

**MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JANUARY 17, 2018
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Mike Reynolds	MPC Representative (non-voting)
Brandon Pace	AIA Representative
Lorie Matthews	Historic Zoning Commission Representative
Marleen Davis	Urban Design Representative
Robin Thomas	Downtown Resident Representative
Tim Hill	CBID Representative
Mark Heinz	Downtown Developer Representative
Brian Pittman	Downtown Resident Representative
Board Member - Absent	Board Membership
Anne Wallace	City of Knoxville Representative
Russ Watkins	Downtown Business Development Representative
Ex-officio & Staff Members	Department / Organization
DeAnn Bogus	Plans Review and Inspections
Crista Cuccaro	City of Knoxville Law Department
Dori Caron	Metropolitan Planning Commission
Applicants & General Public	Affiliation
Brad Young	Applicant Representative
Craig Peavy	Applicant Representative
Rick Blackburn	Applicant Representative

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 Brandon Pace and seconded by Mark Heinz to approve the December 20, 2017 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 1-A-18-DT

402 S Gay St - Mast General Awning (Camel Custom Canvas)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. He noted the Applicant is no longer requesting approval to have their logo on the awning. Applicant representative Brad Young was present. It was clarified that there would be 8 ft. 8 in. clearance from the sidewalk to the soft valence and the clearance to the rigid framing would be 9 ft. 2 in. to the highest part of the sidewalk (left side of the building).

Action: A Motion was made by Robin Thomas and seconded by Tim Hill to approve Certificate No. 1-A-18-DT as submitted and per staff recommendation subject to the following condition: 1) A minimum clearance with the sidewalk of 9 feet shall be maintained for all awning framing, unless approved otherwise by the Board of Zoning Appeals, and the valances must maintain a minimum sidewalk clearance of 8 feet. The Motion carried unanimously.

Certificate No. 1-B-18-DT

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

Pre-development meeting: N/A

Discussion: Prior to Mike Reynolds reviewing the submittal and staff recommendation he noted The Applicant is requesting postponement until the February 21, 2018 meeting and is further requesting that this time be used for feedback from Board members. Craig Peavy, project architect, was present and noted the owner wants to bring amenities to Knoxville that are not currently available and that will add to the character of Marker Square. Mr. Peavy noted he was also here to explain to the Board their intended uses behind the proposed design. He noted they are in the process of evaluating the feedback received from staff and proceeded to describe their intent for the exterior of the project, touching on the proposed signage, as well as some of their interior design elements. He stated that the owner wants to have a vibrant and as expansive as possible guest and pedestrian experience at the street level. He clarified that the basement level will be for meeting rooms and mechanical/related equipment. Discussion moved to their adding a large amount of windows/glass at the pedestrian level for both the hotel and ground level tenants, also adding to the pedestrian experience. There was then discussion surrounding the Krutch Park facade doors, below grade landings and possible sidewalk and the potential negative impact to the park, and Mr. Peavy noted they are open to suggestions for these elements. There was discussion surrounding the planned venting and they were encouraged to pay close attention to their maintenance. Mr. Peavy stressed that they place a very high value on the perceived image of the brand and ongoing maintenance will be paramount. Mr. Peavy clarified that they will likely not have access to the adjacent parking and it is not currently part of their proposal. It was suggested the Applicant consider animating their presence at the Krutch Park façade, however, that facade is a firewall and Mr. Peavy noted they would be very limited in what they could do again noting his owner would really like to have as much animation on the ground level as possible. Crista Cuccaro noted the Applicant would need to contact Rick Emmett at the City of Knoxville to explore any further presence at Krutch Park. There was discussion around the glass, newly proposed and existing, at the lower and ground level. It was clarified that the Downtown Design Review Board guidelines recommend clear glass on the ground floors and the Applicant was strongly encouraged to revisit the use of clear glass as well as replacing the existing tinted glass to match it as it would also add to the animation of the these facades. The signage package is not finalized and they have sent staff comments to their sign vendor. They will submit a revised package, realizing feedback primarily surrounded sizes, locations and illumination. They were also encouraged to minimize the amount of signage for the ground floor tenants. Discussion moved onto the balcony projection and KUB with regards to the utilities located underground and it was noted that as proposed KUB would be able to access them when necessary. The Applicant will need to work with KUB for the proposed sign at the balcony as it will need to at minimum be removable if not relocated and Mr. Peavy acknowledged they will do so. Discussion moved to the proposed balcony along Union. Mr. Peavy noted they had met with engineering and were aware of their need to be involved in having the balcony as proposed also indicating he was aware that there needs to be additional agreements with the City. He also indicated they will be meeting with Building Codes and Inspections and discussion of the balcony is also on that agenda. He then clarified that the 2 retails spaces on the ground level (coffee and donut shops) will not have dedicated entrances and will be accessed from the lobby. They have asked for eating spaces (tables and chairs) on Gay Street as well. He also noted most of the street level eating spaces will sell alcohol and they will be fencing those in where necessary. Staff also noted concern that the proposed balcony would be over a public sidewalk and the potential for things to fall/be tossed over onto the sidewalk. It was suggested that they consider the balcony and the seating area be aligned and he noted they are willing to look at that, but, again want the areas to be useable and don't want to make the balcony so narrow it is not functional.

Action: A Motion was made by Brandon Pace and seconded by Lorie Matthews to postpone consideration of Certificate 1-B-18-DT until the February 21, 2018 Downtown Design Review Board meeting. 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 Brandon Pace and seconded by Mark Heinz to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.