

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF AUGUST 15, 2018
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Mike Reynolds	MPC Representative (non-voting)
Brian Pittman	Downtown Resident Representative
Anne Wallace	City of Knoxville Representative
Marleen Davis	Urban Design Representative
Tim Hill	CBID Representative
Robin Thomas	Downtown Resident Representative
Sandi Swilley	Historic Zoning Commission Representative
Richard Foster	AIA Representative
John Thurman	Downtown Developer Representative
Russ Watkins	Downtown Developer Representative
Board Member - Absent	Board Membership
None	
Ex-officio & Staff Members	Department / Organization
DeAnn Bogus	Plans Review and Inspections
Crista Cuccaro	City of Knoxville Law Department
Dori Caron	Metropolitan Planning Commission
Rick Emmett	City of Knoxville Downtown Coordinator
Applicants & General Public	Affiliation
Nathan Honeycutt	McCarty Holsaple and McCarty
Steven Whitmore	McCarty Holsaple and McCarty
Baker Jones	Signco, Inc.
Karen McKeegan	City of Knoxville Engineering
Craig Peavy	Tinker MA

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 Russ Watkins to approve the July 18, 2018 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 8-A-18-DT

500 State St - State Street Garage (McCarty Holsaple McCarty)

Pre-development meeting: N/A

Richard Foster and John Thurman recused themselves.

Mike Reynold noted the Applicant is the City of Knoxville and the Board is tasked with reviewing the submittal and making any recommendations they deem as appropriate which the City may take into consideration.

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. Nathan Honeycutt was present and had nothing further to add. Rick Emmett described the City's process for adding art around town. There was a brief discussion on future landscaping. It was noted this will add 580 parking spaces.

A Motion was made by Anne Wallace and seconded by Russ Watkins to recommend Certificate No. 8-A-18-DT as submitted and per staff recommendation: 1) Replace the three trees to be removed along the State Street frontage and coordinate the location and tree species with the City's Urban Forester. The Motion carried unanimously.

Certificate No. 8-C-18-DT

110 W Jackson Ave - Rebel Kitchen (Signco, Inc.)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. Baker Jones was present and had nothing to add. There was no substantive discussion.

A Motion was made by Robin Thomas and seconded by Anne Wallace to approve Certificate No. 8-C-18-DT as submitted and per staff recommendation. Mr. Reynolds further clarified the staff recommendation with regards to the proposed internal illumination. **The Motion carried unanimously.**

Ms. Wallace noted there is discussion pursuant to the Recode Knoxville initiative to revisit the Downtown Design guidelines language with regards to signage downtown and as well as what type of signage can be/should be approved by staff.

Certificate No. 8-E-18-DT

600 block of Market Street – Streetscape Improvements (City of Knoxville)

Pre-development meeting: N/A

Discussion: Mike Reynolds briefly reviewed the submittal and staff recommendation and opened the floor to Karen McKeehan. Ms. McKeehan noted this project is to bring the streetscape at this location into Americans with Disabilities Act compliance also noting the project is being funded with ADA funds. Ms. McKeehan entertained clarifying questions from Board members. She then stated the reason they are proposing stamped concrete as opposed to brick is because they have had a lot of ongoing maintenance issues with the brick. Substantial discussion ensued surrounding the use and patterning of the proposed stamped concrete and maintaining a continuity of the streetscapes going forward.

A Motion was made by Anne Wallace and seconded by Tim Hill to recommend Certificate No. 8-E-18-DT as submitted. John Thurman suggested adding additional considerations for a recommendation. Anne Wallace agreed to the additional considerations he proposed.

John Thurman moved to recommend Certificate No. 8-E-18-DT as drawn adding regulating lines in the concrete where appropriate with consideration of the architecture and scale of the sidewalk, as well as consider response to 1f [Design Guideline standard] with regards to trash receptacles and newspaper stands, etc. The Motion was seconded by Tim Hill.

Ms. McKeehan stated they would look at scoring the plain concrete with the 2 foot wide [approximate dimension] of the concrete band that comes out and include those lines as a break in the concrete to create some of the rhythm and texture, keeping the concrete as proposed but putting in some joint lines to mimic and refer to the existing architecture. **The Motion carried with Marleen Davis voting no.**

Certificate No. 8-H-18-DT

505 S Gay St - Embassy Suites (Kana Hotel Group)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. Craig Peavy was present and had nothing further to add. He noted they have worked diligently to not touch as many parts of the building facades as possible as it is a unique and different building, and anything they would need to replace would be very hard to match. There was an extensive conversation on windows and doors/overall fenestration, window maintenance and final appearance both at night and during the day. Some minor design suggestions were offered by Board members.

A Motion was made by John Thurman and seconded by Sandi Swilley to approve Certificate No. 8-H-18-DT as proposed and per staff recommendation with the following conditions: 1) Meeting all requirements of the Easement Agreement approved by City Council and obtaining approval for any required modifications based on the plans presented, and 2) Maintaining a 5 ft. clearance between the proposed balcony above the Gay Street sidewalk and the closest part of the adjacent street light.

It was suggested the Motion contain that the Applicant consider the design recommendations made at today's meeting. John Thurman agreed to that suggestion. Marleen Davis then moved to approve Certificate No. 8-H-18-DT as proposed and per staff recommendation with the following conditions: 1) Meeting all requirements of the Easement Agreement approved by City Council and obtaining approval for any required modifications based on the plans presented, and 2) Maintaining a 5 ft. clearance between the proposed balcony above the Gay Street sidewalk and the closest part of the adjacent street light, and 3) That the Applicant consider the design recommendations made at today's meeting. The Motion carried unanimously.

Staff Reports:

There were no staff reports.

Other Business:

- Nomination of Chair and Vice Chair for a 1-year term.

For Chair: Tim Hill nominated Brian Pittman.

Mr. Reynolds noted the floor is still open for nominations. There were none so Mr. Reynolds closed the floor for nominations.

Action: The Board unanimously moved to elect Brian Pittman as Chair.

For Vice Chair: John Thurman nominated Tim Hill.

Brian Pittman nominated Russ Watkins.

Mr. Reynolds noted the floor is still open for nominations. There were none so Mr. Reynolds closed the floor for nominations.

Russ Watkins left the meeting at 5:30 PM but had not expressed interest.

Action: The remaining members Board unanimously moved to elect Tim Hill as Vice Chair.

- Marleen Davis reminded members to stay active in the Recode initiative and attend the many public events to discuss it and obtain input happening around town. There is one at the Chamber on Tuesday, August 21st at 8:00 am.
- Anne Wallace highlighted the need for training as there were multiple new Board members including Robert's Rules of Order, Sunshine Law, the ordinance that created the Board, the design guidelines and administrative rules and procedures. Additionally, a review of some of the changes that will be made to the Board reflective of Recode Knoxville.

Tabled:

- ***2-A-16-DT*** (100 N Central St) - Project: Lonesome Dove

A Motion was made by Marleen Davis and seconded by Robin Thomas to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.