Call to Order and Welcome
Introduction of Ex Officio Members and Visitors
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CERTIFICATES OF APPROPRIATENESS

1. 6-A-20-DT
517-519 Market St. / Parcel ID 094LF027 - Home Federal Bank
(McCarty Holsaple McCarty)

Description of Work
Renovation of the Market Street and alley elevations of the Home Federal Bank building at 517-519 Market Street. 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.

Market Street Elevation
1) Remove existing EIFS bulkhead/transom and aluminum storefront windows.
2) Repair and repaint existing wood signboard, pressed sheetmetal accents, second-floor wood windows, stone pilasters, and wood cornice.
3) Install a new storefront system in the existing opening with smooth painted fiber cement panels/trim, aluminum-clad wood storefront windows and door, and leaded glass transoms.
4) The main entry door will be recessed approximately 6’-3” and an additional door will be on the left (south) side of the recess that is for an exit egress.
5) Install recessed downlights in the soffit of the recessed entry.
6) Install a new painted aluminum sign to the left of the recessed entry. The sign will be non-illuminated and 1’-4” tall by 1’-4” wide (approximately 1.78 sqft).
7) Install storm windows on the interior side of the second-floor windows.

Alley Elevation
1) Remove the hollow metal doors, solid transom and frames. The left (north) doorway will be partially infilled to be a window to match the existing on this elevation. The right (south) doorway will have a new hollow metal door and frame with glass transom. This doorway will be
recessed approximately 4'-7". The doorway at the fire escape will be partially infilled and converted back to a window to match the existing on this elevation.

2) Remove the plywood infill panels and window frames at all windows openings.

3) Infill the 5 small window openings in the middle of this elevation with brick to match the existing.

4) Remove the metal fire escape and conductor heads and downspouts.

5) Repair, repoint and repaint the brick wall.

6) Install new aluminum-clad wood windows, 2 over 2 divided lite pattern to match the existing that is located behind the wood infill.

7) Install new recessed downlight in the entry soffit of the recessed doorway.

**Staff Comments**

This building is not located within a national register historic district so the Historic Resources section of the guidelines is not applicable. However, the proposal does appear to be meet the intent of those guidelines as well. Staff is recommending a condition that the ground floor windows be clear because the guidelines recommended clear glass on the ground floor. The existing storefront windows being removed are tinted and the plans do not specify if the new storefront windows will be clear or tinted.

In addition to having to meet the recommendations of the Downtown Design Guidelines, the proposal also must meet the design standards of the DK-G zone district (Art. 5, Sec. 5.5 – Table 5.4). There are no apparent conflicts with the zoning standards.

**Applicable guidelines**

**SECTION 1.B.1. (BUILDING MASS, SCALE AND FORM)**

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings and there are no height limitations imposed by the zoning ordinance for downtown Knoxville. However, there is still a need for buildings that respond to pedestrians. The use of ‘human-scale’ design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

**GUIDELINES:**

1a. Maintain a pedestrian-scaled environment from block to block.
1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.
1e. Avoid blank walls along street-facing elevations.

**Section 1.B.3. (BUILDING MATERIALS)**
New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

**GUIDELINES:**
3a. Use complimentary materials and elements, especially next to historic buildings.

**Section 1.B.4. (ARCHITECTURAL CHARACTER)**
Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

**GUIDELINES:**
4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
4c. Scale first floor signs to pedestrians.
4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

**Section 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)**
Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

**GUIDELINES:**
5a. Use consistent rhythm of openings, windows, doorways, and entries.
5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
5c. Design entrances according to the proportions of the building’s height and width.
5e. All windows at the pedestrian level should be clear.
5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

**SECTION 2.B.1. (RECOMMENDED SIGNS)**
These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

**GUIDELINES:**
1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade.

**Staff Recommendation**
APPROVE Certificate 6-A-20-DT subject to 1 condition:

1) Installing clear glass in the storefront windows and doors, excluding the leaded glass transoms.

