

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: JOHN SANDERS

Owner Contractor Architect Engineer Other _____

Date Filed: 4/1/2016 Application accepted by: Mike Reynolds

Fee Amount: \$100.00 Review Date: 4/20/16 File Number: 4-C-16-DT

PRE-APPLICATION CONFERENCE		Date Completed:
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>NEW HEADQUARTERS FOR THE TOMBRAS GROUP</u></p> <p>Street Address: <u>620 S GAY ST</u></p> <p>Parcel Identification Number(s): <u>0951F03201</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>JOHN SANDERS</u></p> <p>Company: <u>SANDERS PACE ARCHITECTURE</u></p> <p>Address: <u>514 W JACKSON AVE STE 102</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>329.0316</u></p> <p>Fax: _____</p> <p>E-mail: <u>jsanders@sanderspace.com</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>TIM HILL</u></p> <p>Company: <u>HATCHER HILL & ASSOCIATES GP</u></p> <p>Address: <u>6807 SHERWOOD DR</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>719.7538</u></p> <p>Fax: _____</p> <p>E-mail: _____</p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: _____</p> <p>Company: <u>T. B. D.</u></p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p>ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
FOR OFFICE USE ONLY		
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50</p> <p><input type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</p> <p><input checked="" type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input checked="" type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250</p> <p><input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>MICHAEL DAVIS</u></p> <p>Company: <u>SANDERS PACE ARCH.</u></p> <p>Address: <u>514 W JACKSON AVE STE 102</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>329.0316</u></p> <p>Fax: _____</p> <p>E-mail: <u>mdavis@sanderspace.com</u></p>	

NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.

Record#: 1546.10

01 April 2016

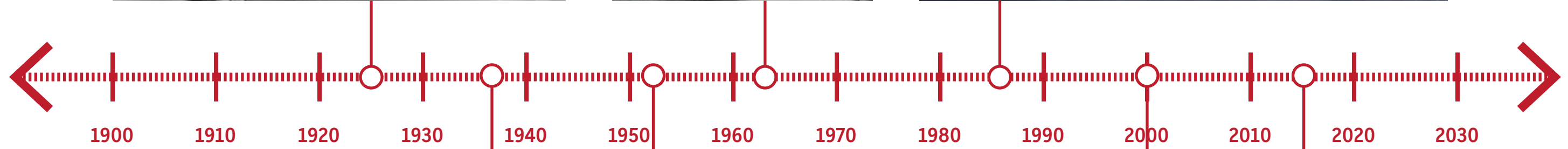
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main Street
Knoxville, Tennessee 37902

ATTN: Mike Reynolds

RE: Project Description | New Headquarters for the Tombras Group

Description:

The adaptive reuse of the former KUB Building (620 S Gay Street) in Downtown Knoxville into the headquarters for the Tombras Group. The proposed scope of work includes alterations to the building envelope to increase interior daylighting and improve the energy efficiency of the building as well as the addition of a new rooftop structure. The primary material palette consists of a rainscreen panel system and brick veneer. A metal panel system provides an accent to these materials. This material palette relates to the downtown context. A new roof addition replaces the former mechanical penthouse and allows access to a new roof deck. Mechanical screening will be provided at all roof mounted equipment.



