

**MINUTES  
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF APRIL 19, 2017  
SMALL ASSEMBLY ROOM  
4:30 PM**

<b>Board Member – Present</b>	<b>Board Membership</b>
Mike Reynolds	MPC Representative (non-voting)
Brandon Pace	AIA Representative
Anne Wallace	City of Knoxville
Lorie Matthews	Historic Zoning Commission Representative
Kristina Wright	Downtown Resident Representative
Marlene Davis	Urban Design Representative
Chad Boetger	CBID Representative
Mark Heinz	Downtown Developer
Brian Pittman	Downtown Resident Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Russ Watkins	Downtown Business Development
<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
Rick Emmett	City of Knoxville
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Scott Falvey	Design Innovation Architects
Aaron Miller	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 Chad Boetger and seconded by Brandon Pace to approve the March 15, 2017 Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

***Certificate No. 4-A-17-DT***

207 W. Jackson Avenue – Pour Taproom (Pour Taproom)

Pre-development meeting - N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. He noted the application includes 2 different sign types. There was discussion surrounding the size of the “arcade” sign. Mr. Reynolds noted he had conferred with the Applicant who wanted to explore how the hanging sign (currently identified as an arcade sign as it is supported by the roof structure) is attached such that they could have the larger size. The Applicant was not present.

**Action:** A motion was made by Chad Boetger and seconded by Anne Wallace to approve Certificate No. 4-A-17-DT as submitted and per staff recommendation subject to the following conditions: 1) the background (main cabinet) of the hanging sign shall be constructed of an opaque material, such as metal, that does not allow light to pass through. The border detail on the background (main cabinet) can be routed out of the face to allow light to pass (shown as a cream color on the attached plans); and 2) the hanging sign shall maintain a minimum 8-foot clearance, or as otherwise permitted by the Article 8 (Signs, Billboards, and Other Advertising Structures) of the Knoxville Zoning Ordinance; and 3) the window signs shall have no more than 30% coverage of the panes for which they are attached; and 4) the hanging sign as presented must be a maximum of 6 square feet, or, staff can approve an alternate method of attachment that would allow for the larger sign size as proposed. The Motion carried unanimously.

*Certificate No. 4-B-17-DT*

418 S. Gay Street – Phoenix Pharmacy (Nolan Sherrill)  
Pre-development meeting - N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The Applicant was not present. There was no discussion.

**Action:** A motion was made by Chad Boetger and seconded by Brandon Pace to approve Certificate No. 4-B-17-DT as submitted and per staff recommendation. The Motion carried unanimously.

*Certificate No. 4-C-17-DT*

112 S. Central Street – Armada & Boarding House (Design Innovation Architects)  
Pre-development meeting - N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. Project architect Scott Falvey was present and noted they had reached out to the City regarding the placement of the wayfinding sign with the intent to move it south 15 to 20 feet in front of the single story building and are awaiting approval. He also noted they could pull the balconies out of consideration today and introduce them later if necessary as they would like to seek at least a conditional approval today if possible.

**Action:** A motion was made by Anne Wallace and seconded by Brian Pittman to approve Certificate No. 4-C-17-DT as submitted and per staff recommendation with the following condition: 1) approval from City Council of the necessary use agreements and/or easements to allow the proposed balconies over the Central Street right-of-way with the addition that there needs to be resolution with the City regarding the wayfinding sign placement and the second floor balconies. The Motion carried unanimously.

*Certificate No. 4-D-17-DT*

333 Depot Avenue – Regas Square (revision) (Design Innovation Architects)  
Pre-development meeting - N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation noting the proposal includes revisions to the approved COA 12-C-15-DT. Project architect Aaron Miller noted they were trying to simplify the design. There was no other substantive discussion.

**Action: A motion was made by Chad Boetger and seconded by Anne Wallace to approve Certificate No. 4-D-17-DT as submitted and per staff recommendation. The Motion carried unanimously.**

**Staff Report:**

- There were no staff reports.

**Other Business:**

- There was no other business.

**Tabled:**

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

100 N Central Street - Project: Lonesome Dove

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