

**MINUTES  
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF NOVEMBER 15, 2017  
SMALL 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 Representative
Lorie Matthews	Historic Zoning Commission Representative
Brian Pittman	Downtown Resident Representative
Marleen Davis	Urban Design Representative
Robin Thomas	Downtown Resident Representative
Tim Hill	CBID Representative
Mark Heinz	Downtown Developer
Russ Watkins	Downtown Business Development
<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 Inspections
Alyson Dyer	City of Knoxville Law Department
Dori Caron	Metropolitan Planning Commission
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Jeffrey Nash	Applicant
Josh Wright	Applicant

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 Anne Wallace and seconded by Robin Thomas to approve the September 20, 2017 Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

*Certificate No. 11-A-17-DT*

209 S Central St - 209 S Central Street (Courtland Construction Inc.)

Pre-Development meeting – N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. It was clarified the neighboring paved lot is owned by the Applicant. Applicant Jeffrey Nash was present and noted that he will have discussions with the neighboring building owner to determine if the cornice will be allowed to go over their property line. Jeffrey has agreed to continue to allow them to locate their meters on his property. Mr. Nash distributed a proposed brick veneer which will have a very narrow mortar to reflect what is there now. He noted the ground floor will be a commercial space.

**Action: A Motion was made by Mark Heinz and seconded by Anne Wallace to approve Certificate No. 11-A-17-DT as submitted and per staff recommendation, and includes approval of the brick veneer submitted at the meeting today, subject to the following conditions: 1) All architectural elements that project over the public right-of-way shall receive all approvals deemed necessary by the City of Knoxville Department of Engineering; and 2) All necessary agreements and/or easements shall be established for the new wall openings and miscellaneous attachments to the south (side) elevation of the building as deemed necessary by the City of Knoxville Department of Plans Review and Inspections. The Motion carried unanimously.**

It was clarified that architectural trim in the Fire District (where this project is located) is required to be made of non-combustible material. DeAnn Bogus suggested the Applicant work with Plans Review and Inspections to determine an appropriate material.

***Certificate No. 11-B-17-DT***

608 W Hill Ave - The Overlook (Joshua Wright)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The current proposal changes the window design and configuration slightly, however, the applicant still does not know the exact window placement on the site elevations because the units are not sold yet. Applicant Josh Wright was present and noted he wants to offer options to the buyers. He clarified that the windows are operable.

**Action:** A Motion was made by Anne Wallace and seconded by Russ Watkins to approve Certificate No. 11-B-17-DT as submitted and per staff recommendation subject to the following condition: 1) Staff shall review and approve the window design and configuration on the side elevations for consistency with the attached plans before certifying the development plans for permitting. 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 Russ Watkins and seconded by Brandon Pace to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.