

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF JUNE 19, 2019
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Brian Pittman	Downtown Resident Representative
Richard Foster	AIA Representative
Tim Hill	CBID Representative
Robin Thomas	Downtown Resident Representative
John Thurman	Downtown Development Representative
Anne Wallace	City of Knoxville Representative
Russ Watkins	Downtown Development Representative
Mike Reynolds	Knoxville Knox-County Planning
Board Member - Absent	Board Membership
Sandi Swilley	Historic Zoning Commission Representative
Marleen Davis	Urban Design Representative
Ex-officio & Staff Members	Department / Organization
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
Applicants & General Public	Affiliation
Rick Burnett	Sycamore Sign Service
Baker Jones	Signco, Inc.

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. Watkins and seconded by Comm. Thomas to approve the May 15, 2019 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 5-C-19-DT

505 S. Gay Street – Embassy Suites (Sherrie Bowers / Sycamore Sign Service)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal is the installation of three new signs; two on Gay Street elevation and one on the Union Avenue elevation. He noted the large projecting sign (A) has already been approved by the Board. The plaque sign (C) near the main entrance was approved by the Board, however, how it is attached needed to come back before the Board. The new sign (B) is the new sign before the Board today, replacing the wall sign that was discussed at the May meeting. He reviewed how the plaque sign would be attached to the angled wall, with the proposed bracket sitting flush on the wall and painted black. Mr. Reynolds then described the newly proposed hanging sign which will hang from the existing canopy. He further noted Applicant has changed the height of the sign [from what is in the Agenda Package] that will now have 15 feet of clearance from the sidewalk, and which would meet the requirements of the building code. The sign is larger than what is in the guidelines but it’s proposed height would make their requested 13 sq. ft. acceptable. Rick Burnett was present and clarified that the sign will be centered over the side entrance (on the Union Avenue façade).

Union Avenue elevation:

1) Hanging sign that is approximately 1'-4.25" tall by 9'-8.25" wide (13.11 sqft) from the bottom of the canopy with a clearance to the sidewalk of approximately 14'-7.75". The sign will be internally illuminated and have an opaque metal (gray) background. The letters and logo will be routed out of the metal background and will be push thru acrylic.

Gay Street elevation:

1) The board approved plaque sign but requested the mounting bracket be brought back to the board for approval since it was not previously provided. The bracket will be made of metal and will have a black finish to match the sign. It will have an angled back that matches the building wall so the sign will be parallel to Gay Street.

The board approved the Gay Street projecting sign and the plaque sign at the May 2019 board meeting but did require the mounting bracket to be brought back for review and approval, which is on this agenda. The board also requested that the sign proposed for the rear elevation be reconsidered in its size and design in the proposed location, or as a different type of sign, such as a projecting sign on the Union Avenue elevation.

The applicant has chosen to replace the proposed wall sign on the rear elevation with a hanging sign over the Union Avenue sidewalk that is attached to the underside of the canopy. The sign size and clearance with the sidewalk meet the requirements of the zoning ordinance, however, if the sign extends over the property line more than 6', the building code requires the sign to have a minimum 15' clearance with the sidewalk. The sign is proposed with a 14'-7" clearance with the sidewalk. It is unknown as of right now if the sign does project 6' over the property line because part of the sidewalk is on the hotel property. The staff recommendation is to approve with the condition that the sign meet the minimum standards of the zoning ordinance and the building code with revisions to be reviewed and approved by Staff.

Staff recommendation is to approve Certificate 5-C-19-DT for the plaque sign mounting bracket and the hanging sign on Union Avenue, and as approved by the Board on May 15, 2019, subject to 1 condition.

1) The hanging sign on Union Avenue must meet the requirements of the zoning ordinance and building code with review and approval of any necessary modifications by Staff.

A Motion was made by Comm. Wallace and seconded by Comm. Thomas to recommend approval of Certificate No. 5-C-19-DT as submitted and per staff recommendation. The Motion carried unanimously.

Certificate No. 6-A-19-DT

607 Market Street – The Lunchbox (Baker Jones / Signco, Inc.)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal is to install an internally illuminated, 16.6 square-foot projecting sign that is attached to the building with two 6" long posts. The sign will have a 17'-2" clearance with the sidewalk and located on the southern corner of the building. The white background on the sign face is made of metal that is routed for the logo and business name which will be push-thru acrylic with translucent vinyl applied. The proposed sign does not meet the size recommendation of a maximum of 9 square feet which is why the board must review this for approval. The property is not within a national register historic district so internal illumination is permissible according to the design guidelines. However, the properties to the south and east are listed on the national register of historic places.

While the sign is larger than the guidelines recommend, staff is recommending approval because the

location is approximately 9 feet higher on the building than minimum 8-foot sidewalk clearance. In general, larger signs are more appropriate higher on a building because they have less impact on the pedestrians on the sidewalk.

Baker Jones was present and noted the requested height was for visibility from both directions. He noted the requested size was to make the logo and text more easily readable. There was a brief discussion on the illumination.

Staff recommendation is to approve Certificate 6-A-19-DT as submitted.

A Motion was made by Comm. Wallace and seconded by Comm. Hill to recommend approval of Certificate No. 6-A-19-DT as submitted and per staff recommendation. The Motion carried unanimously.

Staff Reports:

None

Other Business:

Mike Reynolds noted 3 Commissioners were terming off this month and they were thanked for their service: Brian Pittman, Russ Watkins and Marleen Davis.

Nominations for Chair and Vice-Chair for elections to be held at the July meeting.

Robin Thomas nominated John Thurman for Chair.

Anne Wallace nominated Tim Hill for Vice Chair, seconded by John Thurman.

Tabled:

None

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