

**MINUTES  
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF AUGUST 16, 2017  
MAIN ASSEMBLY ROOM  
4:00 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
Mark Heinz	Downtown Developer
Russ Watkins	Downtown Business Development
Brian Pittman	Downtown Resident Representative
Marleen Davis	Urban Design Representative
Robin Thomas	Downtown Resident Representative
Tim Hill	CBID Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
None	
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
DeAnn Bogus	Plans Review and Building Inspections
Crista Cuccaro	City of Knoxville Law Department
Rick Emmett	City of Knoxville
Dori Caron	Metropolitan Planning Commission
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Joshua Wright	Applicant
Nolan Sherrill	Applicant
Kevin Grimac	Interested party
Melinda Grimac	Interested party

The meeting was called to order by Chair Brian Pittman. It was established that there was a quorum. Mr. Pittman asked that Board members and ex-officio members introduce themselves.

**Action: A Motion was made by Mark Heinz and seconded by Brandon Pace to approve the July 19, 2017 Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

*Certificate No. 7-B-17-DT*

608 West Hill Avenue – The Overlook (Joshua Wright)  
Pre-development meeting – N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation noting the Applicant is seeking approval from the Board for the lobby as presented at the July 19, 2017 meeting. The other change to the application today from the approved July submittal involves moving both the east and west stair tower doors to the front street façade from their originally proposed locations as requested by the Board at the July meeting. The Applicant plans to bring the location of the side façade windows back before the Board for approval at a later date. Applicant Joshua Wright was present and noted they tried to revisit the lobby design, presenting their reasoning for not being able to redesign it as requested by the Board, mostly due to site limitations. He noted they have also worked to maximize the glass in the lobby design in addition to having as much screening for the parking as possible.

**Action: A Motion was made by Anne Wallace and seconded by Lorie Matthews to approve Certificate No. 7-B-17-DT as previously approved at the July 19, 2017 meeting including the lobby as presented [also including approval for the newly proposed location of the stair tower doors to the front facade] and per**

**staff recommendation, subject to the following condition: 1) The side elevations be brought back before the Board for approval.**

Further discussion clarified that the stair tower doors would open onto the Applicant's property and would be solid hollow metal frame doors. Concern was noted that there be more thought given to what type of door might be better given they will sit right on the street. Mr. Wright noted they were secondary fire escape doors and are not intended to be primary entrance/exit doors. Kevin Grimac, a neighbor to the property, was present and noted he owns the property a few doors down Hill Ave. He noted he has a meeting with Mr. Wright scheduled for tomorrow to discuss an easement issue on the property and that they were working together in good faith to reach a resolution between 2 private parties. He noted he and his wife own 3 units in the River House and if this project goes forward the rear access of these buildings will be forever sealed. Mr. Wright had no rebuttal. Mr. Reynolds noted the Board has no purview over the easement and other personal property issues, only to review the proposal reflective of the guidelines. It was noted there was direct at grade access basement office from the rear. There was further discussion surrounding the placement and design of the stair tower doors as now proposed.

**Action: Anne Wallace amended her Motion to include a requirement that the stair tower doors have a window if the Applicant chooses to leave their placement facing the street [as proposed today], or, allow the previously approved locations (July 2017 meeting) to stand approved. The Amended Motion was seconded by Brandon Pace. The Amended Motion carried unanimously.**

*Certificate No. 8-B-17-DT*

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

**Discussion:** Mike Reynolds reviewed the application and staff recommendation. He also noted the Applicant's proposed location is approvable as presented if the Board agreed with that location. Applicant Nolan Sherrill was present and noted the more rigid design would go a little higher on the building, further noting they own the commercial space in the upper levels so that would not be an issue. He reviewed the reasoning behind the need for signage also noting the homeowners liked the idea of an overall smaller sign, hence this new proposal. He noted he is working with Kelly Brown of Bower Bird Sculpture on the metal work who feels they can mount the sign without a guidewire. He then noted the sign itself would be just slightly larger than the sign currently on the Art Market. Mr. Reynolds noted it would not be a problem to alleviate the guide wire if it can be done. Mr. Sherrill noted he was fine with moving the location of the sign to the north [as indicated in the staff recommendation]. There was a brief discussion surrounding how the sign would be powered as well as a brief review of the final design.

**Action: A motion was made by Brandon Pace and seconded by Tim Hill to approve Certificate No. 8-B-17-DT as submitted and per staff recommendation subject to the following conditions: 1) The pole and guide wire support option be used, 2) The sign be located over the second storefront column from the right (south) or above the center storefront column, and 3) The guide wire shall not be attached to a rounded pilaster (column) on the second and third story of the building [if needed]. The Motion carried unanimously.**

**Staff Report:** There were no staff reports.

**Other Business:**

The Board will have a workshop immediately following this meeting to discuss a development proposed at the intersection of Hill Avenue and Locust Street.

Anne Wallace announced that there would be a ribbon cutting ceremony tomorrow afternoon (August 17th) at 4 PM at the Howard H. Baker, Jr. Center for Public Policy for the Cumberland Avenue Project.

**Tabled:**

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

100 N Central Street - Project: Lonesome Dove

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