

**MINUTES  
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF JULY 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
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>
Rick Blackburn	Applicant
Joshua Wright	Applicant
Daniel Smith	Applicant
Lee Birch	Applicant

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 Lorie Matthews to approve the June 21, 2017 Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

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

210 Church Street – Marriott Dual Band Hotel (Rick Blackburn)  
Pre-development meeting - N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation noting it was a revision to a previously approved Certificate, 3-C-16-DT. Applicant Rick Blackburn was present and noted that they feel this is not an either/or situation and that the landscaping and trees will address the blank wall. They also feel the pedestrian experience will actually be better without the planters, further noting that removing the them will allow for a wider sidewalk [by decreasing the width of the planters]. He also stated that they have reviewed the proposed plantings with the City arborist. It was clarified that there would be no change in the proposed plantings. Discussion ensued regarding the overall final appearance of the elevation with and without the previously approved planters. Mr. Blackburn clarified that the only change being requested to the previously approved Certificate of Appropriateness involves the planters [masonry] recognizing that the new elevation presented for State St. did not match the previously approved one regarding the overall façade design.

**Action: A motion was made by Brandon Pace and seconded by Anne Wallace to approve Certificate No. 7-A-17-DT subject to the following conditions: 1) based on keeping the planters [Planter 1 - 45 LF and Planter 2 – 94 LF on State Street] with a height reduction allowable to a minimum of one foot above the sidewalk, and 2) that a revised elevation be approved by staff. The Motion carried unanimously.**

*Certificate No. 7-B-17-DT (Revised 7/18/2017)*

608 W. Hill Avenue – The Overlook (Joshua Wright)

Pre-development meeting – N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. Applicant Joshua Wright was present and had nothing further to add to the staff report. It was noted that the Board does have the ability to approve the front yard setback variance. There was discussion surrounding parking and building access. Discussion then moved to the 2 different plans that will be offered and the subsequent side window placements and sizes which could vary, and concern was noted that there were no final design scenarios before the Board. Concern was also expressed that there is no retail or office “pedestrian friendly” space at the street level along with the size of the lobby, and its subsequent lack of presence for a downtown building, as proposed. It was clarified that only the parking deck and the elevators extend to the property line, everything else is retracted. It was also clarified that the guidelines apply to publicly oriented elevations and with no building on the lot to the side of a building, that elevation will be highly visible. Further discussion ensued and there was general consensus that the Applicant develop a “system” or set of rules that sets heights and locations/spacing governing potential final side elevations with regards to window size and placement. Mr. Wright agreed to provide details on the ground plane treatment outside of the storefront. Discussion progressed to the driveway/drive aisle, the reasoning behind the design as proposed and related safety concerns although Mr. Wright felt the glass lobby space allows for better visibility. It was noted the total width of the driveway opening is 12 feet with a drive aisle of 10 feet, typical of the City as noted by Mr. Wright. Concerns were again voiced regarding the size of the lobby and it being too small and the Applicant was asked to explore expanding it. It was then noted that retail at this site would not necessarily work, and recognized as such by the Board. Options were briefly discussed on how to better design the front elevation at the street level.

**Action: A motion was made by Anne Wallace and seconded by Tim Hill to approve Certificate No. 7-B-17-DT for both Option 1 (5 stories) and Option 2 (6 stories), and the front yard setback reduction as presented on the plans, subject to the following condition: 1) The side elevations and the additional refinement of the lobby space be brought back for staff approval. The Motion was seconded by Tim Hill. After a brief discussion Ms. Wallace amended her Motion to reflect that the side elevations and additional refinement of the lobby space be brought back before the Downtown Design Review Board for approval. Tim Hill seconded the Amended Motion.** Discussion continued on the need to revisit the currently proposed lobby design. It was clarified by the Applicant that they have met with City Engineering and would be applying for a variance for the driveway width, but in discussion they (City Engineering) thought the 10 foot drive aisle would be OK.

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

*Certificate No. 7-C-17-DT (Revised 7/18/2017)*

215 Willow Avenue – Stockyard Lofts, LLC (Daniel Smith)

Pre-development meeting – 6/21/2017

**Discussion:** Mike Reynolds reviewed the revised submittal and revised staff recommendation. Applicants Daniel Smith and Lee Birch were present and had nothing further to add to the staff report. Mr. Smith noted they are very tight on parking as it is and they are trying to maximize the density of the site. They have studied options to increase retail space at the suggestion of the Board at their pre-development meeting, however, any tweaking of the design significantly impacts their parking. Mike Reynolds noted the Applicants have eliminated 3 parking spaces and added area to the patio. Further discussion ensued with Mr. Birch noting apart for the reduced parking/increased retail space suggested by the Board at the pre-development meeting, they have addressed all of the changes discussed at that meeting. Mr. Smith noted they will bring the full landscaping design to the Board for consideration. Mr. Smith then noted there will not be any stucco used at this juncture although it was previously considered. Where stucco was previously noted he stated it will now be Nichiha [or similar] fiber cement board.

He further noted they would be coming back before the Board with the sign package as well.

**Action:** A motion was made by Marleen Davis and seconded by Lorie Matthews to approve Certificate No. 7-C-17-DT as submitted and per staff recommendation subject to the following conditions: 1) Providing additional site improvement information for review and approval by the Downtown Design Review Board to address the guidelines for parking facilities (Section 1.A.3.), including but not limited to screening the surface lots, shade trees requirements, parking lot lighting and landscaping between the building, sidewalk and adjacent buildings, and 2) providing additional information regarding awnings and signage. The Motion carried unanimously.

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

**Other Business:**

- Election of Chair and Vice Chair
  - Brandon Pace nominated Russ Watkins for Board Chair.
  - Russ Watkins nominated Brian Pittman for Board Chair.

A Vote was taken:

Russ Watkins: 4 yes, 5 nay  
Brian Pittman: 5 yes, 4 nay

Brian Pittman is elected as Board Chair.

- Mark Heinz nominated Lorie Matthews for Board Vice Chair.

A Vote was taken:

Lorie Matthews: 9 yes, 0 nay

Lorie Matthews is elected as Board Vice Chair

**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.