1939
City of Knoxville establishes KUB after purchasing the system from the Tennessee Public Service Company



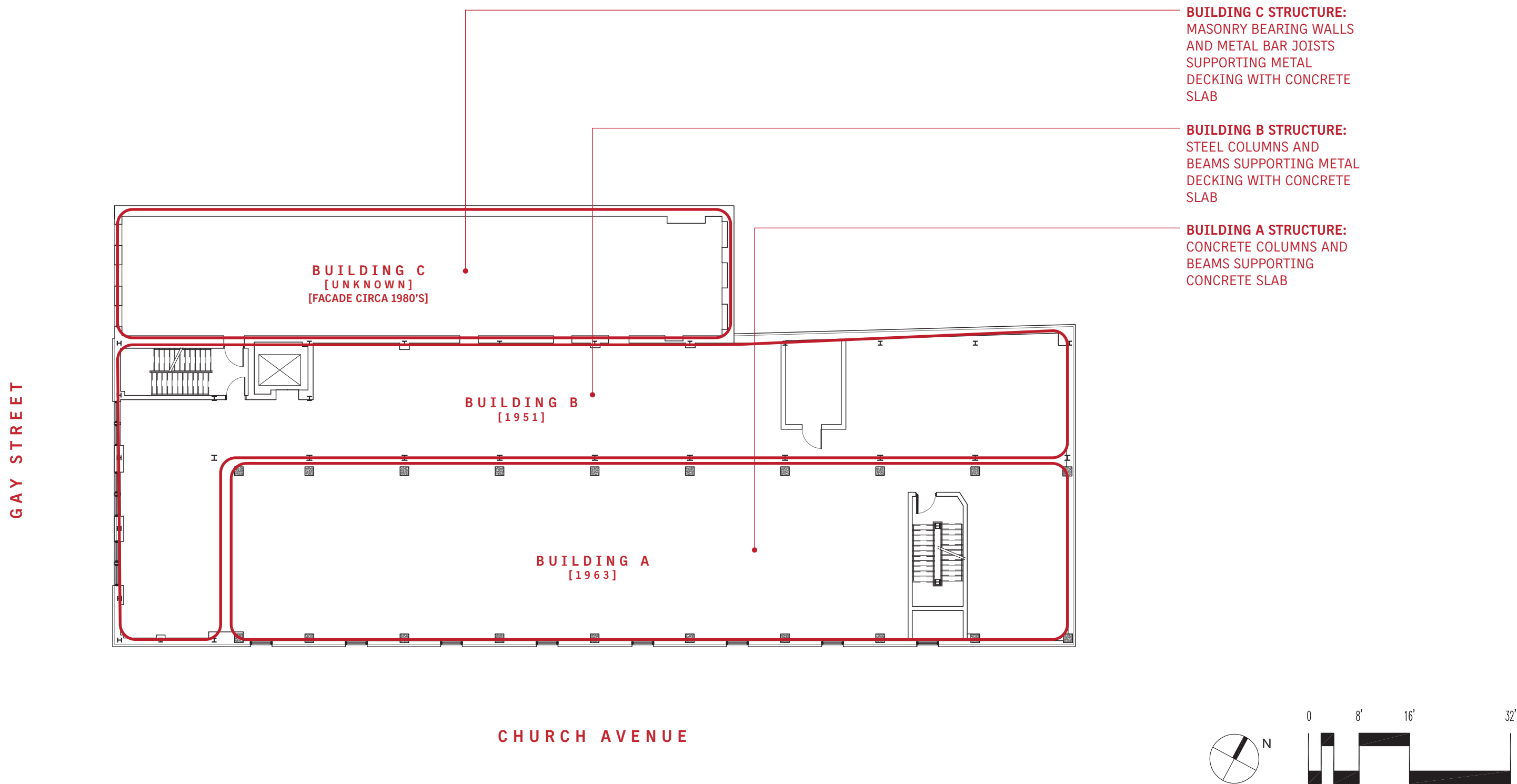
2000
KUB leaves the building and moves to the newly restored Miller's Building

2016
The Tombras Group begins work to establish a new headquarters in the former KUB building

1546 - THE TOMBRAS GROUP
NEW HEADQUARTERS

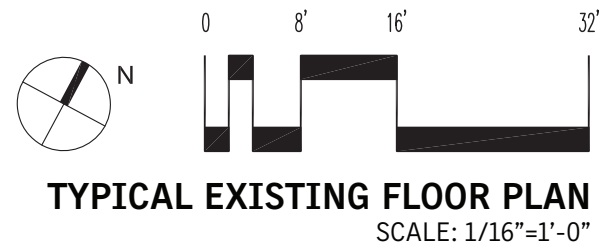
DDRB CERTIFICATE OF APPROPRIATENESS APPLICATION
[WITH STAFF COMMENT REVISIONS]
13 APRIL 2016

