

Meeting Minutes

JUNE 17, 2020

4:00 P.M. | Telemeeting via ZOOM

A video of this meeting will be available in the meeting archive pages here:

<https://knoxplanning.org/zoning/design-review>

<p>BOARD MEMBER – PRESENT</p> <p>Tim Hill Mike Reynolds Joshua Wright Lisa Hood Skinner Richard Foster John Thurman Robin Thomas Sandi Swilley Joey Natour</p>	<p>BOARD MEMBERSHIP</p> <p>DKA Representative Knoxville Knox-County Planning Urban Design Representative Downtown Resident Representative AIA Representative Downtown Development Representative Downtown Resident Representative Historic Zoning Commission Representative Business Development Representative</p>
<p>BOARD MEMBER – ABSENT</p> <p>None</p>	<p>BOARD MEMBERSHIP</p>
<p>EX-OFFICIO & STAFF MEMBERS</p> <p>Christina Magrans Laura Edmonds Lindsay Crockett Peter Ahrens Dawn Michelle Foster</p>	<p>DEPARTMENT/ORGANIZATION</p> <p>City Law Department Knoxville-Knox County Planning Knoxville-Knox County Planning Plans Review and Inspections City of Knoxville</p>
<p>APPLICANTS & GENERAL PUBLIC</p> <p>Bradford Raines Meagan Grohol Hollie Cook John Sanders</p>	<p>AFFILIATION</p> <p>McCarty Holsaple McCarty R2R Studio, LLC Knox Heritage, Inc. Sanders Pace Architecture</p>

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

Action: A Motion was made by Comm. Swilley and seconded by Comm. Skinner to approve the May 20, 2020 Design Review Board Minutes.

A roll call vote was taken.

The Motion carried unanimously 8-0.

Certificates of Appropriateness

Certificate No. 6-A-20-DT

517-519 Market St. / Parcel ID 094LF027 – Home Federal Bank (McCarty Holsaple McCarty)

Chair John Thurman and Richard Foster recused themselves from the item due to their firm representing the project. Vice-Chair Tim Hill took over as Chair of the meeting during this item.

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The work on the Market Street elevation includes a reconfiguration of the storefront and transom, repair of the existing woodwork, pressed metal at the signboard, wood cornice, and second-floor wood windows. The work on the alley elevations includes removal of the existing fire escape, replacement of existing windows, and masonry repair and repainting. The Applicant was not present. There was no opposition present.

Brad Raines, McCarty Holsaple McCarty, 550 W. Main Street, Suite 300, was present to discuss the application for review. Mr. Raines stated that even though the building is not in a Historic District or on the National Register, they felt that the building has Historical integrity particularly with the craftsmanship of some of the exterior woodwork. Therefore, their firm focused more on the renovation and rehabilitation of the building, mostly protecting and restoring what's there and then removing those elements on the first floor that aren't original to the building or compatible with most of the façade. Mr. Raines explained that the firm wanted to propose something cleaner and simpler that works with the proportions of the second story elevation while also restoring the original transom that. Mr. Raines stated that with the building being so visible from Krutch Park, they are really glad that Home Federal is making the investment to improve it and they feel that it will be a great addition to the streetscape.

Staff Recommendation:

APPROVE Certificate 6-A-20-DT subject to one condition: Installing clear glass in the storefront windows and doors, excluding the leaded glass transoms.

A Motion was made by Comm. Thomas and seconded by Comm. Swilley to approve Certificate No. 6-A-20-DT subject to one condition per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 6-0.***

Certificate No. 6-B-20-DT

706 S. Gay St. / Parcel ID 095IF027 – 706 S. Gay Street (Meagan Grohol / R2R Studio, LLC)

Vice-Chair Tim Hill recused himself from the item due to firm owning the property.

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. Proposed renovations and addition affect all elevations of the existing building which is a two-story brick structure adjacent to Gay Street and it drops to a single story at the back half of the property, facing an alley. The original masonry walls at the sides and alley are intended to be preserved. Most of the original front facade was removed during a previous renovation. The existing front facade is metal stud framing with a thin brick veneer. The current front facade will be demolished and a new front facade built in its place.

Meagan Grohol, R2R Studio, LLC, 2575 Willow Point Way, Suite #105, was present to discuss the application for review. Ms. Grohol wanted to clarify to the Board that they do intend to use clear glazing for all of the glass. Ms. Grohol also stated that they've recorded the documentation needed for the five-foot easement from the property owner to the North, but was not able to get it in time to submit it with this application.