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2. **6-B-20-DT**
706 S. Gay St. / Parcel ID 095IF027 - 706 S Gay Street (Meagan Grohol / R2R Studio, LLC)

**Description of Work**
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.

**West Facing Front Elevation/Gay Street:**
1) Demolish the entire existing façade.
2) Add one additional story along this elevation. The building height from the sidewalk to the top of the parapet is 44’-4.75”, which is approximately the same height as the thin tower on the adjacent building to the right (south).
3) The upper stories of the façade will be clad with a mix of brick, architectural metal panels, and aluminum-clad double-hung windows. The top of the facade has a corbelled brick detail and decorative metal cornice.

4) The ground floor storefront system will be black aluminum and glass with a recessed doorway. An area of cement board paneling on the right (south) side of the recessed entry screens the corridor leading to the residential units. This area may become space for signage that will be submitted for approval by the future tenant.

5) Entry to the commercial space and residential spaces is recessed from Gay Street with recessed downlighting above the entry.

6) A decorative metal cornice separates the street level from the residential stories above. The two upper stories shall be brick with aluminum-clad double-hung windows. Above the residential windows, the top of the facade shall have a corbelled brick detail and decorative metal cornice.

**North Facing Side Elevation/Parking Lot:**

1) Retain and paint the existing brick walls a dark charcoal gray.

2) Construct new walls above the existing brick for the addition to the second and third stories.

3) The new walls will be clad with architectural metal panels surrounding the third story windows with the remainder of the addition clad in new brick.

4) A decorative metal cornice and coping shall continue across the top of the north elevation.

5) All windows along this elevation shall be aluminum-clad double-hung windows. There are five new window openings on the second level of the existing building. The rest of the windows will be in the addition.

6) A light well has been incorporated at the second and third stories to bring additional daylight into the residential units. A new skylight will bring daylight to the main level commercial space. Within the lightwell, the existing brick will be painted and the remainder of the exterior walls are clad in the architectural metal panels. Black aluminum storefront will be installed in the corridor adjacent to the light well.

**East Facing Rear Elevation/Alley:**

1) Retain and paint the existing brick.

2) New walls clad with brick are added above existing brick walls.

3) A decorative metal cornice and coping continue across the top of the east elevation.

4) Aluminum clad double-hung windows will be installed.

5) A metal door is proposed at the alley for egress. This door shall be recessed from the face of the building to allow it to swing out and will be painted to match the existing brick.

**South Facing Elevation Side/Party Wall:**

1) A portion of the south facing elevation may be visible behind the tower of the adjacent existing building. This elevation will be finished in new brick with new metal coping. No windows are proposed on this elevation.
Staff Comments
This building is not located within a National Register Historic District so the proposal does not need to meet the Historic Resources section of the design guidelines. In addition to having to meet the recommendations of the Downtown Design Guidelines, the proposal also must meet requirements of the DK-G zone district, including the dimensional standards and design standards (Art. 5, Sec. 5.5 – Table 5.3 & 5.4). There are no apparent conflicts with the zoning standards (see page 17 for the applicable DK-G requirements and associated measurements/calculations for this proposal).

The building has some architectural elements that extend over the property line and into the public right-of-way. This will require an encroachment agreement to be approved by City Council. This is typically not an issue but if for some reason this is not approved, the plans will most likely need to be revised and reviewed again by the board. The building will also have windows facing the adjacent parking lot to the north. Since these windows are along the property line, a 5’-0” fire separation easement from the face of the building must be agreed to by the owner of the parking lot. This agreement will ensure that a new building is not built along this property line and block these windows.

Applicable guidelines

SECTION 1.B.1 (BUILDING MASS, SCALE AND FORM)
Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings and there are no height limitations imposed by the zoning ordinance for downtown Knoxville. However, there is still a need for buildings that respond to pedestrians. The use of ‘human-scale’ design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

GUIDELINES:
1a. Maintain a pedestrian-scaled environment from block to block.
1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be ‘stepped back’ on upper floors with lower floors meeting the sidewalk edge.
1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

1d. Divide larger buildings into ‘modules’ that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.

1e. Avoid blank walls along street-facing elevations.

SECTION 1.B.3. (BUILDING MATERIALS)
New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

GUIDELINES:
3a. Use complimentary materials and elements, especially next to historic buildings.

SECTION 1.B.4. (ARCHITECTURAL CHARACTER)
Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

GUIDELINES:
4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

4c. Scale first floor signs to pedestrians.

4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.

