

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF AUGUST 20, 2008

Present:

Amy Haynes
Finbarr Saunders
Kim Henry
David Dewhirst
Madeleine Weil
Joe Petre
Gregg White
Bob Alcorn
Mike Reynolds
Mark Donaldson
Anne Wallace
Steve King
Michelle Hummel
Craig Belitz
Cedric Coant
Duane Grieve
Brett Honeycutt
Scott Hatmaker

Organization:

Resident
Historic Zoning Commission
Development Corporation
Dewhirst Properties
City of Knoxville
Conversion Properties
GWC, LLC
Bob Alcorn Architects
MPC
MPC
City of Knoxville
City of Knoxville
CBID
Craig Belitz Construction
EZC, Inc (La Parigo)
Grieve Associates Architects
3G Studios
3G Studios

Amy Haynes, Chair, called the meeting to order. There was a quorum present. Board members present are shown in italics. Everyone introduced themselves.

Amy Haynes asked for nominations for Chair and Vice Chair. Gregg White nominated Kim Henry as Chair and Joe Petre as Vice Chair. Kim Henry will take over duties of Chair at the next called Board meeting.

The motion was made by Gregg White and seconded by Bob Alcorn.

A motion was made by Kim Henry and seconded by Finbarr Saunders to approve the June 18 minutes. The motion carried unanimously.

Certificates of Appropriateness:

N/A

Staff Report:

Issued Certificates of Appropriateness

- ❖ 7-A-08-DT, 600-612 Union & 601-613 Kendrick Place – Staff Approval, 7/14/2008
 - Minor Alteration of an Existing Structure (Renovation of balconies)
- ❖ 7-B-08-DT, 526 S Gay Street – Staff Approval, 7/17/2008
 - Sign (Window sign for The French Market)
- ❖ 7-C-08-DT, 503 W. Clinch Avenue – Staff Approval
 - Sign (Hanging sign for Downtown Realty)

Other Business:

Discuss development plan for 316 S. Gay Street.

- Mike Reynolds introduced the project; an eleven story mixed use development with 9 stories of residential.

Brett Honeycutt, architect of the proposed building with 3G Studios, said that they want to build an 11 story structure to maximize the utility of the site. The site is only 40 feet wide and 125 feet deep so it poses many development and design issues. There will be commercial space on the ground floor and office on the second floor, with the remaining 9 stories residential. The first four floors of the building will be brick with the rest of the floors a cementitious material. There will be two balconies per floor on the Gay Street façade on floors 5-11. These balconies will have a strip of metal mesh that covers half of the balcony and extends from approximately the roof line to the street on the right side of the building and to the third floor on the left side.

Bob Alcorn asked why they stopped at 11 stories? Scott Hatmaker with 3G Studios said the proposed height is as tall as they can go without having to meet a more strict fire code.

Madeline Weil asked how they would handle the garbage collection? Brett and Scott said they not to that level of detail yet but it most likely be in garage level and they may lose a parking stall to accommodate the garbage collection.

Gregg White was concerned with the building elevation facing the alley. He said that the City has developed a proposed Alleyways guidelines and are looking at ways to enhance alleys. He would like to see this building address the alley in an appropriate manor to further this initiative.

Kim Henry said she had a concern about the building not stepping back as the guidelines require. Kim also was concerned about the metal mesh panels creating a second façade which would be hovering over the sidewalk. The architects said there is precedent on Gay Street to have buildings that are taller than the

surrounding buildings without a setback. It was pointed out that those buildings do not have balconies on the front façade.

Kim Henry asked where service vehicles would come if there is a business on the ground floor. There is not space in front of the building because of an intersection. The architects said there will be an elevator in the garage that will have access to the first floor so deliveries can be made from the alley if needed.

Amy Haynes said she would like to see the cementitious panels used in a non-traditional style/pattern. The architects agreed.

Discuss development plan for Le Parigo Restaurant (not on Agenda)

- Mike Reynolds introduced the project for the restaurant and said the owner turned in the application to late to be considered on this agenda for approval. The owner is in attendance because they want to receive approval so they can begin the work on the restaurant and open as soon as possible.

Mike Reynolds explained the procedure for calling a special meeting according to the Administrative Rules and Procedures.

There was some discussion about the design of the structure. Kim Henry said she would like to see an example of the proposed lighting fixtures. There was discussion of the need for approval of the ADA ramp into the building and the hand rail since it will be in the City right-of-way. Steve King said that he has not seen the proposed alterations to the City ROW and does not know how long it will take to receive approval at this time.

Kim Henry said that she felt comfortable approving the design before the City makes it final approvals for the ROW changes.

A motion was made by Kim Henry and seconded by Amy Haynes to approve call a special meeting of the Downtown Design Review Board August 28, 2008 in the Small Assembly Room at 4:00 PM. The motion carried unanimously.

Discuss development plan for the Glencoe (not on Agenda)

- Mike Reynolds introduced the project for the residential structure and said the owner turned in the application to late to be considered on this agenda for approval. This is a renovation of an existing structure which will repair or replace all building features in kind, except for the third story balcony. Currently, the third story balcony has metal railing, posts and roof. The proposal is to build a new third story balcony to match the second story balcony.

A motion was made by Madeleine Weil and seconded by Gregg White to approve call add this item to the special meeting of the Downtown Design

Review Board August 28, 2008 in the Small Assembly Room at 4:00 PM. The motion carried unanimously.

Update on Modifications/Additions to the Downtown Knoxville Design Guidelines

- Mike Reynolds said the proposed modifications to the Guidelines, D-1 Ordinance and Administrative Rules and Procedures have been approved by MPC and have been approved on first reading by City Council. The second reading for final approval at City Council will be August 22nd.

It was asked if there will be new Guidelines printed for the Board members and Ex Officio's and Mike Reynolds said there would be new Guidelines, Ordinances, and Administrative Rules and Procedures handed out at the Board meeting in September after final approvals.

Update on Regions Bank time/temp sign at street level

- Mike Reynolds said that he had a discussion with permitting and legal and they came to the conclusion that there would not be any ability to require a business to put back a sign that they removed because the guidelines do not require a Certificate of Appropriateness approval to remove a sign.