

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, April 22, 2014
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on April 22, 2014. Chairman Saunders called the meeting to order at 6:05 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Paul Bruns, Vice Chairman; Alderman Greg Marcom; Mr. John Walker; Mr. Henry Porter; Mr. Ralph Smith; and Mr. Eric Alter

DEVELOPMENT STAFF PRESENT:

Mr. Cameron Ross, Economic and Development Services Director; Mr. Wade Morgan, Chief Planner; Ms. Regina Gibson, Administrative Secretary; and Mr. Robert McLean, Attorney

1. Approval of Minutes for March 25, 2014

Mr. Smith moved to approve the Design Review Commission minutes of March 25, 2014, seconded by Mr. Walker, with no further comments or discussions.

ROLL CALL: Mr. Walker – Yes; Mr. Alter - Yes; Mr. Bruns – Yes; Alderman Marcom – Abstain; Mr. Smith – Abstain; Mr. Porter – Abstain; Chairman Saunders – Yes.

MOTION PASSED

Comment: The Chairman stated the Commission reviewed the items on tonight's agenda in the Executive Session meeting and the following items were added to the Consent Agenda:

2. CONSENT AGENDA

- a. Riveroaks Reformed Presbyterian Church – 1665 S. Germantown Rd. – Request Approval of a Playground Area and Equipment.
Nate Smith - Applicant
- b. Germantown Plaza Shopping Center – Southwest Corner of Farmington Blvd. and Exeter Rd. – Request Approval of a Sign Policy.
Rick Smith, w/Finard Properties - Applicant

Comment: The Chairman stated he would like to remind the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

Mr. Bruns made a motion to approve the Consent Agenda as discussed, seconded by Mr. Smith.

ROLL CALL: Mr. Bruns – Yes; Mr. Smith – Yes; Mr. Porter – Yes; Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Walker – Yes; Chairman Saunders - Yes

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

a. Riveroaks Reformed Presbyterian Church – 1665 S. Germantown Rd. – Request Approval of a Playground Area and Equipment.

BACKGROUND: Riveroaks Reformed Presbyterian Church received approval from the Board of Zoning Appeals and the Design Review Commission for a sanctuary and parking lot addition in June, 1990. The Board of Zoning Appeals approved a use on appeal for an additional expansion in 1999. The Planning Commission and DRC approved the Site Plan for the expansion in 1999.

DISCUSSION: The plan proposes playground equipment to be located in the center courtyard of the church, as shown on the attached site plan. Equipment is to consist of a covered platform with a slide and climbing feature, as shown on the attached diagrams.

PROPOSED MOTION: To approve the request for a playground area and equipment at Riveroaks Reformed Presbyterian Church.

b. Germantown Plaza Shopping Center – Southwest Corner of Farmington Blvd. and Exeter Rd. – Request Approval of a Sign Policy.

BACKGROUND: Germantown Plaza was originally approved by the Design Review Commission as K-Mart Plaza in 1978. The sign policy was approved in 1978 and revised in 1999. In 2006 the Planning Commission and Design Review Commission approved a building addition on the northern end of the center.

DISCUSSION: The owners of Germantown Plaza propose an updated sign policy that will address updated sign colors that have been approved in Germantown Plaza as well as the allowance for national and regional chain stores' corporate typography and logos.

COMMENTS:

1. Both the existing and proposed sign policies are attached. The revised policy includes the color "blue" as an acceptable color, in addition to the existing colors of red, black, off-white and green. The revised policy also removes the sign limitation of 50 sq. ft./one-half sq. ft. per lineal foot of lease space, and replaces it with a provision that signs comply with City ordinances.
2. The proposed sign policy limits sign lighting to "white neon". Staff recommends that LED lighting also be allowed.
3. Staff recommends that samples of the acceptable colors be provided.

PROPOSED MOTION: To approve the revised sign policy for Germantown Plaza shopping center.

3. Methodist West Cancer center – 7945 Wolf River Blvd. – Request Preliminary and Final Plan Approval.

BACKGROUND: The site is Lot 7 of the Wolf River Center subdivision, 1st Addition. The site was originally developed as the University of Tennessee Medical Building. The development was approved by the Planning Commission on December 1, 1998 and Development Contract no. 1034 was approved by the BMA on February 8, 1999. This lot (plus Lots 2, 3, and 6) is allowed to have a pervious area ratio of

25 percent. When the subdivision was created in 1994, 18 acres of parkland and a portion of the Greenbelt were dedicated to the City.