4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

4f. Encourage the use of ‘green roofs’ and other sustainable practices, while minimizing the visual impact from the street.

SECTION 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)
Entrances and ground floor windows should foster pedestrian comfort, safety and orientation.
Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.
GUIDELINES:
5a. Use consistent rhythm of openings, windows, doorways, and entries.
5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
5c. Design entrances according to the proportions of the building’s height and width.
5d. Consider corner entrances at the ends of blocks.
5e. All windows at the pedestrian level should be clear.
5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

SECTION 1.B.7. (MECHANICAL EQUIPMENT AND SERVICE UTILITIES)
Utilities can include telephone and electrical lines, ventilation systems, gas meters, air conditioners, fire protection, telecommunication and alarm systems. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

GUIDELINES:
7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.
7b. Do not locate units on a primary façade.
7c. Screen rooftop vents, heating/cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.
7d. Locate utility connections and service boxes on secondary walls.
7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

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).
3.  **6-C-20-DT**  
414 Clinch Ave. / Parcel ID 094LG01101 - Sandstone Court (Hollie Cook / Knox Heritage, Inc.)

**Description of Work**  
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.

**Staff Comments**  
Historical markers (plaque signs) are not specifically addressed in the design guidelines so staff is not authorized to approve them. The request does not appear to conflict with the general intent of the Downtown Design Guidelines and the location and size of the plaque are appropriate for this building.

**Applicable guidelines:**  
**SECTION 2.B.1. (RECOMMENDED SIGNS)**  
These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

**GUIDELINES:**  
1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade.  
1b. Projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board.  
1c. Window signs, less than 30 percent coverage, including neon signs.  
1d. Building name sign and/or building directory.

**Staff Recommendation**  
APPROVE Certificate 6-C-20-DT as submitted.
4. **6-D-20-DT**  
808 State St. / Parcel ID 095ID021 - The 808 - Event Space (Sanders Pace Architecture)

**Description of Work**

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.

**Existing 1940’s Structure**
1) Remove the stone veneer and mansard roof on the front (State Street) elevation to expose the original brick facade.
2) The three other existing elevations will receive a treatment to remove the paint on the existing terracotta block to expose its natural and intended color.
3) Install new steel framed glass transoms with clear insulated glazing and aluminum storefront doors and aluminum operable garage door.
4) Install a new canopy on the front facade that resembles the original canopy.
5) Install a new steel deck on the rear of the existing building that will be accessed from the upper level.

**Addition**
1) The addition will be setback approximately 50’ from the State Street property line, 1’ from the Cumberland Avenue property line, and 47’ from the rear (alley) property line.
2) The materials of the new addition include architectural metal panels with fire district approved wood accents.
3) The base of the new addition is proposed to be board-formed concrete for the new foundation and retaining walls.
4) New clear glazed insulated collapsible doors will be added to the east and west facades of the new addition to access the new entry and event court.
5) The Cumberland Avenue elevation has a rectangular recessed area with vertical architectural metal panels or varying widths and colors. The remainder of this elevation will be clad with a corrugated architectural metal panel system.

**State Street Courtyard, Patio, and Landscaping**
1) The courtyard and patio will be surrounded by a board-formed retaining wall of varying height. Along the State Street sidewalk, it will be a low wall that forms the edge of the planting area.
2) Board-formed walls with a height similar to a guardrail will be located on the courtyard/patio side of the planting area.
3) The courtyard and walkways will be made of concrete and the area labeled as “court” is a gravel surface. Along the north elevation of the existing building, there will be 2” or less river rock installed flush with adjacent materials.
4) The patio for the existing structure will have a concrete surface, landscape bed along the sidewalk, and a sliding metal gate with 2” or less river rock installed flush with adjacent materials.
5) There will be four trees and various other smaller plantings in the courtyard and patio area.

Rear Patio, Loading Dock, and Landscaping
1) The patios will have concrete surfaces and will have a concrete ramp from the loading area up to the basement of the addition.
2) The mechanical units will be located along the backside of the board formed retaining wall along the Cumberland Avenue sidewalk.
3) The waste bins will be located near the alley and Cumberland Avenue property line and will be surrounded by a 4'-0" tall fence.
4) There will be three trees planted adjacent to the mechanical units and various smaller planting in the planting beds shown on the plan.

