

**MINUTES  
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF JUNE 15, 2016  
SMALL ASSEMBLY ROOM  
4:00 PM**

<b>Board Member – Present</b>	<b>Board Membership</b>
Brian Pittman	Downtown Resident Representative
Anne Wallace	City of Knoxville Representative
Mike Reynolds	MPC Representative (non-voting)
Marlene Davis	Urban Design Representative
Russ Watkins	Downtown Business/Development Representative
Kristina Wright	Downtown Resident Representative
Lorie Matthews	Historic Zoning Commission Representative
Chad Boetger	CBID Representative
Brandon Pace	AIA Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Mark Heinz	Downtown Business/Development Representative
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
Dori Caron	Metropolitan Planning Commission
Marty Clay	Plans Review and Inspections
Crista Cuccaro	City of Knoxville Law Department
Bill Lyons	City of Knoxville
Rick Emmett	City of Knoxville
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Meagan Grohol	R2R Studio, LLC
Meghan Frederick	Studio Four Design
Heather Reid	R2R Studio, LLC
Tim Hill	Hatcher – Hill 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 Brandon Pace and seconded by Chad Boetger to approve the May 18, 2016 Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

***Certificate No. 3-C-16-DT***

210 W. Church Ave. - Dual Brand Hotel (Rick Blackburn)  
Pre-development 2/8/2016

**Discussion:** The Applicant has requested postponement until the July 20, 2016 meeting.

**Action: A Motion was made by Brandon Pace and seconded by Lorie Matthews to postpone consideration of Certificate No. 3-C-16-DT, per staff recommendation, until the July 20, 2016 meeting. The Motion carried unanimously.**

***Certificate No. 6-A-16-DT***

410 S. Gay Street – Maple Hall – Promenade Storefront (Meagan Grohol)  
Pre-development N/A

**Discussion:** Mike Reynolds reviewed the submittal and the staff recommendation. Applicant Meghan Grohol was present and had nothing further to add. She clarified the brick will not be painted. There was no discussion.

**Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve Certificate No. 6-A-16-DT as submitted per staff recommendation. The Motion carried unanimously.**

***Certificate No. 6-B-16-DT***

137 Central Street – Merchants of Beer (Studio Four Design)  
Pre-development N/A

**Discussion:** Mike Reynolds reviewed the submittal and the staff recommendation. Applicant Meghan Frederick was present and noted that the sign will not be neon but LED lights that will mimic neon. She further noted it would be like channel letters as you would see the rope of the LED. She further noted that they will only be replacing one of the side windows with a matching door, not both as submitted. It was noted the Applicant will come back before the Board with their outside/landscaping plans.

**Action: A Motion was made by Brian Pittman and seconded by Marleen Davis to approve Certificate No. 6-B-16-DT as submitted per staff recommendation. The Motion carried unanimously.**

***Certificate No. 6-C-16-DT***

406 W Church Street – Daniel Jones  
Pre-development N/A  
Brandon Pace recused himself.

**Discussion:** Mike Reynolds reviewed the submittal and the staff recommendation. He noted he has spoken to the Historic Preservation Planner for the MPC who had no concerns with the project as submitted. It was clarified that the proposed replacement windows were appropriate as long as their look meets the intent of the guidelines. It was also clarified the replacement windows would be 1 over 1. It was further noted that the proposed 1 over 1 windows would be historically appropriate and that we do not have historic documentation of what was there originally.

**Action: A Motion was made by Chad Boetger and seconded by Anne Wallace to approve Certificate No. 6-C-16-DT as submitted per staff recommendation. The Motion carried unanimously.**

**Staff Report:**

***Certificate No. 5-D-16-DT***

106 S. Central St. – Project: Repoint Brick parapet

***Certificate No. 6-C-16-DT***

100 N. Central St. – Project: Lonesome Dove – wall sign on sign board

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

**Other Business:** There was no other business.

**Tabled:**

***File No. 2-A-16-DT***

100 N. Central Street – Project: Lonesome Dove

**A Motion was made by Anne Wallace and seconded by Chad Boetger to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.**