

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF MAY 15, 2019
SMALL ASSEMBLY ROOM
4:00 PM**

Board Member - Present	Board Membership
Marleen Davis	Urban Design Representative
Richard Foster	AIA Representative
Tim Hill	CBID Representative
Brian Pittman	Downtown Resident Representative
John Thurman	Downtown Development Representative
Anne Wallace	City of Knoxville Representative
Mike Reynolds	Knoxville Knox-County Planning
Board Member - Absent	Board Membership
Sandi Swilley	Historic Zoning Commission Representative
Robin Thomas	Downtown Resident Representative
Russ Watkins	Downtown Development 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
Laura Edmonds	Knoxville Knox-County Planning
Applicants & General Public	Affiliation
Michael Versen	Michael Versen & Associates
Bobby McCarter	Merchants of Beer
Craig Peavy	Tinker Ma, Inc.
Monty Humphries	VP Development
Rick Burnette	Patterson 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.

Action: A Motion was made by Comm. Foster and seconded by Comm. Wallace to approve the April 17, 2019 Downtown Design Review Board Minutes. The Motion carried unanimously.

Certificates of Appropriateness

Certificate No. 4-C-19-DT

137 S. Central Street – Merchants of Beer (Michael Versen / Michael Versen & Associates)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. This proposal is for a garden courtyard to the rear (north) of the Merchants of Beer building over a portion of the existing parking lot. Last year the board approved a similar garden courtyard on the west side of the parking lot (9-F-18-DT).

Staff recommendation is to approve Certificate 4-C-19-DT subject to the following:

- 1) The proposed food truck must be located as shown in the attached plans (near the western property line of the garden courtyard) and meet all applicable requirements of the City of Knoxville Department of Plans Review and Inspections and the Knoxville Utilities Board for the use of a vehicle as a permanent (non-operable) food truck in the garden courtyard.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering for proposed or

required improvements within the public right-of-way.

Michael Versen, Michael Versen & Associates, was present and made himself available for any questions or comments the Board may have. Mr. Versen briefly described the plans for the project.

The Board expressed concern about the removal of some current asphalt in order for the compacted stone to sit below grade along with the possibility of the compacted stone material migrating over time. Mr. Versen shared his plans to ensure that the compacted stone does not migrate from the desired areas.

Further discussion ensued on the submitted plans for a permanent food truck. Board members inquired if the food truck had a fire suppression system, if the applicant plans to post a permanent and/or temporary signage on the truck, and if the truck will be connected to power, water, or sewer. Representation from the Development Services Department was present to remind the applicant that with the food truck being a permanent structure, it will need to meet the requirements of the International Building Codes. Bobby McCarter, Merchants of Beer, was also present and able to clarify questions for the Board.

A Motion was made by Comm. Wallace and seconded by Comm. Foster to recommend approval of Certificate No. 4-C-19-DT as recommended by staff and with the additional condition that any changes to the physical implementation of the food truck as an accessory structure come back before the Board, and any additional signs be included for the Board's consideration at that time. The Motion carried unanimously.

Certificate No. 5-B-19-DT

505 S. Gay Street – Embassy Suites (Craig Peavy / Tinker Ma, Inc.)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal consists of modification to the renovation plans approved by the board in August 2018 (8-H-18-DT) and is for a modification to the ground floor doors and a portion of the Gay Street storefront. There are other minor modifications that are also noted on the plans.

Staff recommendation is to approve Certificate 5-B-19-DT subject to the following:

- 1) Obtaining approval from the City of Knoxville Urban Forester for the relocation of the sidewalk.
- 2) Obtaining approval from City Council for the modification to the use agreement to allow new location of the sidewalk.

Craig Peavy, Tinker Ma, Inc., 719 Cherry Street, Chattanooga, TN, was present to discuss the application for review.

Mr. Thurman inquired if all glass doors will be translucent. Mr. Peavy answered by stating that the Board previously approved a translucent glass door at pedestrian level; however, the mezzanine (dining) level will have a translucent window film installed above the new glass storefront with a single door. The Board asked about the reduction of door width and whether or not the applicant would still meet egress requirements.

The Board requested further clarification on the color coating of the pre-finished steel panel on the addition to the elevator tower that will match the previously approved additions to the towers. There were also questions on the primary slider doors located on the ground floor and the reasoning behind the dimensions in this design.

Monty Humphries, VP Development, also made himself available for any questions or comments the Board may have since he is on-site daily.

A Motion was made by Comm. Davis and seconded by Comm. Wallace to recommend approval of Certificate No. 4-B-19-DT as designed, submitted, and per staff recommendation. The Motion carried unanimously.

Certificate No. 5-C-19-DT

505 S. Gay Street – Embassy Suites (Craig Peavy / Tinker Ma, Inc.)

Pre-development meeting: N/A

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for the installation of three new signs; two on Gay Street elevation and one on the rear (alley) elevation.

Staff recommendation is to approve Certificate 4-B-19-DT for the projecting (blade) sign and plaque sign on the Gay Street elevation only, and DENY the request for the wall sign on the rear (alley) elevation as proposed.

The Board requested additional information on whether the signs were illuminated, their size, and their placement and visibility along Gay Street and in the rear alley way. The Board expressed concerns over the size of the signs and particularly the type and placement of the sign along the alley.

Rick Burnette, Patterson Sign Group, 520 W. Summit Hill, was present to discuss the application for review. Mr. Burnette stated that he is open to modifying the illuminated signs if the Board deems it necessary for approval. Mr. Burnette feels that the rear (alley) sign is an important attribute to the project and will assist clients in direction of the hotel when traveling downtown. Mr. Burnette also mentioned that with the proposed sign, they are able to provide less electrical penetration versus that of a linear sign requiring multiple inputs.

Further discussion ensued amongst Board Members.

A Motion was made by Comm. Wallace and seconded by Comm. Thurman to recommend approval of the projecting sign (Sign A) as submitted and the plaque sign (Sign C) with the condition that when the applicant comes back to Board with the final design of the sign to the rear of the building (Sign B), that they provide additional information regarding the mounting bracket for the plaque sign. Sign B is deferred (postponed) until the a new design is submitted for review at a later board meeting. The Motion carried unanimously.

Staff Reports:

1) Certificate No. 5-A-19-DT

126 S. Central St. – Installation of an externally illuminated wall sign on the sign board and a non-illuminated canopy sign.

Other Business:

Mike Reynolds briefly reminded the Board of three members whose term will expire after June 2019, being Marleen Davis, Russ Watkins, and Chairman Brian Pittman. Anne Wallace made a motion to thank the Board Members for their dedication and service to this Board. John Thurman seconded the motion and the motion carried unanimously.

Tabled:

None

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