

**KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD  
MEETING OF SEPTEMBER 18, 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
Richard Foster	AIA Representative
Joey Natour	Business Development Representative
Mike Reynolds	Knoxville Knox-County Planning
Lisa Hood Skinner	Downtown Resident Representative
Sandi Swilley	Historic Zoning Commission Representative
Joshua Wright	Urban Design Representative
Anne Wallace	City of Knoxville Representative
<b>Board Member - Absent</b>	<b>Board Membership</b>
Robin Thomas	Downtown Resident Representative
<b>Ex-officio &amp; Staff Members</b>	<b>Department / Organization</b>
Christina Magrans	City Law Department
Dori Caron	Knoxville-Knox County Planning
Lindsay Crockett	Knoxville-Knox County Planning
Peter Ahrens	Plans Review and Inspections
Rick Emmett	City of Knoxville
<b>Applicants &amp; General Public</b>	<b>Affiliation</b>
Jeffrey Johnson	McCarty Holsaple McCarty Architects
Kathryn Greer	McCarty Holsaple McCarty Architects
Nathan Honeycutt	McCarty Holsaple McCarty Architects
Haley Zimmerman	McCarty Holsaple McCarty Architects
Melissa Hatchett	R2R Studio, LLC
Andrew Spatz	Hedstrom LA

The meeting was called to order by Chair John Thurman. It was established that there was a quorum. Mr. Thurman asked that Board members and ex-officio members introduce themselves.

**Action: A Motion was made by Comm. Wallace and seconded by Comm. Skinner to approve the August 21, 2019, Downtown Design Review Board Minutes. The Motion carried unanimously.**

Comm. Thurman and Comm. Foster recused themselves from Certificate No. 9-A-19-DT and 9-B-19-DT because their architecture firm is working on these proposals.

Comm. Chair Thurman turned the meeting over to Comm. Vice Chair Hill.

**Certificates of Appropriateness**

**Certificate No. 9-A-19-DT**

413 Cumberland Ave. / Parcel ID 094 L G 036 – St. John’s Cathedral (Jeffrey Johnson / McCarty Holsaple McCarty Architects)  
Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The proposal is the construction of a new entrance canopy and new brick veneer on the rear (north) elevation of the church and

a new entrance and window replacements on the east elevation (facing playground). The St. John's Episcopal Cathedral has been identified as eligible to be listed on the National Register of Historic Places but it has not been formally listed, so the Historic Resources section of the guidelines does not apply. The portion of the church that is being modified is not part of the original structure, so no historic elements will be damaged. Applicant Jeffrey Johnson was present and had nothing further to add to the staff report. There was brief discussion surrounding the final look of the brick as well as the shutter material which will be metallic, as noted by Mr. Johnson.

**A Motion was made by Comm. Wallace and seconded by Comm. Swilley to approve Certificate No. 9-A-19-DT as submitted per staff recommendation. The motion carried unanimously.**

**Certificate No. 9-B-19-DT**

525 Henley St. / Parcel ID 94 L J 001 – Marriott Conversion Model Room (Kathryn Greer / McCarty Holsaple McCarty)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. This proposal is for removal of the existing windows, EIFS, and louvers of two rooms on the southeast corner of the second floor, adding new storefront windows, and painting a portion of the south and east second floor wall. A new window system will be installed in the two rooms being remodeled. The window system will have more glass area and will be constructed of aluminum. The project is the first phase of a comprehensive renovation of the Holiday Inn, which will include converting the hotel to a Marriott. This proposal is for only a small portion of the 2nd story in the southeast corner of the building and is for the remodel of two rooms as model rooms. When they decide to renovate the entire building, a separate application will be submitted for consideration. Applicant Kathryn Greer was present and noted this project was basically a conversion from a Holiday Inn to a Marriott hotel and will be done in somewhat “mini” projects in the quest to obtain approval from the corporate Marriott office. She noted they want to have a final design that will be in concert with the adjacent Tennessean building. She briefly touched on the overall intent of the project.

**A Motion was made by Comm. Wallace and seconded by Comm. Wright to approve Certificate No. 9-B-19-DT as submitted per staff recommendation. The motion carried unanimously.**

Comm. Thurman and Comm. Foster returned to the meeting.

Comm. Vice Chair Hill recused himself from Certificate No. 9-C-19-DT (Revised) because his firm owns the property and turned the meeting back over to Comm. Chair Thurman.

**Certificate No. 9-C-19-DT (Revised)**

125 E. Jackson Ave. / Parcel ID 95 H A 023 – 125 E. Jackson (Meagan Grohol / R2R Studio, LLC)

Pre-development meeting: N/A

**Discussion:** Mike Reynolds reviewed the submittal and staff recommendation. The proposal is for the renovation of an existing building, which will include creating new window and door openings, replacing windows and doors, and improving the courtyard. The building is not located within a National Register Historic District so the Historic Resources section of the guidelines does not apply. However, the adjacent building to the west is within the Southern Terminal and Warehouse (National Register) Historic District. The re-establishment of doors and windows on the external elevations meet the recommendations of the guidelines by using a consistent rhythm of openings, having a primary entrance that faces the main street and proportional to the size of the building, recessed ground floor window frames and doors, and clear glass at the pedestrian level.

The guidelines recommend limiting the grade separation above and below the sidewalk to generally no more than 3 feet, and to allow for clear sightlines into and out of buildings and plazas. The courtyard will

be 4.3' above the sidewalk at the middle terrace and 6.3' above at the upper terrace. Though these have a grade separation greater than 3' above the sidewalk, the middle terrace located approximately 32' from the sidewalk and there should be sightlines to the rear of the courtyard at the upper terrace. The lower terrace is only 2.3' above the sidewalk but does not have clear sightlines to it from the sidewalk, however, it is located at the same grade as the adjacent building floor elevation. The courtyard is a private space for the use of the building tenants and can be gated when not in use.

Applicant Melissa Hatchett and Andrew Spatz were present and noted their intent is to enhance the exterior's overall appearance to attract tenants, noting their timeline is to submit plans to the City in the next 3 to 4 weeks. Mr. Spatz gave an overview of their landscaping plan noting their intent is to create landscaping that will be easily maintained.

**A Motion was made by Comm. Wallace and seconded by Comm. Foster to approve Certificate No. 9-C-19-DT as submitted subject to one condition and per staff recommendation. The Motion carried unanimously.**

**Staff Reports:**

*None*

**Other Business:**

*None*

**Tabled:**

*None*

**A Motion was made by Comm. Skinner and seconded by Comm. Wallace to adjourn the meeting. The Motion carried unanimously and the meeting was adjourned at 4:30 PM.**