

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF FEBRUARY 21, 2018  
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
Lorie Matthews	Historic Zoning Commission Representative
Brian Pittman	Downtown Resident Representative
Anne Wallace	City of Knoxville Representative
Russ Watkins	Downtown Business Development
Marleen Davis	Urban Design Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Mark Heinz	Downtown Developer Representative
Tim Hill	CBID Representative
Robin Thomas	Downtown Resident Representative
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
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
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Brad Salisbury	Applicant
Craig Peavy	Applicant
Rick Blackburn	Applicant
Daniel Smith	Applicant
Leigh Burch	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 January 17, 2018 Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness:**

*Certificate No. 1-B-18-DT*

505 S Gay St - Embassy Suites (Kana Hotel Group)  
Pre-development - N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation highlighting changes made since the last meeting. Craig Peavy, project architect, noted they understand they have many more requirements and approvals to obtain going forward. Today, he noted, they are here looking to see if they can obtain a direction in which to move forward in meeting requirements of the various agencies and obtaining the necessary approvals. Crista Cuccaro suggested Mr. Peavy work directly with Rick Emmett, City of Knoxville Downtown Coordinator, to move forward with the use and licensing agreements, which ultimately need to come through the City Law Department.

Mr. Peavy clarified they are replacing the all glass on the first and second levels with clear, one inch, insulated glass [up to the canopy]. The rooftop glass will be the same clear glass. He then described the interior retrofitting process they will be using on the glass on the remaining floors, leaving the exterior glass there intact. Discussion moved to venting onto public sidewalks. DeAnn Bogus noted some of the proposed venting locations may need to be changed once the proposal moves to Plans Review and Inspections where all ventilation and exhaust opening would be reviewed for compliance with the 2012 International Mechanical Code.

Mr. Peavy noted all ground level vents shown are intakes. They only show one exhaust which is 20 ft. high, up under the canopy. It was clarified that the Gay Street elevation vent labeled exhaust is actually an intake vent and is mislabeled on the plans. Mr. Peavy noted they would agree to change these locations as necessary. He stated they are actually submitting this project for permitting in 3 phases, from the top down, and have just submitted plans for the rooftop shell space, with the next phase being from just under that down to the public space, which will be the last submission and will include the lower level, first level and mezzanine, basically their tenant spaces. For the Krutch Park elevation it was suggested that the Applicant work with Kasey Krause, the City Urban Forester, to review the proposal with regards to any negative impact on existing trees. There was a discussion on what would be approved in any potential Motion made today. After discussion surrounding the proposed stairwell pressurization relief vents on the Krutch Park elevation, Mr. Peavy noted they have studied how to vent the stairwells extensively and what they have proposed is the best all-around option from the standpoint of the ownership group and the Fire Marshall. However, he agreed to revisit their placement there as they could possibly vent them internally. Discussion then moved to the doors and stairs on the Krutch Park façade for egress noting they do not have to be accessible as the building will have multiple accessible egresses in other locations. Mr. Peavy noted they were open to whatever they need to do to be able to have the egresses here. There was a discussion on how the Applicant could effectively move the project forward.

**Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve Certificate No. 1-B-18-DT as submitted and per staff recommendation, highlighting that condition #1 is not approved at this time, and subject to the following conditions: 1) The two proposed egress doors on the south elevation and associated sidewalk, stair, ramp, railings and landings within Krutch Park Extension, are *not approved* as part of this application and must obtain approval of a License and Indemnity Agreement from the City of Knoxville allowing this encroachment before resubmitting plans for approval by the Downtown Design Review Board, and 2) Maintaining a minimum 5-foot separation with any portion of a street lamp for the proposed balcony that extends over the Gay Street sidewalk, and 3) Obtaining all necessary approvals from the City of Knoxville to allow the installation over the public sidewalk, and 4) The vents shall match the color of the adjacent wall as closely as possible, and 5) The openings for the first floor vents that require cuts into the stone façade shall be no lower than the adjacent storefront windows, and 6) Ensure correct labelling of the vent on Gay Street on any resubmitted plans/elevations.** Crista Cuccaro noted her perception that this would be a conditional Certificate of Appropriateness as we see conditions based on approvals. There was a brief discussion clarifying that the Motion does approve the staff recommendation and conditions with the addition of correcting the Gay St. vent label, basically approving everything currently before the Board today except any part of the project that directly impacts Krutch Park. **Comm. Mathews called for a vote on the Motion on the floor. The Motion carried unanimously.**