Mr. Wright inquired about the windows on the right side of the elevations looking as if they're being cut off. Ms. Grohol answered by stating that the windows are recessed and that may be the reason it looks as if they're cut off in the rendering.

Mr. Foster asked about the transition method of the metal panel to brick as shown on the side elevation of the building, particularly on the corners. Ms. Grohol stated that she believes the metal will wrap on the corners/seam of the building, but they will pay close attention to those details in the construction documents.

Staff Recommendation:

APPROVE Certificate 6-B-20-DT subject to the following conditions:

- 1) Obtaining encroachment agreements for all existing and new building features that cross the property line into the public right-of-way.
- 2) Providing bicycle parking as required Article 11 (Off-Street Parking) of the City of Knoxville Zoning Ordinance. The location of the bicycle parking is to be approved by the City of Knoxville Department of Engineering.
- 3) Installing clear glass in the storefront windows and doors.
- 4) Obtaining the 5'-0" fire separation easement from the property owner to the north (parking lot).

A Motion was made by Comm. Natour and seconded by Comm. Wright to approve Certificate No. 6-B-20-DT subject to four conditions, per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 7-0.***

Certificate No. 6-C-20-DT

414 Clinch Ave. / Parcel ID 094LG01101 – Sandstone Court (Hollie Cook / Knox Heritage, Inc.)

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. Installation of a plaque sign that is 11" wide by 8" tall. The sign will be attached to the building to the right of the main entrance recess. The applicant was not present. There was no opposition present.

The applicant was not able to attend the meeting. Mr. Reynolds stated that he would be happy to answer any questions the Board may have.

Chair John Thurman asked staff why wall signs are not addressed in the guidelines. Mr. Reynolds explained that the only wall signs that are addressed in the guidelines are those that are on the sign board. The guidelines also address building name signs and directory signs.

Staff Recommendation:

APPROVE Certificate 6-C-20-DT as submitted.

A Motion was made by Comm. Hill and seconded by Comm. Thomas to approve Certificate No. 6-C-20-DT as submitted, per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 8-0.***

Certificate No. 6-D-20-DT

808 State St. / Parcel ID 0951D021 – The 808 – Event Space (Sanders Pace Architecture)

Discussion: Mike Reynolds reviewed the submittal and staff recommendation. The adaptive reuse of the building consists of the renovation of the existing 1940's terracotta block 1 story structure with a basement and constructing a new 1,420 sqft addition with a basement on the north side of the existing building (along Cumberland Avenue). A landscaped courtyard will be added in front of the addition, along the State Street frontage, and there will be a patio and loading area to the rear of the addition. The upper level of the new addition will house the main entry vestibule, bathroom core and bar area.

John Sanders, Sanders Pace Architecture, 514 W. Jackson Avenue, Suite #102, was present to discuss the application for review and answer any questions the Board may have.

Chair John Thurman inquired about whether or not the applicant plans to have any mechanical units on the lower roof of the new addition since the renderings show a flat roof. Mr. Sanders answered by saying that he will place all of the units in the ground and then create a screened area around the rear of the property and bury the line sets. Mr. Sanders said that the low profile of the addition and the slanted roof of the existing building prohibits them from having rooftop units. Mr. Sanders went on to say that there are several access points at the rear of the property, a few of which are for loading/unloading, and an area to bring in foods and products to the event space, and ninety-gallon totes. He explained that it was important to limit the amount of traffic in the front of the building.

Mr. Sanders mentioned that the owner of this property also owns the adjacent property, so if demand requires, there would be another chore of trash containers in the lot next door to the south of this property. Mr. Sanders briefly reviewed the submitted plans and proposed materials for the project.

Brief discussion ensued amongst Board Members on the material of the wall visible from Cumberland Avenue.

Staff Recommendation:

APPROVE Certificate 6-D-20-DT subject to the following conditions:

- 1) Meeting the requirements of the City of Knoxville Department of Engineering.
- 2) Meeting the blank wall standards of the DK-G zone district.

A Motion was made by Comm. Foster and seconded by Comm. Thomas to approve Certificate No. 6-D-20-DT subject to two conditions, per staff recommendation.

A roll call vote was taken. ***The motion carried unanimously 8-0.***

Staff Report

None

Other Business

Mike Reynolds noted that one Commissioner is terming off this month and was thanked for his service: Tim Hill.

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

Sandi Swilley nominated John Thurman for Chair.

Robin Thomas nominated Joshua Wright for Vice Chair, seconded by Joey Natour.

Adjournment

There was no further business and the meeting was adjourned at 5:03 PM.