

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS**

Tuesday, June 24, 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 June 24, 2014. Chairman Bruns 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. Paul Bruns – Chairman; Mr. Neil Sherman, – Secretary; Eric Alter; Mr. Henry Porter; Mr. Christopher Schmidt; Alderman Greg Marcom, Mr. Ralph Smith, and Mr. John Walker

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 May 27, 2014

Mr. Smith moved to approve the Design Review Commission minutes of May 27, 2014, seconded by Mr. Sherman, with no further comments or discussions.

ROLL CALL: Mr. Walker – Yes; Mr. Alter – Yes; Alderman Marcom – Abstain; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Schmidt – Yes; Mr. Porter – Yes; and Chairman Bruns – 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. Methodist West Cancer Center – 7945 Wolf River Blvd. – Request Preliminary and Final Plan Approval of a Revised Building Expansion.
Richard Kelley - 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. Smith made a motion to approve the Consent Agenda as discussed, seconded by Mr. Alter.

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

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. **Methodist West Cancer Center – 7945 Wolf River Blvd. – Request Preliminary and final Plan Approval of a Revised Building Expansion.**

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. The DRC approved the landscape, building elevation and lighting plans on April 22, 2014.

DISCUSSION: During the detailed, interior planning of the building addition, it was determined that a 2nd level for the addition was needed to meet the office space needs. The revised plan increases the total floor area by 6,127 sq. ft., to a total of 125,200 sq. ft. The additional floor area requires an additional 7 parking spaces over the previous, approved plan. The roof terrace with meditation area has been relocated to the third level. There is no change to the parking deck.

TOTAL SITE AREA 9.63 ac.

DEVELOPMENT PLAN:

| | |
|----------------------|-----------------|
| Building Floor Area: | 110,000 sq. ft |
| Existing - | |
| Previous Proposal: | 119,073 sq. ft. |
| Current Proposal: | 125,200 sq. ft. |

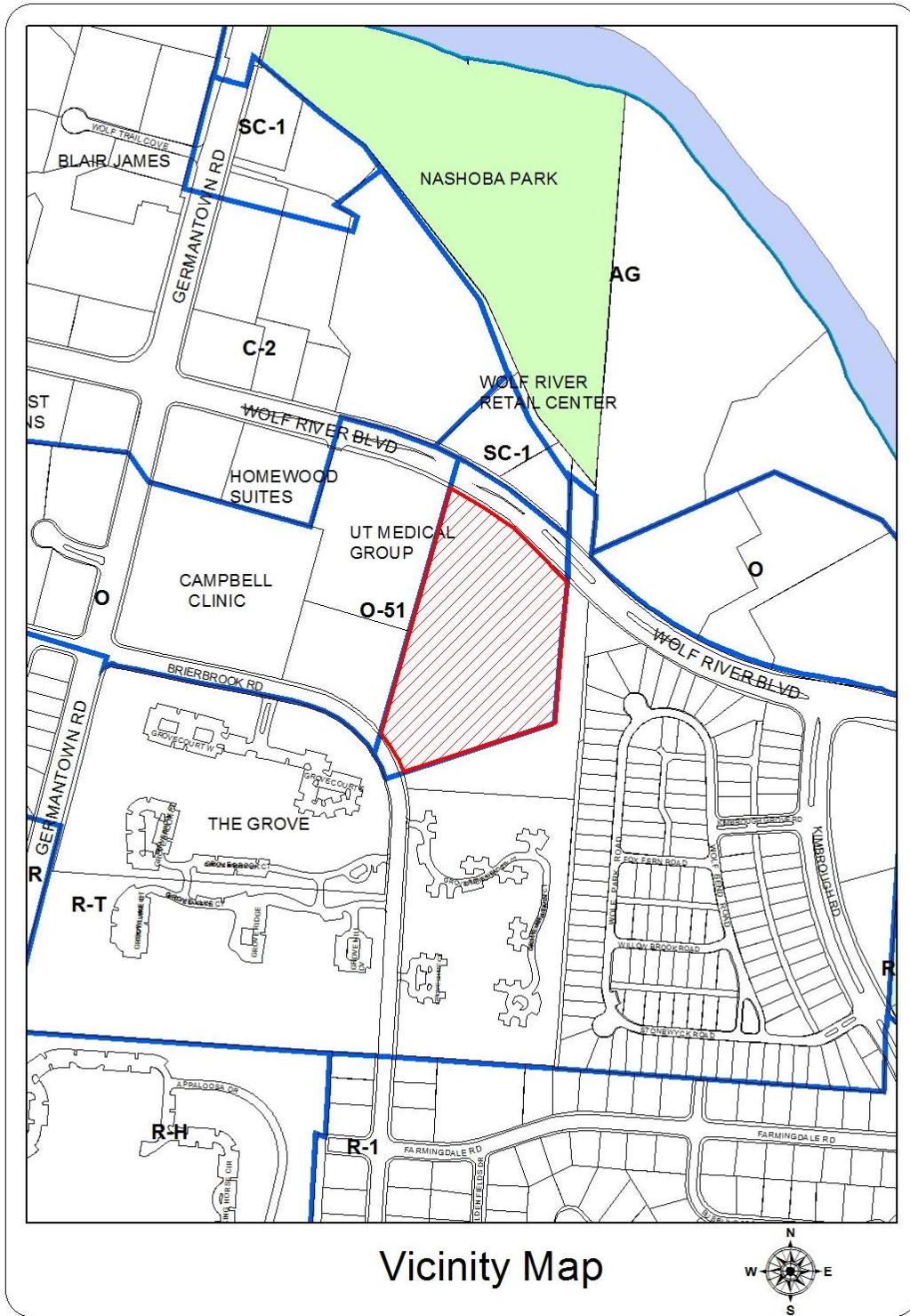
The following checklist describes the characteristics of each part of the property.

DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* No overall change.
2. *Building Elevations:* The building addition will have a brick exterior similar to the existing building. . Color illustrations and material samples have been provided.
3. *Street Improvements and Curb Cuts:* No change.
4. *Parking Lots:* additional parking spaces have been provided with the landscaped areas.
5. *Exterior Lighting:* No change.
6. *Garbage Collection Area:* no change.
7. *Vents:* No change.
8. *Gas, Electric and Water:* no change.
9. *Mechanical Units:* no change to approved plan.
10. *Emergency Generators:* no change.
11. *Landscaping:* A modified 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. The new addition increases the total building floor area to 125,200 sq. ft. and requires 626 parking spaces. 629 spaces are provided. The net change to the pervious/impervious ratio provides a 30% green space ratio, which is 5% greater than what is required for the site.



Vicinity Map

PROPOSED MOTION: To approve the modified 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.

3. Talbots – 2055 West Street, Saddle Creek south Shopping Center – Request Approval of Awnings.

BACKGROUND: Awning colors at Saddle Creek center, as well as other shopping centers in the central business district have traditionally been of earth-tone colors: dark green, burgundy, black and tan. Recent awning colors in Germantown Collection have included red (Chili's) and purple (Panera Bread). Photos of existing awnings in Saddle Creek, Germantown Collection and Germantown Village Square are included in the folder labeled "Existing Awnings".

DISCUSSION: The recently opened Talbot's store in Saddle Creek south proposes red awnings on its southern building elevation, which faces the parking lot.

COMMENTS:

1. The sign policy for Saddle Creek center, as approved by the DRC, does not specify the acceptable awning colors.

Tenants of Saddle Creek are required to provide storefront awnings, except where canopies are provided by the Landlord, or where the storefront faces onto a roofed passage. Awnings and canopies provide an excellent opportunity for further expression of a Tenant's brand identity. Therefore, Tenants are encouraged to use a variety of brackets and framing, materials, color and height.

Awnings should serve as both character-enhancing elements at the storefront, and practical elements in terms of shading and protection from inclement weather. Generally, the depth and the shape are set. The color and the pattern of an awning is at the discretion of the Tenant. However, all awning designs must be submitted to, and are subject to the approval of, the Landlord's Tenant Coordinator and the Submission Review Committee.



3.1 AWNING DESIGN CRITERIA

Tenants of Saddle Creek are required to provide storefront awnings, except where canopies are provided by the Landlord, or where the storefront faces onto a roofed passage. Awnings and canopies provide an excellent opportunity for further expression of a Tenant's brand identity. Therefore, Tenants are encouraged to use a variety of brackets and framing, materials, color and height.

Awnings should serve as both character-enhancing elements at the storefront, and practical elements in terms of shading and protection from inclement weather. Generally, the depth and the shape are set. The color and the pattern of an awning is at the discretion of the Tenant. However, all awning designs must be submitted to, and are subject to the approval of, the Landlord's Tenant Coordinator and the Submission Review Committee.

Signage on awnings is governed by the sign criteria.

Lighting affixed to, or within the underside of an awning fixture is not permissible. Lighting an awning surface from above is permissible with prior approval of the light source by the Landlord.



PROPOSED MOTION: To approve red as an acceptable awning color for Saddle Creek South Shopping Center.

Mr. Jeff Gate, w/Balton Signs explained that this is a deep red not a bright shiny red.

The commission voiced their concerns over approving this red sample as opposed to the other reds that have already been approved in other developments. Burgundy and red are part of the approved neutral color pallet however; they are concerned that this might open the door for someone to come to the DRC requesting orange. Staff assured the commission that orange is not an allowed color.

After much discussion Chairman Brunns called for a motion.

