

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF OCTOBER 17, 2018
ROOM 549
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
Tim Hill	CBID Representative
Richard Foster	AIA Representative
John Thurman	Downtown Development Representative
Robin Thomas	Downtown Resident Representative
Board Member - Absent	Board Membership
Sandi Swilley	Historic Zoning Commission Representative
Russ Watkins	Downtown Development Representative
Marleen Davis	Urban Design Representative
Ex-officio & Staff Members	Department / Organization
DeAnn Bogus	Plans Review and Inspections
Christina Magrans	City of Knoxville Law Department
Dori Caron	Metropolitan Planning Commission
Rick Emmett	City of Knoxville Downtown Coordinator
Laura Edmonds	Metropolitan Planning Commission
Peter Ahrens	Plans Review and Inspections Director
Kaye Graybeal	Metropolitan Planning Commission
Applicants & General Public	Affiliation
Brian Ewers	Dollar and Ewers Architecture, Inc.
Russel Balest	Applicant
Bonny Pendleton	Theatre Knoxville Downtown
Alan Sims	Inside of Knoxville

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 Comm. Anne Wallace and seconded by Comm. Richard Foster to approve the September 19, 2018 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 10-A-18-DT

800 S Central St – Theatre Knoxville (Brian Ewers)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The project consists of renovation of a former church building located at 800 S. Central Street into a theatre. The renovation will include removal of church related and other architectural accents, cleaning and repairing existing windows and façade, installing new vertical cladding, awning, front door, and sign on the front elevation. The proposal will incorporate the emergency egress on the north side of the building that the board approved in

September 2018. Staff recommends approval subject to the following conditions: 1) Installation of the bicycle parking shall meet the minimum standards of the City of Knoxville Zoning Ordinance. The revised bicycle parking plan shall be reviewed and approved by DDRB staff.

Brian Ewers, Dollar and Ewers Architecture, Inc., 111 E. Jackson Avenue, introduced himself to the Board and made himself available for questioning. Mr. Ewers explained that accommodating bicycle parking is not a problem and he is in agreement with staff recommendation. Mr. Ewers went on to explain that the goal is to warm the front façade of the building with fiber-cement simulated wood as the building is currently constructed of concrete block.

Kaye Graybeal, Knoxville Knox-County MPC, had a few questions in regards to exterior surface materials. Mr. Ewers responded by stating that the simulated wood grain will have a smooth finish. The front entrance door will be a custom solid wood door, and all materials used will meet the fire district standards.

A Motion was made by Comm. John Thurman and seconded by Comm. Robin Thomas to recommend approval of Certificate No. 10-A-18-DT as submitted and per staff recommendation. The Motion carried unanimously.

Staff Reports:

None

Other Business:

Mike Reynolds noted that the November Downtown Design and Review Board Meeting will be held on Wednesday, November 14, 2018 in the Small Assembly Room. The meeting will be held a week earlier than usual due to the Holidays.

Anne Wallace informed the Board that Recode Knoxville's Third Draft was made available online for those who are interested.

Tabled:

- *File No. 2-A-16-DT*
100 N Central St) - Project: Lonesome Dove

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