

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF APRIL 17, 2019
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Marleen Davis Richard Foster Robin Thomas John Thurman Anne Wallace Russ Watkins Mike Reynolds	Urban Design Representative AIA Representative Downtown Resident Representative Downtown Development Representative City of Knoxville Representative Downtown Development Representative Knoxville Knox-County Planning
Board Member - Absent	Board Membership
Tim Hill Brian Pittman Sandi Swilley	CBID Representative Downtown Resident Representative Historic Zoning Commission Representative
Ex-officio & Staff Members	Department / Organization
DeAnn Bogus Peter Ahrens Christina Magrans Dori Caron	Plans Review and Building Inspections Plans Review and Building Inspections City Law Department Knoxville Knox-County Planning
Applicants & General Public	Affiliation
Alyssa Nealon John Sanders Jeffrey Nash	R2R Studio Sanders Pace Architecture Courtland Group

Mike Reynolds noted that the Chair and Vice Chair were both unable to attend today’s meeting and asked for nominations from the floor for a Chair pro tem for today’s meeting.

A Motion was made by Comm. Thurman and seconded by Comm. Wallace to nominate Russ Watkins as Chair pro tem. The Motion carried unanimously.

The meeting was called to order by Chair Russ Watkins. It was established that there was a quorum. Mr. Watkins asked that Board members and ex-officio members introduce themselves.

Action: A Motion was made by Comm. Wallace and seconded by Comm. Thomas to approve the March 20, 2019 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 4-A-19-DT

211 S. Central Street – OliBea (Alyssa Nealon / R2R Studio)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. This proposal is constructing a one-story addition on the south side of the existing two-story building at 209 S. Central Street, which was approved for renovation by the board in 2017 (11-A-17-DT). The only visible change to the exterior of the existing building will be the enlargement of a window opening to accommodate a door from the ground floor to the patio. Other modifications will not be visible because they will be internal to

the new addition. Applicant Allyssa Nealon was present and had nothing further to add to the staff report. She clarified that the rezoning request was on the Planning Commission agenda for May 9, 2019 meeting noting with an approval there they will move forward with the replat administrative review and the other requirements. She noted they are working with Plans Review and Inspections regarding having everything in order with regards to any easements. Both Ms. Nealon and Jeffrey Nash with the Courtland Group both stated that should the Planning Commission not approve the requested rezoning they would restore the building to where it was prior to any preparatory work already performed. There was brief discussion surrounding the cornice, exterior lighting and the existing wall.

Staff recommendation is to approve Certificate 4-A-19-DT subject to the following:

- 1) Obtaining approval from City Council to rezone the property from C-3 to C-2.
- 2) Obtaining approval from the Planning Commission to combine the property for the addition and patio with the existing building (211 S. Central Street).
- 3) Establishing an access/egress easement for the exit on the rear of the addition across the adjacent property (surface parking lot) if determined necessary by the City of Knoxville Department of Plans Review and Inspections during permitting.
- 4) Meeting all applicable requirements of the City of Knoxville Department of Engineering for any modifications to the adjacent parking lot (parcel 094EH015) and any modifications to the public right-of-way.
- 5) Staff review and approval of the location of required bicycle parking.

A Motion was made by Comm. Wallace and seconded by Comm. Thomas to recommend approval of Certificate No. 4-A-19-DT as submitted and per staff recommendation. The Motion carried unanimously. Comm. Wallace suggested that the Applicant resolve any need for rezoning prior to coming before the Board for any future projects.

Certificate No. 4-B-19-DT

111 E Jackson Ave – Bluhm Wellness Center (Michael Aktalay / Sanders Pace Architecture)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal consists of the installation of an 8.42 square foot projecting sign that has metal faces and halo-illumination. The white letters will stand off the face of the blue background. The sign will have a clearance with the sidewalk of approximately 10' and will be attached to the vertical transom trim above the entrance of the retail space. The project also consists of the installation of 17 square feet of window signs. There will be 8 small signs that range from .4 square ft to 1.25 square feet, each of which are on a different window pane. There is one large window sign that is 9.5 square feet located in the upper left corner of the western (left) storefront window. Project architect John Sanders was present and noted they have done additional calculations and stated they were actually at 29% for the vinyl graphic area on the lower left noting it was see-through and not opaque. He then described how they reached their revised number in their application as proposed. There was a brief discussion noting that the proposed sign reflects the owner's branding.

Staff recommendation is to approve Certificate 4-B-19-DT subject to the following:

- 1) Reducing the window sign coverage of any individual storefront window pane to no more than 30 percent.

A Motion was made by Comm. Thomas and seconded by Comm. Richard Foster to recommend approval of Certificate No. 4-B-19-DT as designed and as submitted. The Motion carried unanimously.

Certificate No. 4-C-19-DT

137 S Central Street – Merchants of Beer (Michael Versen / Michael Versen & Associates)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for a garden court to the rear (north) of the Merchants of Beer building where a portion of the existing parking lot is located. Last year the board approved a similar garden court on the west side of the parking lot (9-F-18-DT). Once the existing parking lot is converted to a new use it will lose its status as non-conforming in regard to the recommendations of the design guidelines and the design standards of the zoning ordinance. In order for the parking lot to be reestablished, the design must conform with the adopted zoning regulations and obtain approval from the board. The Applicant was not present. There was substantial discussion surrounding the Board’s purview here, the materials of the food truck, that it is not clearly defined and that it will be a permanent structure, the actual depth of the crushed stone as well as the ramp placement, it's slope and overall height. There was further discussion surrounding ADA requirements which then moved onto the fences which will look essentially the same as the existing fence. It was noted that the guidelines regarding this type of application are vague. After continued discussion there was consensus that the Board had too many questions on the application that were not able to be answered as the Applicant was not present. Mike Reynolds noted it may be appropriate as this juncture to remove the food truck from the submittal for later consideration as applicable.

Staff recommendation is to approve Certificate 4-B-19-DT subject to the following:

- 1) Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections and the Knoxville Utilities Board for the use of a vehicle as a permanent (non-operable) food truck in the courtyard.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering for proposed or required improvements within the public right-of-way.

A Motion was made by Comm. Wallace and seconded by Comm. Foster to postpone consideration of Certificate No. 4-C-19-DT to the May Board meeting so that additional information can be shared and ideally that the Applicant is present for further questions.

The Motion carried unanimously.

Staff Reports:

None

Other Business:

Anne Wallace noted City Council will be hearing the final draft of Recode on May 14, 2019 at 3:00 PM in the Main Assembly Room of City County Building.

Tabled:

None

A Motion was made by Comm. Wallace and seconded by Comm. Thurman to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned.