace	AIA Representative
Kristina Wright	Downtown Resident Representative
Board Member - Absent	Board membership – Absent
Russ Watkins	Business Development Representative
Ex-officio & staff members	Department / Organization
Crista Cuccaro	City of Knoxville - Law Department
Dori Caron	Metropolitan Planning Commission
Marty Clay	Plans Review and Inspections
Rick Emmett	City of Knoxville - Downtown Coordinator
Applicants & general public	Affiliation
Greg Newkirk	Eat Here Brands/Babalu
Daniel Jones	Sanders Pace Architecture
Faris Eid	Design Innovation Architects
Jesse Galbraith	Design Innovation Architects

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 Anne Wallace to approve the September 16, 2015 Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 9-B-15-DT

702 S Gay Street – Cook Loft sign (Tommy Hensley)

Discussion: Mike Reynolds reviewed the changes made to the submittal since the last meeting. There was no discussion.

Action: A Motion was made by Brandon Pace and seconded by Chad Boetger to approve the application submitted for 702 S. Gay Street as submitted per staff recommendation with its stated condition. The Motion carried unanimously.

Certificate No. 10-B-15-DT

406 W. Church Avenue – The Ely Building (Daniel Jones)
 Brandon Pace recused himself.

Discussion: Daniel Jones clarified that the proposed location of the penthouse is due to the placement of existing internal stairs. He noted that it also stays within the footprint of the front of the building where you enter, fits within the same profile in that elevation and is complimentary to the geometry of the building. Noting its visible elevation, he stated that there is a ceiling height of 8 ft. and with insulation (R3) and structure, to give a slope on the roof and a parapet, what they are proposing is as low as they can go. The 8 ft. ceiling also aligns with the windows. He further noted they have worked to reduce the overall impact of the penthouse. Anne Wallace noted the guidelines do encourage the use of green roofs and thanked the Applicant for incorporating some of those elements in their design.

Action: A Motion was made by Chad Boetger and seconded by Mark Heinz to approve the application submitted for 406 W. Church Avenue as submitted per staff recommendation. The Motion carried unanimously.

Certificate No. 10-C-15-DT

412 S Gay Street – Babalu Restaurant (Melvin Fain)

Mark Heinz recused himself.

Discussion: Mike Reynolds reviewed the changes made to the previously approved application. Greg Newkirk was available for questions. There was no discussion.

Action: A Motion was made by Anne Wallace and seconded by Brian Pittman to approve the application submitted for 412 S Gay Street as submitted per staff recommendation. The Motion carried unanimously.

Certificate No. 10-D-15-DT

301 Depot Avenue – Regas Square (Design Innovation Architects)

Discussion: Mike Reynolds reviewed the project in some detail. Faris Eid was present and clarified the proposed project was similar in overall height to the original Regas structure (when they had the hotel above the restaurant). Balcony drainage was briefly reviewed and not anticipated to be an issue. He also noted they will be meeting with the City's urban forester to ensure that trees will be planted/replaced as appropriate. Mr. Eid noted that there was not a definitive decision on the use of zinc or concrete for the balcony faces and bottoms but that it would be zinc in between the windows, and further that only cementitious stucco will be used and not EIFS.

Action: A Motion was made by Brian Pittman and seconded by Anne Wallace to approve the application submitted for 301 Depot Avenue as submitted per staff recommendation. Marlene Davis described her continued reservation surrounding the overall scale of the dominant primary, circular corner element but also expressed overall respect for the design. Her comments were echoed by Brandon Pace. It was noted that the project team has already decided to revisit this element.

Vice-Chair Matthews called for a vote on the floor. The Motion carried unanimously.

Staff Reports:

707 Market Street (CoA 10-A-15-DT) – Cunningham Building

Discussion: Mike Reynolds reviewed the Level One Certificate approved since the last meeting.

Other Business:

700 block of Gay Street – update by City Engineering

Mike Reynolds briefly reviewed a recent update to the project involving a change in the originally proposed fencing on Gay Street. Anne Wallace clarified the reasoning behind the changes.

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