***Certificate No. 2-A-18-DT***

215 Willow Ave - Stockyard Lofts (Daniel Smith Stockyard Lofts, LLC)  
Pre-development N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. He noted the Board is reviewing the site plan, which the Applicants were asked to bring back to the Board, as well as changes to building elements previously approved. Daniel Smith clarified that the lower left square at the south west corner of the site plan was a covered outdoor patio which will have railings, as required, and be stained concrete. It was clarified that the landscape plan submitted contained the true tree placement and is not reflective of the building elevations. It was also clarified that the sidewalk on the rear of the building was required by the lender (HUD). Mr. Reynolds then reviewed the proposed building element changes. On the Willow Ave. elevation: The tower retains previously approved metal siding; the brick and storefront are the same; the window pattern has changed but the amount of area is the same; the metal canopy has been removed; the ground floor garage openings have changed and are smaller than previously approved. Mr. Reynolds noted there was an issue with the placement of these openings due to structural columns which is why they have changed. There was substantial discussion surrounding their placement and size and the challenges driving the proposed changes. Referencing the originally approved façade it was noted there were more openings and rhythm to match the vertical rhythm of the facade. The Applicants agreed to revisit the openings at the pedestrian level on the Willow elevation. Options were discussed on how to open up that façade.

On the James White Parkway (JWP) elevation: The previously approved brick in the middle of the elevation is now proposed to be cementitious siding; below at the parking garage on the left is still cast stone that transitions to painted block for about 2/3 or more of the façade; the Old City lower façade facing Barley's will also be painted block along base of the building. Mr. Smith noted that for cost reasons, they have tried to lower the amount of brick where they feel the façade materials are of lesser significance. They have done this by removing some of the brick and replacing it with hardie board and on rear elevations underneath JWP they are requesting to use painted block instead of the cast stone. Concern was noted with regards to the newly proposed materials. There was substantial discussion surrounding the shift in proposed materials from what was previously approved and concern was noted about the direction the project appears to be taking with regards to the added use of lesser materials on certain areas of the facades, most notably the JWP facade. The Applicants noted they feel they have pushed the envelope as far as they can to make this building work and hope to find a middle ground. The Applicant was asked to produce a view of the building from JWP that is realistic that may help the board better understand the proposal in context to surrounding development.

**Action: A Motion was made by Anne Wallace to approve Certificate No. 2-A-18-DT as submitted and per staff recommendation subject to the following conditions: 1) Removing condition #4 as it was not included in the final submission, and 2) Removing condition #1 as it has been met, and 3) Meeting the parking lot dimensional standards (Article V, Section 7.E) of the City of Knoxville Zoning Ordinance, or obtaining approval for proposed design from the City of Knoxville Department of Engineering or variances from the Board of Zoning Appeals, and 4) Adjusting the parking garage screens facing Willow Ave. such that they are more proportional per the previously approved plan, and 5) Submitting revised James White Parkway elevations/drawings addressing the elevation to provide additional material variation and/or building articulation for the blank walls shown on elevations 2 and 3 on sheet A4.19, and 6) Meeting the requirements of City of Knoxville Urban Forester and Department of Public Works for the landscaping proposed within the public right-of-way, and the Knoxville Utilities Board for landscaping that is within utility easements or other utility installations.**

There was further discussion surrounding the proposed façade material changes which were again reviewed as were possible options the Applicant could explore.

**Action: Anne Wallace withdrew her Motion.**

Further discussion surrounding materials continued.

The Applicants noted concern with their deadline for the final application to HUD which is March 15<sup>th</sup>, 6 days before the next Boards meeting on March 21<sup>st</sup>. A specially called meeting to meet their deadline was offered. It was noted there was consensus that the landscape plan was acceptable but there are concerns on the final façade materials used on key elevations. The Applicants agreed to an earlier meeting and there was discussion on what date would work and ensuring proper public noticing of that meeting.

**Action: A Motion was made by Anne Wallace and seconded by Russ Watkins to postpone consideration of Certificate 2-A-18-DT to a specially called meeting to be held on March 6, 2018 at 4:00 pm. Location to be determined. The Motion carried unanimously.**

**Staff Reports:**

Mr. Reynolds reviewed the Level 1 Certificates approved since the last meeting.

- **1-C-18-DT** (617 W. Main St) – new all sign for Hodges, Doughty & Carson
- **2-B-18-DT** (418 S. Gay St) – relocating of existing plaque style wall sign to adjacent building
- **2-C-18-DT** (604 Union Ave) – replacement of windows
- **2-D-18-DT** (520 W. Summit Hill Dr) – new wall signs for FirstBank

**Other Business:**

There was no other business.

**Tabled:**

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

**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.**