

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF DECEMBER 18, 2019  
SMALL ASSEMBLY ROOM  
4:00 PM**

<b>Board Member - Present</b>	<b>Board Membership</b>
Tim Hill	DKA Representative
John Thurman	Downtown Development Representative
Joey Natour	Business Development Representative
Mike Reynolds	Knoxville Knox-County Planning
Joshua Wright	Urban Design Representative
Anne Wallace	City of Knoxville Representative
Richard Foster	AIA Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Robin Thomas	Downtown Resident Representative
Sandi Swilley	Historic Zoning Commission Representative
Lisa Hood Skinner	Downtown Resident Representative
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
Christina Magrans	City Law Department
Dori Caron	Knoxville-Knox County Planning
Lindsay Crockett	Knoxville-Knox County Planning
Peter Ahrens	Plans Review and Inspections
Rick Emmett	City of Knoxville
Amy Brooks	Knoxville-Knox County Planning
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
None	

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

**Action: A Motion was made by Comm. Foster and seconded by Comm. Hill to approve the November 20, 2019, Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness**

**1) Certificate No. 12-B-19-DT**

720 S. Gay St. / Parcel ID 095 I F 020 – (La Corona Properties Inc.)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The proposal involves renovations to the front façade and storefront/entry, and addition of a stair enclosure for roof access. The guidelines have several recommendations for that the board needs to consider to determine if this proposal is appropriate for this building and location. Staff recommendation is to approve Certificate 12-B-19-DT subject to the following conditions:

- 1) The canopy must meet the requirements of the City of Knoxville Zoning Ordinance.
- 2) If necessary, obtaining approval from City Council to allow the cementitious wall panels and/or the canopy to extend over the public right-of-way. (NOTE: The location of the front property line is not shown in the plan set so City Council approval may not be required.)
- 3) The rooftop deck or work platform must be reviewed and approved by DDRB staff before building permits are issued for the new stair enclosure to ensure it meets the intent of the request which is to

provide access to the mechanical equipment. The applicant was not present today.

**Discussion:** There was discussion surrounding Condition #3 and whether or not it is best to proceed at all as the Applicant has not yet provided that information and have indicated that they may need to have some type of platform or deck around the mechanical equipment but are not yet sure if/ or what that will be. It was noted that when/if they do provide information pertaining to this platform/deck it would be reviewed/ approved through Plans Review and Inspections, but would remand it back to the Downtown Design Board if they felt it was indicated. Mike Reynolds noted that was the intent of Condition #3.

**Action:** A Motion was made by Comm. Wallace and seconded by Comm. Hill to approve Certificate No. 12-B-19-DT as submitted subject to staff recommendation conditions #1 and #2: 1) The canopy must meet the requirements of the City of Knoxville Zoning Ordinance, and 2) If necessary, obtaining approval from City Council to allow the cementitious wall panels and/or the canopy to extend over the public right-of way. NOTE: The location of the front property line is not shown in the plan set so City Council approval might not be required. The motion carried unanimously.

**Staff Report:**

2) Certificate No. 10-C-19-DT

106 W. Summit Hill Dr. / Parcel ID 94 E H 011 - Replacement of existing light fixtures, repaint existing hanging sign, replaces existing non-historic tiles in entryways, and repair stucco on the ground level of the building.

**Other Business:**

3) **Review the amendments to the Downtown Design Guidelines and make recommendation of approval to the Planning Commission and City Council.**

**Discussion:** Mike Reynolds briefly reviewed the summary of changes to the Downtown Design Guidelines. It was noted the Guidelines will now go before the Knoxville-Knox County Planning Commission and then before Knoxville City Council. Comm. Hill recused himself from the vote.

**A Motion was made by Comm. Wallace and seconded by Comm. Natour to approve amendments to the Downtown Design Guidelines and make recommendation of approval to the Planning Commission and City Council. The motion carried unanimously.**

4) **Review and approve the 2020 meeting schedule.**

**Discussion:** Mike Reynolds briefly reviewed the Design Review Board 2020 meeting schedule. Comm. Wallace noted her name needs to be removed from the list of members on the schedule. It was unanimously agreed to make that change.

**A Motion was made by Comm. Hill and seconded by Comm. Foster to approve the 2020 meeting schedule. The motion carried unanimously.**

Board members and Christina Magrans all thanked Comm. Wallace for her tremendous passion, expertise and commitment to the City and to this body since its inception.

**Tabled:**

*None*

**With there being no further business, the meeting was adjourned at 4:28 PM.**