DISCUSSION: The project will re-locate the West Cancer Center from 100 Humphreys Blvd. to this site. An addition to the east side of the building will house two linear accelerator vaults and additional facilities. A two-level parking structure is proposed for the south side of the site. The parking structure will contain 211 spaces and is intended for West Cancer Center staff.

TOTAL SITE AREA 9.63 ac.

DEVELOPMENT PLAN:

Building Floor Area:	110,000 sq. ft
Existing -	
Proposed:	119,073 sq. ft.

The following checklist describes the characteristics of each part of the property.

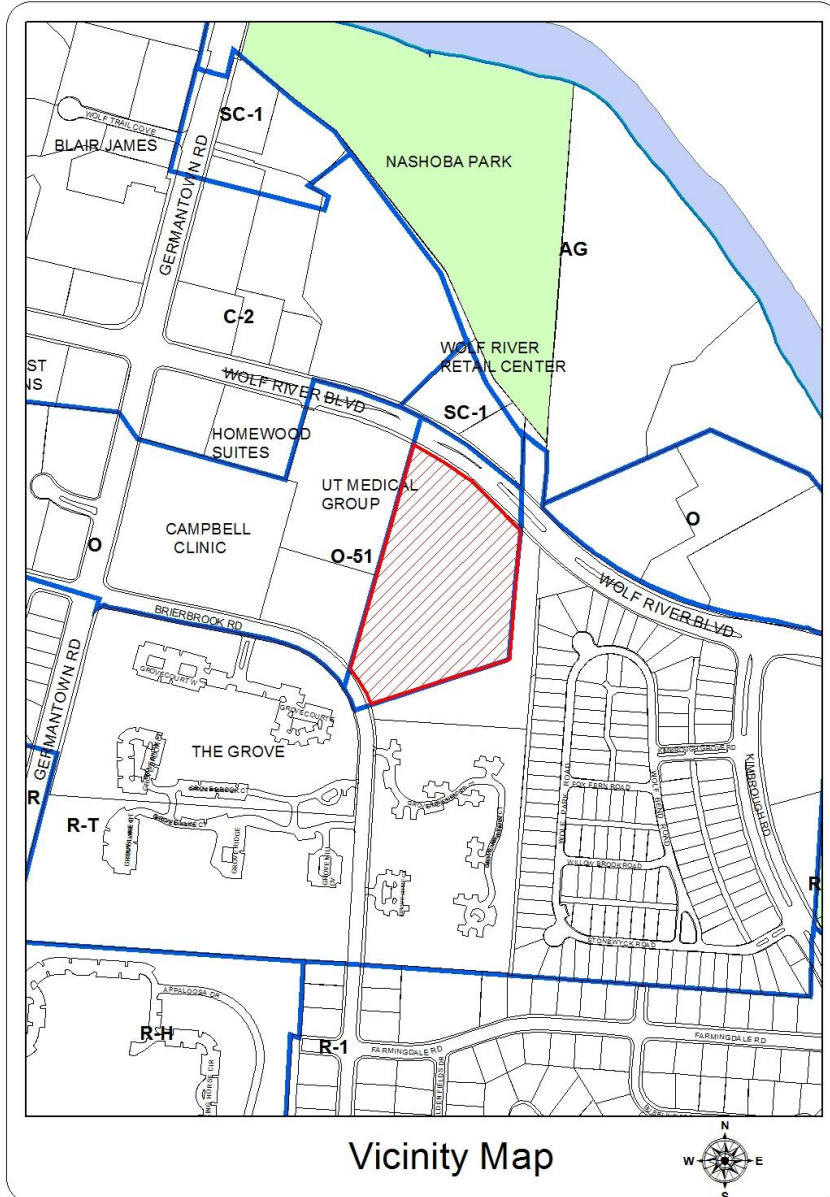
DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* The project consists of 1) an approx. 9,000 sq. ft. addition on the east and south sides of the existing building that will house two linear accelerator vaults, MRI facilities, and other medical equipment; and 2) a 211 space, one-level parking structure on the southern side of the site, near Briarbrook.
2. *Building Elevations:* The building addition will have a brick exterior similar to the existing building. Due to the nature of the equipment in the addition, only the south side addition will have windows or doors. The parking structure is to have an exterior of brick and precast concrete panels. Color illustrations and material samples have been provided.
3. *Street Improvements and Curb Cuts:* An additional driveway to Briarbrook has been provided.
4. *Parking Lots:* The parking structure will be constructed in over existing parking spaces.
5. *Exterior Lighting:* All site lighting is to use LED fixtures. Site lighting within the surface parking lot is to consist of 14 foot-tall poles. Lights on the parking structure upper level will incorporate a diming feature to reduce light levels to 30 percent when the area is inactive. A photometric analysis is provided that indicates an average illumination level of 2.0 foot-candles on the entire site, 1.8 average on the garage and ramp.
6. *Garbage Collection Area:* the existing dumpster is located near the west property line.
7. *Vents:* No new fixtures indicated.
8. *Gas, Electric and Water:* no new meters or equipment indicated.
9. *Mechanical Units:* the addition is to have a mechanical yard behind a screened enclosure.
10. *Emergency Generators:* an existing generator is indicated on the plan.
11. *Landscaping:* A landscaping plan has been provided.
12. *Mailboxes:* None proposed.

