

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

Board Member - Present	Board Membership
Richard Foster Kaye Graybeal Tim Hill Brian Pittman Sandi Swilley Robin Thomas Anne Wallace	AIA Representative Knoxville- Knox County Planning (non-voting) CBID Representative Downtown Resident Representative Historic Zoning Commission Representative Downtown Resident Representative City of Knoxville Representative
Board Member - Absent	Board Membership
Marleen Davis John Thurman Russ Watkins	Urban Design Representative Downtown Development Representative Downtown Development Representative
Ex-officio & Staff Members	Department / Organization
DeAnn Bogus Christina Magrans Laura Edmonds	Plans Review and Inspections City Law Department Knoxville Knox-County Planning
Applicants & General Public	Affiliation
Jim McDaniel Amy Sherrill Rick Dover Charles Carlisle Brad Salsbury Shawn Clemons	Benefield Richters Benefield Richters Dover Development Bristol Development S&ME JDavis Architects

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. Richard Foster and seconded by Comm. Robin Thomas to approve the February 20, 2019 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 3-B-19-DT

312 S Gay St – Century Building (Jim McDaniel / Benefield Richters)

Pre-development meeting: N/A

Discussion: Kaye Graybeal reviewed the submittal and staff recommendation. The proposal consists of the construction of an addition on the north side of the Century Building that is visually two stories in height but only one actual story. The purpose of the addition is to create an enclosed entrance and exit from the elevator lobby that is centrally located inside the Century Building, and the second story of the Century Building that is currently being renovated. The Century Building has received two approvals from the Downtown Design Review Board to renovate the building and construct an elevator tower and/or stair tower over the parking garage on the subject property (8-A-14-DT and 8-B-15-DT). Both of the previous approvals included a covered walkway from the sidewalk to the elevator tower, however, it has now been determined that the egress from the elevator must be through an enclosed space which is the reason for the proposed addition.

Staff recommendation is to approve Certificate 3-B-19-DT as submitted.

Jim McDaniel and Amy Sherrill, Benefield Richters, were present and made themselves available for any questions or comments that the Board may have. Ms. McDaniel briefly reviewed the site plan, side façade, elevations and building materials of the proposed Century Building development.

A Motion was made by Comm. Tim Hill and seconded by Comm. Anne Wallace to recommend approval of Certificate No. 3-B-19-DT as submitted and per staff recommendation. The Motion carried unanimously.

Certificate No. 3-C-19-DT

624 W Church Ave – Church & Henley – Supreme Court Site (Church & Henley Partners, LLC)

Pre-development meeting: N/A

Discussion: Kaye Graybeal reviewed the submittal and staff recommendation. The proposal is located on the former parking lot for the State Supreme Court building and is bounded by Henley Street, Church Avenue, and Locust Street. The building is 8-story tall and includes 230 apartment units with an interior courtyard. This proposal is a significant development for this portion of downtown and will impact pedestrian and vehicular traffic around this block. The applicant proposes the use of balconies, material color change, and breaks in the cornice at the parapet to break up the long, flat nature of the façade without the use of wall articulations.

Staff recommendation is to approve Certificate 3-C-19-DT subject to the following conditions:

- 1) All glass overhead doors on a street facing elevation shall have clear glass, with exception for the utility door on the south side of the Locust Street elevation that is proposed with frosted glass panels.
- 2) All vehicular access points and design of entries are subject to approval by the City of Knoxville Department of Engineering. Changes to the design of the entries may require board approval if DDRB staff determines the changes to be significant and beyond what staff is authorized to approve administratively.
- 3) Obtaining all necessary approvals from the Tennessee Department of Transportation, City of Knoxville Department of Engineering and/or City Council for elements of the development that project into the public right-of-way, including but not limited to planters that are permanently affixed to the ground.
- 4) All signs must obtain approval from the Downtown Design Review Board as a separate application.
- 5) The streetscape improvements on public right-of-way must be brought back to the board when the streetscape design is finalized. The board shall provide a recommendation to the City administration regarding those improvements at that time.

Rick Dover, Dover Development, was present and introduced his partners in the proposed project: Charles Carlisle, CEO of Bristol Development Group, from Franklin, TN, Shawn Clemons, JDavis Architects, from Raleigh, NC, and Brad Salsbury, S&ME, from Knoxville, TN. All present parties made themselves available for any questions or comments the Board may have.

Charles Carlisle, Bristol Development Group, gave a presentation on the proposed project (same as the plan sheets provided with the digital packet posted to the Downtown Design Review Board website).

A Motion was made by Comm. Tim Hill and seconded by Comm. Anne Wallace to recommend approval of Certificate No. 3-C-19-DT as submitted and subject to five conditions per staff recommendation. The Motion carried unanimously.

Staff Reports:

1) *Certificate No. 3-A-19-DT*

401 W. Summit Hill Dr. – Replacement of the existing Crown Plaza signs and installation of one additional wall sign at the top of the building facing Summit Hill Dr.

Other Business:

None

Tabled:

None

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