

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF FEBRUARY 20, 2019
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Mike Reynolds Brian Pittman John Thurman Robin Thomas Anne Wallace Russ Watkins	Knoxville- Knox County Planning (non-voting) Downtown Resident Representative Downtown Development Representative Downtown Resident Representative City of Knoxville Representative Downtown Development Representative
Board Member - Absent	Board Membership
Tim Hill Sandi Swilley Richard Foster Marleen Davis	CBID Representative Historic Zoning Commission Representative AIA Representative Urban Design Representative
Ex-officio & Staff Members	Department / Organization
DeAnn Bogus Christina Magrans Laura Edmonds Peter Ahrens	Plans Review and Inspections City Law Department Knoxville Knox-County Planning Plans Review and Inspections
Applicants & General Public	Affiliation
Gary Nunley Gary Hayes Larry Phillips	First Baptist Church Neon Service Co., Inc. Strayer University

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. Russ Watkins and seconded by Comm. Anne Wallace to approve the January 16, 2019 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 2-A-19-DT

510 W Main St – First Baptist Church (Gary Nunley)
Pre-development meeting: 1/13/2019

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The project consists of replacing existing round-arched canvased frame awning over the east side entry door located on Walnut Street with a bronze-anodized aluminum flat-roofed straight-edged awning with 3 powder-coated tie-backs. First Baptist Church is listed on the National Register of Historic Places so the Historic Resources section of the guidelines apply. Churches didn't typically have awnings, or traditional awnings as described by the guidelines. The existing rounded, fabric awning does not appear appropriate for building and the proposed metal canopy is more appropriate because it will not cover the architectural details of the building.

Staff recommendation is to approve Certificate 2-A-19-DT as submitted.

David Nunley, 905 Forest Heights Road, was present and made himself available for any questions or

comments that the Board may have. Mr. Nunley stated that the Church is requesting a new awning that would be long-lasting, modern, and overall more pleasant for the Church patrons using the facilities.

A Motion was made by Comm. Anne Wallace and seconded by Comm. John Thurman to recommend approval of Certificate No. 2-A-19-DT as submitted and per staff recommendation. The Motion carried unanimously.

Certificate No. 2-B-19-DT

800 S Gay St – Strayer University (Neon Service Co.)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The project consists of the installation of three new signs for Strayer University at the First Tennessee Plaza. The three signs considered are a wall sign located along Cumberland Avenue, a directional sign on the sidewalk of Gay Street, and a wall sign located above the entrance door. The proposed directional sign attached to the retaining wall along the Gay Street sidewalk has been determined to be prohibited by the sign regulations of the zoning ordinance. Staff is recommending that if an alternative is proposed that meets the sign regulations and the design guidelines, that staff be able to administratively approve the sign. Staff has reservations with approving the large illuminated wall sign on the Cumberland Avenue elevation, which is one reason this application is being considered by the board for approval. In addition, the guidelines do not address wall signs in this type of location which is another reason the board is reviewing this application.

Staff recommendation is to approve Certificate 2-B-19-DT for the wall signs located on Cumberland Avenue (over parking entrance) and the Strayer University entrance (over doors) only, subject to one condition: 1) Staff may approve a directional sign that is meets the requirements of the City of Knoxville Zoning Ordinance and consistent with the recommendations of the Downtown Knoxville Design Guidelines.

Comm. Anne Wallace questioned whether the proposed directional sign attached to the retaining wall along the Gay Street sidewalk is permitted.

Peter Ahrens, City Plans Review and Inspections, stated that after reviewing the plans on KGIS, the directional sign along Gay Street is on a different lot than the other proposed signs. Therefore, this sign is not permitted because it would be considered as off-premise advertising.

Further discussion ensued amongst Board members.

Mike Reynolds, Knoxville-Knox County Planning Staff, reassured the Board by stating that Planning will work with the Applicant to find a solution and meet the needs of Strayer University to incorporate a directional sign. Mr. Reynolds specified that the staff recommendation includes a condition that allows staff to approve a directional sign that meets the requirements of the City of Knoxville Zoning Ordinance and is consistent with the recommendations of the Downtown Knoxville Design Guidelines at a later time.

Gary Hayes, Neon Service Co., Inc., 1007 May Avenue, was present and made himself available for any questions or comments the Board may have. Mr. Hayes apologized for the drawings being out of proportion and confirmed that the signs are much smaller than they appear in the Board's packet.

Comm. Anne Wallace wanted to state on record before making a motion that the signs being approved today are based upon information seen on plans presented by the applicant at the meeting as opposed to the plans presented as part of the record in the Board's packet. The Applicant has provided the Board with updated in-scale dimensions of the signs for approval.

A Motion was made by Comm. Anne Wallace to approve the sign on the parking garage and above the entry door per staff recommendation and seconded by Comm. Robin Thomas to approve Certificate No. 2-B-19-DT. The Motion carried unanimously.

Staff Reports:

1) *Certificate No. 2-C-19-DT*

130 W. Jackson Ave. – Installation of a new non-illuminated sign (Jackson Ateliers)

Other Business:

None

Tabled:

None

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