Lighting
1) The roof overhangs and sidewalls of the east and west elevations of the addition will be lined with the Type ‘A’ recessed perimeter light fixture (3 sides).
2) The rectangular recessed area on the Cumberland Avenue elevation will be lined with the Type ‘A’ recessed perimeter light fixture (4 sides).
3) The rear of the existing structure will have two Type ‘B’ wall mounted light fixtures at the deck level and four Type ‘D’ under deck fixture for the patio below the deck.
4) The rear of the addition will have two Type ‘B’ wall mounted light fixtures at the patio (basement) level.
5) The courtyards have Type ‘C’ in-wall step lighting and Type ‘E’ in-ground well lighting.

**Staff Comments**

This building is not located within a National Register Historic District so the proposal does not need to meet the Historic Resources section of the design guidelines. In addition to having to meet the recommendations of the Downtown Design Guidelines, the proposal also must meet requirements of the DK-G zone district, including the dimensional standards and design standards (Art. 5, Sec. 5.5 – Table 5.3 & 5.4). There are no apparent conflicts with the zoning standards (see page A0.0 for the applicable DK-G requirements and associated measurements/calculations for this proposal).

The DK-G zone requires 80 percent of new construction be built within 0'-5' of a street lot line. The addition meets this requirement along the Cumberland Avenue frontage but it is not built
up to the State Street property line. However, the zoning regulations allow plazas and other open space features to count toward meeting this requirement, so this proposal is compliant with this requirement along the State Street frontage.

The color renderings in the plan packet have a different Cumberland Avenue elevation then what is shown in the line elevations. The color rendering shows an alternative that the applicant is interested in constructing if it is permissible by the zoning ordinance, or if the Design Review Board has the authority to approve an alternative design standard from the requirements of the DK-G zone. The DK-G zone has a façade design standard that states no building wall that abuts a public right-of-way can contain a blank wall that exceeds 20 linear feet, measure parallel to the street. The wall in the color rendering does not meet that standard which is why the line drawings have an alternative design with a larger recess area.

**Applicable guidelines:**

**SECTION 1.B.1 (BUILDING MASS, SCALE AND FORM)**

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings and there are no height limitations imposed by the zoning ordinance for downtown Knoxville. However, there is still a need for buildings that respond to pedestrians. The use of ‘human-scale’ design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

**GUIDELINES:**

1a. Maintain a pedestrian-scaled environment from block to block.
1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be ‘stepped back’ on upper floors with lower floors meeting the sidewalk edge.
1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.
1d. Divide larger buildings into ‘modules’ that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.
1e. Avoid blank walls along street-facing elevations.
Section 1.B.2. (BUILDING LOCATION)
It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

GUIDELINES:
2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.
2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.
2c. Maintain sight lines to historic buildings that were originally located in an open setting, providing setbacks for new buildings next to historic structures in order to preserve views.
2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.
2e. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

SECTION 1.B.3. (BUILDING MATERIALS)
New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

GUIDELINES:
3a. Use complimentary materials and elements, especially next to historic buildings.

SECTION 1.B.4. (ARCHITECTURAL CHARACTER)
Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

GUIDELINES:
4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
4c. Scale first floor signs to pedestrians.
4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.
4f. Encourage the use of ‘green roofs’ and other sustainable practices, while minimizing the visual impact from the street.

SECTION 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)
Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

GUIDELINES:
5a. Use consistent rhythm of openings, windows, doorways, and entries.
5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
5c. Design entrances according to the proportions of the building’s height and width.
5d. Consider corner entrances at the ends of blocks.
5e. All windows at the pedestrian level should be clear.
5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

SECTION 1.B.7. (MECHANICAL EQUIPMENT AND SERVICE UTILITIES)
Utilities can include telephone and electrical lines, ventilation systems, gas meters, air conditioners, fire protection, telecommunication and alarm systems. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

GUIDELINES:
7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.
7b. Do not locate units on a primary façade.
7c. Screen rooftop vents, heating/cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.
7d. Locate utility connections and service boxes on secondary walls.
7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

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.

**STAFF REPORT**

5. **NONE**

**OTHER BUSINESS**

6. **NONE**