

**AGENDA
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF MARCH 17, 2010 - SMALL ASSEMBLY ROOM, 4:00 P.M.**

- Call to Order
- Introduction of Ex Officio Members and Visitors
- [Approval of Minutes of Previous Meeting](#)
- Certificates of Appropriateness
- Staff Report
- Other Business

Certificates of Appropriateness:

[Certificate No. 3-B-10-DT](#)

100 S Broadway - John L. Sanders, AIA
Pre-development meeting: 3/3/2010

Description of Work

This proposal is to place a Clayton i-house on the property at 100 S. Broadway. The placement of this modular house will be at the top of the hill behind the former Budget car rental building (see attached location map). This portion of the site is accessed via Vine Avenue and the private driveway for the Summit Towers Apartments. There is also a proposed stairs that will connect the house with the sidewalk at Jackson Avenue. The stair treads will be made of concrete and wood, and have steel handrails.

The housing unit will be placed on what is now a gravel parking lot (see aerial map). There will be minimal site work needed to place this unit on the property. Once the unit is installed, the gravel lot will become a lawn and other landscaping, other than the demarcated parking area at the existing curb cut in the private driveway of the Summit Towers Apartments (see attached site plan). The unit will have a side yard setback of 25 feet.

The i-house is manufactured by Clayton Homes and is a modular house. The house will sit on an enclosed permanent foundation made of concrete block with a parge coat. The house has two components; the larger structure (i-core) is the main living quarters and the smaller structure (flex structure) is additional living space (see the attached plans). The i-core has a butterfly roof, with a standing seam metal roof. There are solar panels that lay flat on the roof. The siding on the upper part of the structure is corrugated vertical metal siding. The siding on the lower part of the structure is cemplank smooth cement siding. The windows and doors are clear and have a metal frame.

There are three deck surfaces on this plan. There is a deck that connects the i-core with the flex structure. This deck has an extension that can be seen on the floor plan. There is a stair from this deck extension to a roof top deck on the flex structure. This stair is made of aluminum. There will also be a deck off the bedroom. All the deck surfaces will be made of composite deck boards and will have aluminum railings.

Staff Comments

The Downtown Knoxville Design Guidelines do not directly address this type of construction, nor siting a structure in a location such as this. Staff feels the location and siting of this dwelling unit is appropriate because it does not have direct road or sidewalk access so it cannot address the street as typical structure downtown would.

Staff Recommendation

APPROVE Certificate 3-B-10-DT as submitted.

Certificate No. 3-A-10-DT

106 S Central St - Southbound Bar and Grill (Southbound/Second Coat LLC)
Pre-development meeting: N/A

Description of Work

The signs at Southbound Bar and Grill are existing but did not receive previous approval by the Downtown Design Review Board (see attached photos). The projection sign is 9 square feet that has a sidewalk clearance of 8 feet 7 inches. The sign is made of metal and says "90 Proof". This sign is hung to the right of the doorway on the far left of the storefront that leads to the second story.

The other sign is a pair of signs that are exactly the same. The signs are each 25 inches wide by 30 inches tall, or approximately 5.25 square feet each. The signs are made of metal and say "SB" in large letters and "Southbound" in small letters. The signs are attached to posts for the balcony over the sidewalk and are 7 feet 6 inches above the sidewalk. The posts and the signs are at the curblin.

There are also four guitar cases and a stage spot light that hang above the sidewalk, attached to the balcony structure.

Staff Comments

The sign ordinance requires that all signs have a minimum clearance with the sidewalk of 10 feet, which should also be applied to objects that hang over the sidewalk in a similar fashion as projecting signs. The sign ordinance also states that all signs are required to be no closer than 20 inches to the curblin and the "Southbound" signs attached to the balcony posts are at the curblin. The City Engineering department stated that these signs need to be removed from their current location. The Engineering department also commented that the guitar cases can be hung above the sidewalk as long as they meet the minimum clearance requirements.

Staff Recommendation

APPROVE Certificate 3-A-10-DT with the following conditions: 1) The "Southbound" signs attached to the balcony posts be removed, 2) The guitar cases and stage spot light hanging from the balcony must have a minimum sidewalk clearance of 10 feet, and 3) The "90 Proof" sign must have a minimum sidewalk clearance of 10 feet.

Staff Report:

Other Business:

Discuss Appeal of Decision for Convention Center EMCs before City Council.

Discuss the recommended sign sidewalk clearance amendment before MPC.

[Consideration for hearing request from Ollantay's Havana Nights.](#)