

**MINUTES**  
**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD**  
**MEETING OF MARCH 15, 2017**  
**SMALL ASSEMBLY ROOM**  
**4:30 PM**

|   |   |
|---|---|
| <b>Board Member – Present</b>   | <b>Board Membership</b>   |
| Mike Reynolds<br>Brandon Pace<br>Anne Wallace<br>Lorie Matthews<br>Kristina Wright<br>Marlene Davis<br>Chad Boetger | MPC Representative (non-voting)<br>AIA Representative<br>City of Knoxville<br>Historic Zoning Commission Representative<br>Downtown Resident Representative<br>Urban Design Representative<br>CBID Representative |
| <b>Board Member - Absent</b>  | <b>Board Membership</b>   |
| Russ Watkins<br>Mark Heinz<br>Brian Pittman   | Downtown Business Development<br>Downtown Developer<br>Downtown Resident Representative   |
| <b>Ex-officio &amp; Staff Members</b>   | <b>Department / Organization</b>  |
| Dori Caron<br>Marty Clay<br>Crista Cuccaro<br>Rick Emmett<br>Bill Lyons   | Metropolitan Planning Commission<br>Plans Review and Inspections<br>City of Knoxville Law Department<br>City of Knoxville<br>City of Knoxville  |
| <b>Applicants &amp; General Public</b>  | <b>Affiliation</b>  |
| Bill Spates<br>Allen Tate   | Applicant Representatives<br>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 Brandon Pace and seconded by Chad Boetger to approve the February 15, 2017 Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

*Certificate No. 3-A-17-DT*

531 S. Gay Street - Clinch River Brewing Company (Clinch River Brewing, LLC)  
 Pre-development meeting - N/A

Chad Boetger disclosed he was a resident of the building and it was noted that without any financial interest in the project there was no conflict of interest.

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. Bill Spates, Applicant contractor, clarified that the 2 proposed doors on the west elevation will swing out, noting they are not for public access. Crista Cuccaro noted that the City is working on the License Agreement to address the out-swinging doors as well as extra extrusions on both the west and north elevations.

Marty Clay noted Plans Review and Inspections staff met with Mr. Spates last week to discuss the proximity of the venting and the doors and have requested a mechanical design for this equipment, which they have not yet seen. Mr. Spates noted once they infill the area at the 4 inch recess (west elevation) they intend to explore adding artwork to that back side of the building. There was discussion surrounding the proposed additional sills noted on the west elevation and several thoughts and ideas were proposed for both keeping and removing them. Mr. Spates noted it had been requested of them to keep the infilled portion similar to the existing facade. Mr. Spates noted they were also requested to recess the 2 doors 4 inches from the building surface. He stated they would be fine with not adding new sills at the gate infill and having a smooth surface as well as infilling the existing sills at the 2 proposed doors [along the jamb], leaving the threshold sills as they are. He noted the mechanical design is complete and will be dropped off on Monday.

**Action: A motion was made by Anne Wallace and seconded by Kristina Wright to approve Certificate No. 3-A-17-DT as submitted and per staff recommendation subject to the following conditions: 1) Obtaining the necessary License Agreement with the City for the protrusions, 2) Removal of the proposed sills where the two openings are being infilled on the northern portion of the rear elevation, and 3) Removing and infilling the existing sills with brick where the new doors will be cut in. The Motion carried unanimously.**

*Certificate No. 3-B-17-DT*

412 Clinch Avenue – The French Market (The French Market)

Pre-development meeting - N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. He reviewed a slight change to the hanging sign which has been moved up to the terrazzo from the previously approved location as there ended up not being anything to readily attach it to. Applicant Allen Tate noted the tree and its grate are not drawn to scale and that there is still 4.5 to 5 feet of room on that corner. He also noted they did not anticipate the patio being a full 8 feet however it was noted that an 8 ft. awning is appropriate for the scale of the building. He the described how the awning will be attached (bolted to the I-beams) noting it will not touch the window glass.

**Action: A motion was made by Chad Boetger and seconded by Anne Wallace to approve Certificate No. 3-B-17-DT as submitted and per staff recommendation subject to the following condition 1) The awning and all supporting structure shall maintain a minimum clearance of 9 feet with the sidewalk. The Motion carried unanimously.**

**Staff Report:**

- There were no staff reports.

**Other Business:**

- There was no other business.

*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.**