

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF MAY 16, 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 |
| Lorie Matthews | Historic Zoning Commission Representative |
| Brandon Pace | AIA Representative |
| Board Member - Absent | Board Membership |
| Russ Watkins | Downtown Business Development |
| Mark Heinz | Downtown Developer Representative |
| Ex-officio & Staff Members | Department / Organization |
| DeAnn Bogus | Plans Review and Inspections |
| Ron Mills | City of Knoxville Law Department |
| Dori Caron | Metropolitan Planning Commission |
| Rick Emmett | City of Knoxville Downtown Coordinator |
| Applicants & General Public | Affiliation |
| Joshua Wright | Wright Makers, LLC |
| Patrick Core | Design Innovation Architects |

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 Robin Thomas to approve the March 21, 2018 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 5-C-18-DT

312 South Gay Street – Century Building (Century Partnership, LLC)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation as well as what was previously approved for this building. The Applicant was not present. Concern was voiced with regards to the mechanical screening on the east side by the alley which will be used more like a street in the near future given pending development, and should the screening be done on 3 sides [4th side being the building wall]. Access to the mechanical units was discussed if fully screened.

Action: A Motion was made by Brandon Pace and seconded by Anne Wallace to approve Certificate No. 5-C-18-DT for complete screening [of the mechanical equipment on the northeast corner of the building] and allowance for a gate for access that is made of the same material and design as the fence. The Motion carried unanimously.

Certificate No. 5-D-18-DT

608 Hill Avenue – The Overlook (Joshua Wright)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. Applicant Josh Wright clarified that the material being used was an 8 in. x 16 in. wide CMU with a smooth, dark gray brick-like finish with a 2 in. solid piece on the top of the wall. Other final materials were briefly reviewed as well as how this new treatment will affect both sides of the building. There was also discussion surrounding the slope of the parking spaces which does allow more light for River House residents but potentially would limit future use of the basement space. Mr. Wright noted flattening of that parking spaces would require more infill and higher retaining walls and noted he felt the sloping wall would be more appealing from the street.

Action: A Motion was made by Anne Wallace and seconded by Brandon Pace to approve Certificate No. 5-D-18-DT as submitted and per staff recommendation.

Further discussion ensued regarding final materials used and their respective visibility now and with future potential development. Mr. Wright agreed to explore not using the proposed cap stone and options for waterproofing were briefly discussed. Options for a railing were also discussed as a possible way to offer a change in material for visual purposes.

Board Chair Pittman called for a vote on the floor. **The Motion carried unanimously.**

Certificate No. 5-E-18-DT

141 South Gay Street – 141 South Gay Street (Design Innovation Architects)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. Applicant representative Patrick Core was present and had nothing further to add to the staff report. There was no substantive discussion.

Action: A Motion was made by Tim Hill and seconded by Anne Wallace to approve Certificate No. 5-E-18-DT as submitted and per staff recommendation. The Motion carried unanimously.

Staff Reports:

There were no staff reports this month.

Other Business:

- Concern was noted that the building on the corner of Willow and Central [Crozier] has windows that were not the ones that the Board approved and would therefore not be compliant. It was requested that staff research what was approved and to visit the site to review the situation.
- It was suggested that it would be beneficial for Board members to become more involved in the Recode Knoxville effort particularly with regards to the potential dissolution of this Board. How will projects be reviewed in the future and how will resolution of violations be handled? Anne Wallace encouraged Board members to read what is being proposed for the downtown area noting there is quite a shift in the flavor of the design guidelines with there being much more specific and codified design parameters with moving away from an interpretative Board review of guidelines. She also encouraged them to share feedback to the draft documents as they are presented noting there are/have been a series of public meetings this week.

Brandon Pace suggested the Board consider developing a document outlining the Board's experiences and sharing guidance and/or meet with the MPC in perhaps a workshop setting. Anne Wallace and Mike Reynolds noted they have been reviewing the drafts and have been sharing input with regards to potential issues they have seen as the drafts have been developed. Another round of meetings and comments will take place in August. Brian Pittman offered to craft a draft document for Board members to review.

Tabled:

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

A Motion was made by Lorie Matthews and seconded by Anne Wallace to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.