

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

<b>Board Member - Present</b>	<b>Board Membership</b>
Tim Hill	CBID Representative
John Thurman	Downtown Development Representative
Anne Wallace	City of Knoxville Representative
Joey Natour	Business Development Representative
Mike Reynolds	Knoxville Knox-County Planning
Lisa Hood Skinner	Downtown Resident Representative
Sandi Swilley	Historic Zoning Commission Representative
Robin Thomas	Downtown Resident Representative
Joshua Wright	Urban Design Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Richard Foster	AIA Representative
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
DeAnn Bogus	Plans Review and Building Inspections
Peter Ahrens	Plans Review and Building Inspections
Christina Magrans	City Law Department
Dori Caron	Knoxville Knox-County Planning
Michelle Poitier	Knoxville Knox-County Planning
Lindsay Crockett	Knoxville Knox-County Planning
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Christopher King	Smee+Busby Architects
Forrest Kirkpatrick	Fork Design
Michael Aktalay	Sanders Pace Architecture
John Sanders	Sanders Pace Architecture
Rick Burnett	Pattison Sign Group

The meeting was called to order by Vice Chair Tim Hill. It was established that there was a quorum. Mr. Hill asked that Board members and ex-officio members introduce themselves. Mike Reynolds introduced three new board members: Lisa Skinner, Joey Natour and Joshua Wright.

**Action: A Motion was made by Comm. Thomas and seconded by Comm. Wallace to approve the June 19, 2019 Downtown Design Review Board Minutes. The Motion carried unanimously.**

**Certificates of Appropriateness**

**Certificate No. 7-A-19-DT (Revised)**

111 State St. / Parcel ID 94 E G 005 - Old City Performing Arts (Christopher King / Smee & Busby Architects)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for renovation of the existing warehouse structure as a performing arts center. Applicant Christopher King was present and noted that this revision is temporary as they will be further renovating, and expanding, the structure as funding (the project is for a non-profit entity) becomes available. There is no signage included with this proposal and that is anticipated to come before the Board in the future.

**A Motion was made by Comm. Thurman and seconded by Comm. Thomas to approve Certificate No. 7-A-19-DT as submitted per staff recommendation. The Motion carried unanimously.**

**Certificate No. 7-B-19-DT (Revised)**

122 W. Summit Hill Dr. / Parcel ID 94 E H 009 - Vine Furniture (Forrest Kirkpatrick) Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for renovation and conversion of the northeast portion of the Vine Furniture building from 2 floors of mercantile space to 1 floor of commercial space and 1 floor of residential apartments. Applicant Forrest Kirkpatrick was present and had nothing further to add to the staff report. He clarified that they plan to clean and repaint brick that is already painted and any brick that is not currently painted will be left as is. He briefly described the proposed placement of the tenants, commercial and residential.

**A Motion was made by Comm. Wallace and seconded by Comm. Swilley to recommend approval of Certificate No. 7-B-19-DT per staff recommendation subject to the following condition: 1) All exterior signage is to be approved as a separate application. The Motion carried unanimously.**

**Certificate No. 7-C-19-DT (Revised)**

516 W. Jackson Ave. / Parcel ID 94 E J 009 - Knox Whiskey Works (Michael Aktalay / Sanders Pace Architecture)  
Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for the installation of new metal canopy and canvas awning across the front of the building, extending 5'-6" from the building (over the public sidewalk) and a minimum clearance with the sidewalk of 9'-0" as well as sign on the metal canopy. It was clarified that although the metal canopy will cover the historic transom, the canopy installation will not adversely affect it. It was noted that the low slope of the canopy would affect only minimum coverage of the transom. John Sanders was present and noted that the dual personality of the differing canopies is to reflect the two different uses of the two entryways. He clarified that the metal canopy is at floor level at the mezzanine space and will not block the view from any inside users. Further, he clarified that the metal canopy will be painted steel or aluminum (preferable because of the lesser weight) and will not have a gutter. He noted the canopy on the left is a typical aluminum and canvas one which could be easily removed if necessary, for moving equipment etc. Mr. Sanders also noted the gate swings in. Mike Reynolds clarified the proposed signage and the overall size. Concern was expressed regarding the proposed sign with respect to the applicable National Register guidelines that delineate the use of awnings and traditional materials and shapes and the fact that not only is not a traditional form but extends significantly over the edge of the building. Lindsay Crockett, Knoxville-Knox County Planning Historic Preservation staff offered that staff would be concerned with the canopy placement over the transom, however it could be considered appropriate as long as it is installed in such a manner that if removed it would not alter any part of the building façade. Mr. Sanders expanded on how the canopy floats in front of the transom and does not interrupt the transom at all, free-spanning from brick to brick. It was clarified that the canopy does not have tie rods.

**A Motion was made by Comm. Thomas and seconded by Comm. Thurman to approve Certificate No. 7-C-19-DT as submitted per staff recommendation. The Motion carried unanimously.**

**Certificate No. 7-D-19-DT (Revised)**

505 S. Gay St. / Parcel ID 94 L E 1901 - Embassy Suites (Sycamore Sign Service)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for the installation of five new signs for the ground floor tenants in the Embassy Suites hotel. NOTE: Signs A, B, and C have previously been approved by the Board and are presented for reference only.

