

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

<b>Board member – Present</b>	<b>Board membership</b>
Brian Pittman Anne Wallace Mike Reynolds Russ Watkins Lorie Matthews Marlene Davis Mark Heinz Kristina Wright	Downtown Resident Representative, Architect City of Knoxville Representative MPC Representative (non-voting) Business Development Representative Historic Zoning Commission Representative Urban Design Representative Downtown Owner Representative, Developer Downtown Resident Representative
<b>Board Member - Absent</b>	<b>Board membership – Absent</b>
Chad Boetger Brandon Pace	CBID Representative AIA Representative
<b>Ex-officio &amp; staff members</b>	<b>Department / Organization</b>
Crista Cuccaro Dori Caron Marty Clay Tom Reynolds Gerald Green Rick Emmett	City of Knoxville - Law Department Metropolitan Planning Commission Plans Review and Inspections Plans Review and Inspections Metropolitan Planning Commission City of Knoxville - Downtown Coordinator
<b>Applicants &amp; general public</b>	<b>Affiliation</b>
Greg Newkirk Jeff Williamson Tommy Hensley Christopher King	Eat Here Brands/Babalu Johnson Architecture Cook Loft Smee + Busby Architects

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 Mark Heinz and seconded by Lorie Matthews to approve the August 19, 2015 Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

***Certificate No. 8-E-15-DT***

412 S Gay Street – Babalu (Melvin Fain)

Mark Heinz recused himself.

**Discussion:** It was clarified that the City [of Knoxville] Engineering department has not reviewed/approved this submittal. Mike Reynolds noted that the Applicant will need to obtain approval from City Council as the bi-fold and main entrance doors cross over onto the sidewalk. It was also clarified that standard awnings do not require additional approvals or easements as long as they meet zoning ordinance requirements. Applicant representative Greg Newkirk was present and noted he was available for questions. He clarified that the side door was being framed in as it is now being used as a single use service door with jambs on both sides to

allow better access for food service and also meet the requirement [of the Health Department] that it close automatically. The site plan needs to be clarified as it reflects a bi-fold door with a single door that latches into the side of the bi-fold door when it is closed. Mike Reynolds noted the revised plans do note the new door design and are correct online. Mr. Newkirk clarified the other 2 panels of the originally proposed tri-fold doors will be 2 paneled bi-fold doors. Mr. Reynolds also clarified that the change made to the sign over the door at the last meeting, and which is not reflected in the Board packet, was approved by staff earlier this month.

**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 with the stated 3 conditions which reflect coordination with KUB and City Engineering and with the added [4<sup>th</sup>] condition that the Applicant submit updated plans that accurately reflect the intended door pattern for staff approval [assuming they reflect the doors as discussed today at the meeting].**

**Further Discussion:** Mr. Newkirk further clarified that the service door will swing out. Mike Reynolds again clarified that they will need approval from City Council for [all] doors that swing out.

**Chair Russ Watkins called for a vote on the Motion on the floor. The Motion carried unanimously.**

***Certificate No. 8-F-15-DT***

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

**Discussion:** Project architect Jeff Williamson was present and clarified that the signage is being handled by the owner separately [outside of their scope] who will be submitting it for approval at a later date. He clarified that the middle storefront folding doors [NanaWall SL-70 system] will open in the center and when open will not protrude past the property line. He also noted the width of the patio space will be defined by a nonpermanent fencing system and will have a 5 ft. space between it and the curb, and additionally noted that the owner has already been in contact with Rick Emmett to initiate the required permitting.

**Action: A Motion was made by Brian Pittman and seconded by Anne Wallace to approve the application submitted for 417 S Gay Street as submitted per staff recommendation. The Motion carried unanimously.**

***Certificate No. 9-A-15-DT***

406 Walnut Street – Restroom Facilities at Market Street Garage (Smee + Busby Architects)

**Discussion:** Christopher King with Smee + Busby Architects clarified that they are planning on using internal drains behind the existing wall on the roof. He demonstrated what the lighted wall will look like by showing an actual sample. He noted it was an active sidewalk and they wanted to make a civic contribution with welcoming lighting. Rick Emmet noted they have met with the City's Disability Coordinator in the development of the design of the restrooms. He also noted there will be security oversight of the facility as appropriate and that it the restrooms will be closed at night. Mr. King noted the signage will also meet code and ADA requirements.

**Action: A Motion was made by Brian Pittman and seconded by Kristina Wright to approve the application submitted for 406 Walnut Street as submitted per staff recommendation. The Motion carried unanimously.**

***Certificate No. 9-B-15-DT***

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

**Discussion:** The Applicant has re-applied after their last application was denied and has submitted 3 new potential designs. Mike Reynolds noted the black box be cannot be effectively painted over nor does the Applicant now plan to paint the entire rear façade of the building. He then noted the black box is 7 by

[approximately] 18 feet wide [the building is 22 or 23 feet wide] and exceeds the 60 ft. maximum and at present will remain as is. He also stated that the proposed signage [lettering] appears to meet the 60 sq. ft. maximum as they are all 5 ft. by 12 ft. There was discussion among the Board members on which of the proposed renderings would be most appropriate as well as it was noted that as the original black box will remain the renderings can be somewhat misleading. The Applicant Tommy Hensley was present and noted he felt the designers met the parameters as mandated by the Board. He also stated that the original black box will stay and the letters will be smaller to meet the 60 ft. maximum and that painting the entire rear façade is not presently proposed. There was further discussion on all options proposed.

**Action: A Motion was made by Marleen Davis to approve Option A or B [and NOT Option C] for the application submitted for 702 S Gay Street as submitted per staff recommendation with its stated condition. After a brief discussion she Amended her Motion to approve [only] Option B. The Amended Motion was seconded by Brian Pittman.**

**Further Discussion:** Further discussion ensued with regards to Mr. Hensley and the Board finding a solution based on the existing condition, as the sign is already there, that would satisfy the Applicant and fall within the intent of the guidelines.

**Chair Russ Watkins called for a vote on the Motion on the floor. The Motion failed with Marleen Davis and Brian Pitman voting yes and Mark Heinz, Russ Watkins, Kristina Wright, Lorie Matthews and Anne Wallace voting no.**

Brian Pittman offered an alternative design and described it in some detail to Mr. Hensley and the Board. Mr. Hensley agreed to have his designer create an image reflecting the newly proposed alternative moving the text to the top of the black box. It was clarified that any proposed sign design would need to come back before the Board for approval. Mr. Hensley agreed to bring the above proposed design back before the Board next month.

**Action: A Motion was made by Mark Heinz and seconded by Lorie Matthews to postpone consideration of the application submitted for 702 S Gay Street until the October 21<sup>st</sup> meeting. The Motion carried unanimously.**

**Staff Reports:**

Staff approved revisions to the John H. Daniels renovation plans based on the approved plans from the National Park Service, Part 2 (Description of Rehabilitation) of the Historic Preservation Certification (Tax Credit) Application. There was a brief discussion surrounding the process undertaken by all parties to move forward with the project.

**Other Business:**

There was no further business.

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