

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF SEPTEMBER 19, 2018  
SMALL ASSEMBLY ROOM  
4:00 PM**

<b>Board Member - Present</b>	<b>Board Membership</b>
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
Sandi Swilley	Historic Zoning Commission Representative
Richard Foster	AIA Representative
John Thurman	Downtown Development Representative
Russ Watkins	Downtown Development Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Robin Thomas	Downtown Resident Representative
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
DeAnn Bogus	Plans Review and Inspections
Christina Magrans	City of Knoxville Law Department
Jim Johnson	City of Knoxville Law Department
Dori Caron	Metropolitan Planning Commission
Rick Emmett	City of Knoxville Downtown Coordinator
Laura Edmonds	Metropolitan Planning Commission
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Steve James	Applicant
Jessica Wright	Applicant
Faris Eid	Applicant

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. Richard Foster and seconded by Comm. Anne Wallace to approve the August 15, 2018 Downtown Design Review Board Minutes. The Motion carried unanimously.**

Bill Lyons, City of Knoxville, presented a brief overview of the history of the Downtown Design Review Board as part of the training that was finished at the end of the board meeting as Other Business.

**Certificates of Appropriateness**

***Certificate No. 9-B-18-DT***

800 S Central St – Theatre Knoxville (Steve James)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. On the right (south) side of the building there is an access easement for the building to the south and to the rear (east) of the building is the James White Parkway right-of-way. Because of this, the only place to put the egress stair is on the north elevation. The applicant is proposing to put it as far back on the property as feasibly possible. The egress stair is also required to have a roof according to the building code. Staff recommends that the metal staircase and railing have a powder coated finish for long term durability but this is only a suggestion, not a requirement.

**A Motion was made by Comm. Anne Wallace and seconded by Comm. Russ Watkins to recommend approval of Certificate No. 9-B-18-DT as submitted and per staff recommendation. The Motion carried unanimously.**

***Certificate No. 9-D-18-DT***

608 W Hill Ave – The Overlook (Joshua Wright)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The request is to revise the area under the parking deck to either have the space left open (unenclosed) or partially enclosed with a wall finished with stucco or metal panels. The applicant prefers the "open" option. Staff is recommending that the area under the building be enclosed as proposed as an alternative by the applicant.

Jessica Wright, 519 Noelton Drive, was present to discuss the application. Mrs. Wright spoke in favor of the request by stating that Joshua A. Wright Architects have had similar projects in which the "open" option has worked very well. However, if the "open" option is an issue, they would like to instead propose limiting the access to the backside of the building to ensure it is not open to the public.

**A Motion was made by Comm. Marleen Davis and seconded by Comm. Richard Foster to approve Certificate No. 9-D-18-DT as submitted and per staff recommendation subject to the following conditions: 1) Installation of "Enclosed" option in the four bays as shown, and 2) The use of metal panels to match the building materials on the upper stories. The Motion carried unanimously.**

***Certificate No. 9-E-18-DT***

333 W Depot Ave – Regas Square (Maria Ortiz)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds briefly reviewed the submittal and staff recommendation. This proposal is to revise the ground floor storefront on the east elevation only. The applicant plans to extend approximately half the commercial space out to be flush with the upper floors of the building. This is for the portion of the commercial space furthest away from the Depot Ave. / Williams St. intersection. The remaining commercial space along the east elevation will remain recessed as previously approved. Staff recommends approval of Certificate 9-E-18-DT as submitted.

Faris Eid, Design Innovation Architects, 402 S. Gay Street, Suite 201, was present to discuss the application. Mr. Eid spoke in favor of Staff Recommendation and made himself available for questioning.

**A Motion was made by Comm. Anne Wallace and seconded by Comm. John Thurman to recommend Certificate No. 9-E-18-DT as submitted. The Motion carried unanimously.**

***Certificate No. 9-F-18-DT***

137 S. Central St – Merchants of Beer (Daniel Moriarty)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The request is to remove the asphalt parking area on the west side of the building and installation of a fence, sitting area, and raised deck. A fence will wrap around the outside of this area and will be constructed of wood posts and rails with welded wire mesh. The fence will have gates to allow limited vehicular access. Staff recommends approval subject to the following: 1) Relocation of the dumpster must comply with the location and screening as approved in Certificate 11-A-16-DT.

**A Motion was made by Comm. Anne Wallace and seconded by Comm. Tim Hill to approve the staff recommendation and requiring that all of the fencing is metal and either equivalent or better than the pre-existing metal. The Motion carried unanimously.**

**Staff Reports:**

Mike Reynolds reviewed the 3 Level 1 certificates approved since the last meeting.

- 1) Certificate No. 8-B-18-DT  
625 Market St. – Installation of new sign on top of building for First Century Bank
- 2) Certificate No. 8-D-18-DT  
430 S. Gay St. – Installation of new projecting sign for Blackhorse Brewery
- 3) Certificate No. 8-G-18-DT  
102 Summit Hill Dr. – Installation of new wall sign for The Summit building
- 4) Certificate No 9-A-18-DT  
714 S. Gay St. – Installation of new wall sign for Knoxville Soap Candle & Gifts
- 5) Certificate No. 9-C-18-DT  
402 S. Gay St. – Installation of new wall sign for Herston Law Group

**Other Business:**

Bill Lyons, Christina Magrans, Mike Reynolds, and DeAnn Bogus presented a training for the board members that will include Robert’s Rules of Order, Sunshine Law, D-1 overlay ordinance, the design guidelines and administrative rules and procedures.

**Tabled:**

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

**A Motion was made by John Thurman and seconded by Sandi Swilley to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.**