13. *Signs*: No specific information provided. Any new signs will have to be approved by the DRC by a separate application.

COMMENTS:

1. Prior to final DRC approval, the following information shall be provided:
 - a. The height of light poles and fixtures on the parking structure upper level.
 - b. The height of the parking structure's upper level screen wall. The wall should be of sufficient height to screen vehicles parked on the structure.
2. The landscape plan indicates various areas of sod where additional landscaping could be provided to improve the appearance. In addition, more details on the greenscreen panels should be provided, including more information on the types of vines to be planted, growth characteristics, etc.



Vicinity Map

PROPOSED MOTION: To approve the request for Preliminary and Final Plan Approval for the West Cancer Center at 7945 Wolf River Blvd., subject to the comments contained in the staff report.

John Summers and Melissa Williams w/West Cancer Center; Rob Heard w/Allen Hoshall; and Blair Parker w/Parker Design were present to answer any questions that the commission might have.

Mr. Paul Bruns asked if they would consider using the tangerine vine on the north side of the parking structure because of the low lighting and Mr. Blair Parker agreed.

The commission asked that more evergreen trees be added to fill in the gaps between the building and the residences and Mr. Summers agreed.

Ms. Linda Scott expressed her disapproval of this facility and told the commission that she was totally unaware that this project had already received the Planning Commission's approval.

After much discussion, Chairman Saunders called for a motion.

Mr. Bruns moved to approve the request for Preliminary and Final Plan Approval for the West Cancer Center at 7945 Wolf River Blvd., as discussed and subject to the comments contained in the staff report, and seconded by Mr. Walker.

ROLL CALL: Mr. Walker – Yes; Mr. Porter – Yes; Alderman Marcom – Yes; Mr. Bruns – Yes; Mr. Smith – Yes; Mr. Alter – Yes; Chairman Saunders – Yes.

MOTION PASSED

4. Saddle Creek South Shopping Center – Southwest Corner of Poplar Ave., and West Street – Request Approval of a Sign Policy.

BACKGROUND: The Saddle Creek South shopping center was originally approved in 1988 as a 37,759 sq. ft. retail center. The Planning Commission approved the Saddle Creek South PUD site plan on December 3, 2013, and the Design Review Commission approved the landscaping, building elevations, building materials and site lighting plan on December 17, 2013. Current plans will allow the demolition of the dental office building at the southwest corner of Poplar and West St., the demolition of a portion of the existing Saddle Creek South building, and the construction of 42, 811 sq. ft. of new retail space. Saddle Creek South and West will total 88,845 sq. ft. of floor area when completed.

DISCUSSION: The owners of Saddle Creek South PUD propose an updated sign policy that will establish specific design guidelines for all types of tenant signs (wall, blade, directional, wall-mounted plaques, address) and allows wall signs that are 1.5 sq. ft. per every one foot of tenant frontage.

COMMENTS:

1. Refer to the attached sign policy for staff comments and questions, shown in red.

PROPOSED MOTION: To approve the revised sign policy for the Saddle Creek South shopping center.

Mr. Chris Herman w/Trademark Properties expressed his appreciation to the commission for the changes to the sign ordinance which gives them the added signage and a sense of security that their tenants need.

After much discussion the commission explained that they could not approve the “Shops of Saddle Creek” sign band area because it was not supported by the city ordinance, removed the fountain sign from the request because it was not part of this development package, and approved the use of the logo on the back of the “stop” signs.

Chairman Saunders called for a motion.

Mr. Walker moved to approve the revised sign policy for the Saddle Creek South shopping center, as discussed and subject to the comments contained in the staff report, and seconded by Mr. Smith.

ROLL CALL: Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Smith – Yes; Mr. Bruns – Yes; Mr. Porter –Yes; Mr. Walker – Yes; Chairman Saunders – Yes.

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:28 p.m.