

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF DECEMBER 20, 2017
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Mike Reynolds	MPC Representative (non-voting)
Brandon Pace	AIA Representative
Anne Wallace	City of Knoxville Representative
Lorie Matthews	Historic Zoning Commission Representative
Marleen Davis	Urban Design Representative
Robin Thomas	Downtown Resident Representative
Tim Hill	CBID Representative
Mark Heinz	Downtown Developer
Board Member - Absent	Board Membership
Russ Watkins	Downtown Business Development
Brian Pittman	Downtown Resident Representative
Ex-officio & Staff Members	Department / Organization
DeAnn Bogus	Plans Review and Inspections
Doug Gordon	City of Knoxville Law Department
Dori Caron	Metropolitan Planning Commission
Applicants & General Public	Affiliation
Amanda Koenig	City of Knoxville
Meagan Grohol	Applicant Representative
Nathan Rowell	Applicant Representative
Pat Boles	Applicant

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 Anne Wallace and seconded by Brandon Pace to approve the November 15, 2017 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 12-A-17-DT

408 South Gay Street - Kilwins Chocolates (Kilwins Chocolates Franchise)
Pre-Development meeting – N/A

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

Mark Heinz and Tim Hill recused themselves from the vote.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve Certificate No. 12-A-17-DT as submitted and per staff recommendation subject to the following conditions: 1) Meeting all requirements of the City of Knoxville Department of Engineering and Department of Plans Review and Inspections for the proposed fabric valance attached to the existing metal canopy, and 2) The valance attached to the existing metal canopy must have a minimum sidewalk clearance of 8 feet and maintain a 9-foot sidewalk clearance for all framing, unless a variance is approved by the Board of Zoning Appeals to allow the framing to be lower than 9 feet, and, 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance. The Motion carried unanimously.

Certificate No. 12-B-17-DT

625 S Gay St - Pyxl (Signco, Inc.)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The Applicant was present and had nothing to add to the staff report. There was no discussion.

Action: A Motion was made by Mark Heinz and seconded by Robin Thomas to approve Certificate No. 12-B-17-DT as submitted and per staff recommendation. The Motion carried unanimously.

Certificate No. 12-C-17-DT

913 Henley St - Church Street United Methodist Church (Church Street United Methodist Church)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. It was noted that the Applicant's had obtained the necessary variance for a third monument sign from the Board of Zoning Appeals. It was clarified that the Sign Ordinance would consider the overall square footage of the proposed signage when the Applicant was submitting for a sign permit and that the proposed signage is within the allowed overall sign area. Applicant representative Nathan Rowell, Chairman of the Board of Church Street, was present and noted these signs were designed by the architects Hartman-Cox in Washington (who are doing the addition) with care taken to ensure that the integrity of the signs matched the building. Mr. Rowell noted there would be no additional lighting with the signs.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve Certificate No. 12-C-17-DT as submitted and per staff recommendation. The Motion carried unanimously.

Certificate No. 12-D-17-DT

Gay Street Crosswalk Improvements (City of Knoxville)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation noting the City of Knoxville is seeking the Board's recommendation on the project. He noted the proposal is essentially the same treatment the City has been doing to other intersections on Gay Street. They are updating some deteriorated crosswalks. Amanda Koenig, project contact, was present and noted they are updating 8 crosswalks. They will be replaced with stamped concrete and will look a bit different. Due to the concrete street it was not recommended to put asphalt in the middle of concrete, but they will do their best to match the others with stacked brick on the outside, and then thermos plastic band outside of that. She noted the concrete would be color matched to the brick. She noted the City has this project out to bid and are planning to do the work July 9th through August 7, 2018. The actual middle of the crosswalk will be smooth to enhance the overall accessibility of them as requested by the ADA Coordinator for the City of Knoxville. There was substantial discussion, and concern noted, that the overall appearance of the streetscape would be compromised if the middle of the crosswalks are smooth and other options were discussed where there would not be such a loss of the sense of texture. It was noted the stampings would be ADA compliant.

Action: A Motion was made by Tim Hill and seconded by Marleen Davis to recommend that Engineering look at stamping a pattern within the crosswalk area [the area currently proposed to be flat] consistent with the existing brick and joint pattern and color. Discussion ensued regarding the overall final appearance of the streetscape should the project proceed as proposed. It was established that the Board's preference is to replicate what is existing there now as closely as possible. Vice Chair Lorie Matthews called for a Motion on the floor. The Motion carried unanimously.

Certificate No. 12-E-17-DT

531 S Gay St - Clinch River Brewing Company (Meagan Grohol)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. He noted the Board has seen this project before and he highlighted the changes. At the rear, Meagan Grohol stated she believed there was previously metal gates in the area they are infilling. On the right hand side they have decided not to open up that area and will not

be placing a gate there. Ms. Grohol clarified that the entry doors will be 8 feet high and the alley doors will be opening into the building. She clarified that the center mullion on the first set of windows on the left had side was in the original submittal but they would not be opposed to removing it], subsequently agreeing to do so. It was also noted that any change in the signage that would need to come back before the Board. Ms. Grohol noted the brick remnant wall would remain and will be painted to match the existing light tan color, except for the storefront and piers which will be painted with the previously submitted colors.

Action: A Motion was made by Anne Wallace and seconded by Mark Heinz to approve Certificate No. 12-E-17-DT as submitted and per staff recommendation subject to the following conditions: 1) Meeting the requirement of the License and Indemnity Agreement approved by City Council on October 12, 2016, and any subsequent revisions, and 2) Submitting a revised ventilation plan to staff for review and approval if changes are required during permit review, and 3) Meeting the requirements of the City of Knoxville Department of Public Works for landscaping that will be maintained by the City of Knoxville, including but not limited to the type and species of plants and installation methods. The Motion carried unanimously.

Staff Report:

Certificate No. 11-C-17-DT - New non-illuminated wall sign at 318 N. Gay St. (Vienna Coffee Co.)
Mike Reynolds reviewed the Level 1 Certificate approved since the last meeting.

Other Business:

Consideration of the 2018 meeting schedule for the Downtown Design Review Board.

Action: A Motion was made by Mark Heinz and seconded by Brandon Pace to approve the proposed 2018 meeting schedule. The Motion carried unanimously.

Tabled:

File No. 2-A-16-DT

100 N Central Street - Project: Lonesome Dove

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