1) Wake foot sanctuary (sign D): 9 sqft round aluminum projecting sign with a 9'-0" clearance with the sidewalk. The sign is non-illuminated and located on the Union Avenue elevation, at the northwest corner of the building (near the alley).

2) K Brew Coffee & Bagels (sign E): 13 sqft aluminum projecting sign with a 9'-0" clearance with the sidewalk. The sign is non-illuminated and located on the Gay Street elevation, between the two entrances.

3) Knox Mason (sign F): 19.5 sqft internally illuminated sign attached to the glass railing of the new balcony over the Gay Street sidewalk (under construction). There will be two signs installed, one on each side of the balcony. The face of the sign will be metal (opaque) with the letters and lines routed out to allow light to pass through. The sign will have an 11'-9.5" clearance with the sidewalk.

4) Top Golf Swing Suite (sign G): 6.8 sqft aluminum projecting sign with an 8'-6" clearance with the sidewalk. The sign is non-illuminated and located on the Gay Street elevation at the Gay Street and Union Avenue corner of the building.

5) Embassy Rooftop Lounge (sign H): 5 sqft aluminum hanging sign with an 8'-0" clearance with the sidewalk. The sign is non-illuminated and located on the Gay Street elevation, attached to the bottom side of the balcony.

It was clarified that the Board does not have purview over the shape of a sign. Mike Reynolds clarified that the K-Brew sign is over a KUB manhole but should be able to be taken down if necessary by KUB. Rick Burnett was present and noted that in actuality the signage is well placed with ample space in between them and will not appear as cluttered as they do as presented on a flat piece of paper as opposed to a 3-D presentation. He gave an overview of how the signs, as proposed, will appear and the reasoning behind the proposed placements. Mr. Burnett clarified the heights of the signs upon request by the Board. Mike Reynolds further touched on the size and clearance of the signs.

**Action: Comm. Wallace moved to approve, as part of Certificate No. 7-D-19-DT, Sign #1 as identified in the Agenda or Sign D, a 9 sqft round aluminum projecting sign with a clearance of 8 ft [over the sidewalk] as shown in the packet, per staff recommendation. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.**

**Action: Comm. Wallace moved to approve, as part of Certificate No. 7-D-19-DT, Sign #2 as identified in the Agenda or Sign E, a 13 sqft aluminum projecting sign with a 9'-0" clearance over the sidewalk, a non-illuminated sign, per staff recommendation. The Motion was seconded by Comm. Thomas. The Motion carried unanimously.**

It was clarified by Mr. Burnet that the next 2 signs (Signs F) will have a solid aluminum face with the "Knox Mason" and 2 double lines routed/cut out with plastic backing, a 5-inch-deep cabinet illuminated with LED lights [no exposed lights]. It was clarified an electrical conduit will go into a vertical support that will be between panes of glass (not visible from the sidewalk) and then feed into the back of the signs.

**Action: Comm. Wallace moved to approve, as part of Certificate No. 7-D-19-DT, Sign #3 as**

identified in the Agenda or Sign F, a quantity of two signs [19.5 sqft signs with an 11'-9.5" clearance with the sidewalk] per staff recommendation. The Motion was seconded by Comm. Skinner. The Motion carried unanimously.

**Action:** Comm. Wallace moved to approve, as part of Certificate No. 7-D-19-DT, Sign #4 as identified in the Agenda or Sign G, a 6.8 sqft corner placed double faced aluminum projecting sign viewed from both Union and Gay Street [with an 8'-6" clearance with the sidewalk] per staff recommendation, and with the hardware properly disguised. The Motion was seconded by Comm. Thomas. The Motion carried unanimously.

**Action:** Comm. Wallace moved to approve, as part of Certificate No. 7-D-19-DT, Sign #5 as identified in the Agenda or Sign H, a 5 sqft aluminum hanging sign with an 8'-0" clearance with the sidewalk per staff recommendation. The Motion was seconded by Comm. Thomas. The Motion carried unanimously.

**Staff Reports:**

None

**Other Business:**

- Mike Reynolds noted there will be a workshop immediately following the meeting for a project located at 428 S. Gay St.
- Mike Reynolds noted the Board needs to elect a Chair and Vice-chair this afternoon.

June 19, 2019: Robin Thomas nominated John Thurman for Chair.

July 17, 2019. There were no other nominations from the floor.

**Action:** Comm. Wallace moved to nominate John Thurman as Chair. The Motion was seconded by Comm. Wright. The Motion carried unanimously.

June 19, 2019: Anne Wallace nominated Tim Hill for Vice Chair, seconded by John Thurman.

July 17, 2019. There were no other nominations from the floor.

**Action:** Comm. Swilley move to nominate Tim Hill for Vice-Chair. The Motion was seconded by Comm. Thomas. The Motion carried unanimously.

- Anne Wallace noted there was a Recode vote at last night's City Council meeting where it was approved on First Reading. It will be heard again on July 30, 2019 at the regularly scheduled City Council meeting. She encouraged Board members to continue to participate and stay informed.

**Tabled:**

None

**A Motion was made by Comm. Wright and seconded by Comm. Wallace to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned at 5:20 PM.**