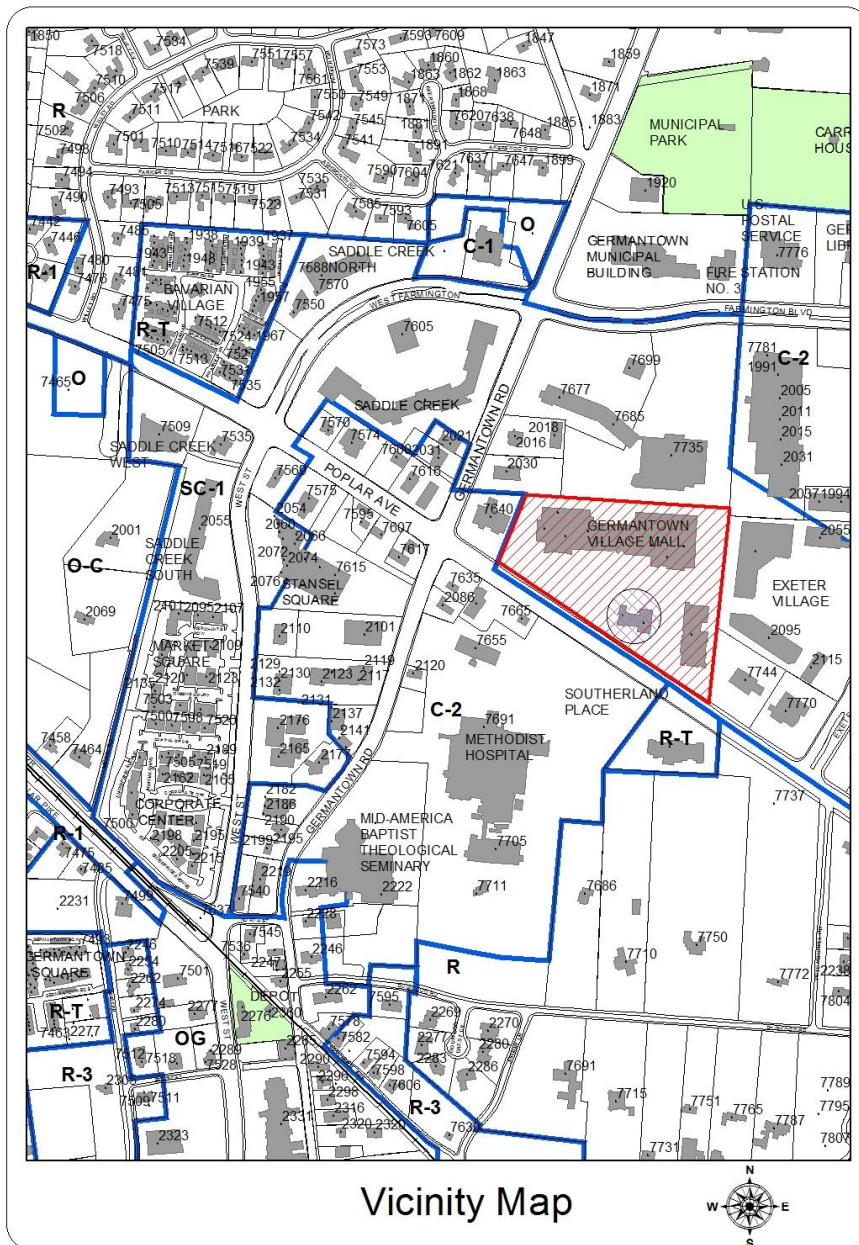
Mr. Walker moved to approve red as an acceptable awning color for Saddle Creek South Shopping Center, as discussed and subject to the comments contained in the staff report, and seconded by Mr. Sherman.

ROLL CALL: Mr. Alter – Yes; Mr. Sherman – Yes; Mr. Schmidt – Yes; Alderman Marcom – Yes; Mr. Porter – Yes; Mr. Smith – No; Mr. Walker – Yes; Chairman Bruns – Yes.

MOTION PASSED

4. 7708 and 7710 Poplar Ave., Germantown Village Square Shopping Center – Request Approval of Awnings and Paint Colors.

DISCUSSION: Boyle Investment proposes exterior modifications to the building containing McAlister’s Deli and the Bank of Bartlett. Awnings are proposed on a portion of the east and south facades over the entrances to McAlister’s, and all four sides of the building are proposed to be repainted. Color renderings have been provided and paint samples will be presented at the DRC meeting.



PROPOSED MOTION: To approve the exterior modifications, consisting of awnings and paint scheme, to 7708 and 7710 Poplar Ave. as shown in the application.

Wade Morgan spoke with the architect and the shopping center manager and they have informed him that they have decided on a color scheme and would like to pull the item off of this agenda tonight and come back next month. They have the samples that they have decided to use already on the building itself so each of you can drive by and take a look at them before the next DRC meeting.

WITHDRAWN BY APPLICANT

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:26 p.m.