

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF OCTOBER 15, 2008

Present:

Kim Henry
John Sanders
Finbarr Saunders
David Dewhirst
Bob Alcorn
Amy Haynes
Gregg White
Mike Reynolds
Mark Donaldson
Anne Wallace
David McGinley
Charlotte West
Cedric Coant
Jeff Meadow

Organization:

APA Representative
AIA Representative
Historic Zoning Commission
Dewhirst Properties
Bob Alcorn Architects
Resident
GWE, LLC
MPC
MPC
City of Knoxville
City of Knoxville
MPC
Le Parigo
Mast General Store

Kim Henry, Chair, called the meeting to order. There was a quorum present. Board members present are shown in italics. Members, Ex Officio members and visitors introduced themselves.

A motion was made by Finbarr Saunders and seconded by Bob Alcorn to approve the August 20 minutes. The motion carried unanimously.

A motion was made by Finbarr Saunders and seconded by Amy Haynes to approve the August 28 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 09-A-08-DT

402 S. Gay St. – Mast General Store (Jeff Meadows, Mast General Store)

Pre-development meeting: N/A

Description of Work

Mast General Store is proposing a 70.5 sq. ft. Promenade sign, which will be an exterior facing sign attached to the city Promenade structure. The sign will be 3'4" tall and 21'2" wide. The sign will be constructed of MDO with graphics made of high performance vinyl. Decorative molding around the perimeter will be made of wood. The sign will be non-illuminated.

The sign will be mounted above the concrete support structure, at the base of the metal awning.

Staff Comments

This sign is in the newly created Promenade District which allows property owners/businesses to attach signage to the Promenade structure when they receive a Certificate of Appropriateness from the Downtown Design Review Board and enter into a use agreement with the City who owns the Promenade structure.

Staff Recommendation

APPROVE with the following conditions:

- a. The sign be reduced in size to meet the maximum size allowance of 60 sq. ft. (Section 2.D.1b).
- b. The sign be reduced in width to meet the maximum width of the distance between the two concrete Promenade support structures it will be located (Section 2.D.1b).
- c. The sign must be placed in the second concrete support structure bay from the right side of the Promenade as shown in Section 2.D (page 42) in picture 1b.

Jeff Meadows, representing the Mast General Store, stated that the sign has already been made and he found out the city owns the Promenade and could not allow signs to be attached to the structure when he applied for his sign permit. It would be hard to make the sign because of the scaling of the sign. If the sign were reduced in width, to keep the appropriate proportions the sign height would also need to be reduced and this would make it hard to read. Also, the width of the sign allows it to rest on top of the concrete structure rather than have to have a more complicated support structure which would require additional drilling and anchoring in the concrete.

David Dewhirst stated that had hoped the sign would be longer rather than shorter. The wider it is, the better it would look. He has a problem keeping it within the guidelines. Amy Haynes also thinks the sign would look better longer. Bob Alcorn asked if the committee wanted Mast to move the sign. Mr. Meadows stated that smaller merchants would want smaller signs. Bob Alcorn believes it should be moved one concrete support bay to the right.

David McGinley stated that the owners must apply for a use agreement from the city. It will have to be approved at City Council.

A motion was made by David Dewhirst and seconded by Amy Haynes to approve the sign and dimension the way it is shown on the application. Mast would have the option to put the sign where it is shown on the drawing or one concrete support bay to the right. The motion carried unanimously.

Certificate No. 09-B-08-DT

122, 124, 126 S. Gay St. – Leigh Burch (Burchtown Lofts, LLC)

Pre-development meeting: N/A

Description of Work

This proposal is for three separate awnings and a sign on the Commerce Building. The awnings fit within the storefront bays of the building and will extend 5 feet from the

storefront. The awnings will be made of black canvas and will have a brushed aluminum frame.

The sign will hang at the residential entrance at 122 S. Gay Street. The sign will be 1-3/4” square and will hang to the right of the door. The sign will be brushed aluminum with vinyl applied lettering. The building address on the sign will be reverse laser cut numerals.

Staff Comments

The proposed awning for the left most building by does not meet the 9’ minimum clearance above the sidewalk required by the City of Knoxville Zoning Ordinance (Article 5, Section 6.B.1).

Staff Recommendation

APPROVE with the following condition:

- a. The left most awning must receive all necessary approvals from the city for the sidewalk clearance deviation with the zoning ordinance.

David McGinley stated that the owners must apply for a use agreement from the city because the awning extends into city property. It will have to be approved at City Council.

John Sanders, representing the owner, stated that he has applied for a BZA variance for the awning.

A motion was made by Bob Alcorn and seconded by Amy Haynes to approve staff recommendation. The motion carried with John Sanders recusing.

Certificate No. 09-C-08-DT

416 W. Clinch Ave. – Cedric Coant (Le Parigo)

Pre-development meeting: N/A

Description of Work

This proposal is for a modification to a previously approved awning, sign package, ADA ramp and sidewalk deck as part of a façade renovation. The awning will be black and be made of canvas. The awning will span the width of the façade (28 feet) and extend 8.5 feet from the facade. There will be four support posts for the awning made of aluminum. The posts will be inline with the outside edge of the deck. The restaurant name will be on the valence and sides of the awning. The name will be 5 inches tall by 19.75 inches wide in each location for a total of 2.07 square feet.

There are two proposed windows signs. The Le Parigo Restaurant window sign will be on the left most window and is 25”wide by 15” tall. The Hours of Operation window sign will be on the front door is 12” wide by 10” tall.

The proposed outside seating deck will extend a maximum of 8 feet from the front façade of the building, which will leave a minimum of 4 feet of clearance with the tree well. From the right side of the building, the decking will start approximately 1.5 feet from the

building edge and will extend to the left side of the building until it fades into the sidewalk, under the new window to the left of the new entry. The decking will be made of wood and will be removable.

The railing for the deck will be made of 1 inch by 1 inch aluminum tubing and will be covered with the same black canvas as the awning.

Staff Comments

In regard to the deck and awning extending 8 feet in to the sidewalk, the guidelines require a minimum 5 foot pedestrian passage (Section 1.A.1d). The plan shows there is a 4 foot clearance to the planting well and approximately a clearance of 6 feet to the tree. The sidewalk in front of the building is 17.5 feet wide.

Staff Recommendation

APPROVE with the following conditions:

- a. The awning must be either have a clearance of 9 feet with the sidewalk or receive all necessary approvals from the city for the sidewalk clearance deviation with the zoning ordinance.

Mike Reynolds stated that there is only a 4 foot clearance from the deck to the tree well and City Engineering wants a 5 foot clearance. David McGinley stated the minimum allowable width for new sidewalks is feet and this request would also need to meet this standard. The applicant will also have to get an encroachment agreement from the city. Cedric Coant, the owner, stated the use agreement he had already applied for with the city said he only needed 4 feet of clearance with the tree well. He said he would be willing to pay for a grate for the tree well. Kim Henry stated that this committee cannot approve a grate. They would have to go through City Engineering. Mike described the signs on the building that need to be approved also.

A motion was made by David Dewhirst and seconded by Finbarr Saunders to approve the request as submitted and recommend to City Council that they approve the required agreements as approved by the Board.

Staff Report:

Issued Certificates of Appropriateness

- 424 S. Gay St (8-B-08-DT) – Cut out and tuckpoint back and side walls.
 - Approved by staff.

Other Business:

There being no further business, the meeting was adjourned.