PROPERTY TIMELINE



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NEW HEADQUARTERS

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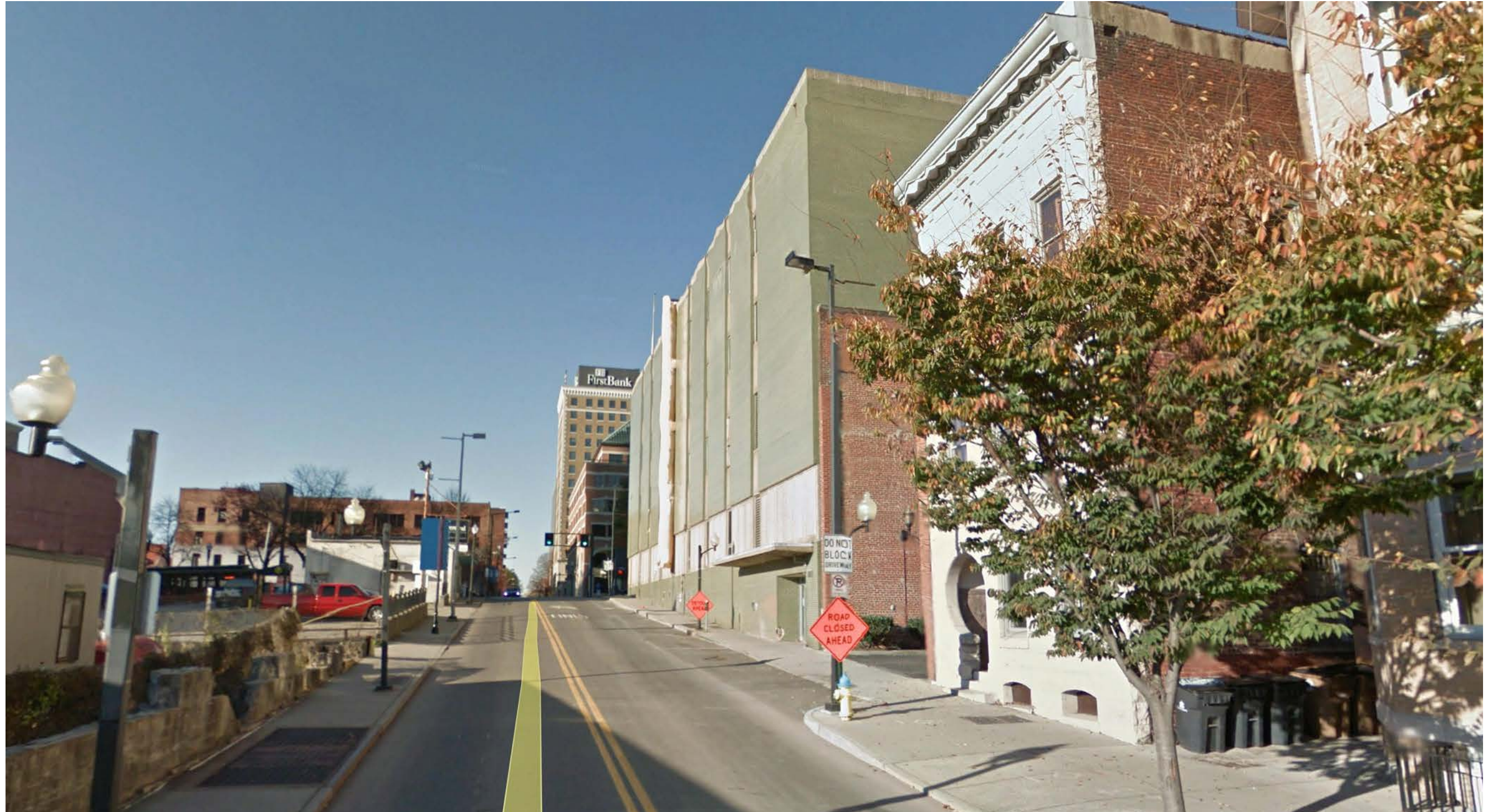
EXISTING PROPERTY PHOTOS
APPROACH AT GAY STREET & CHURCH AVE.



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NEW HEADQUARTERS

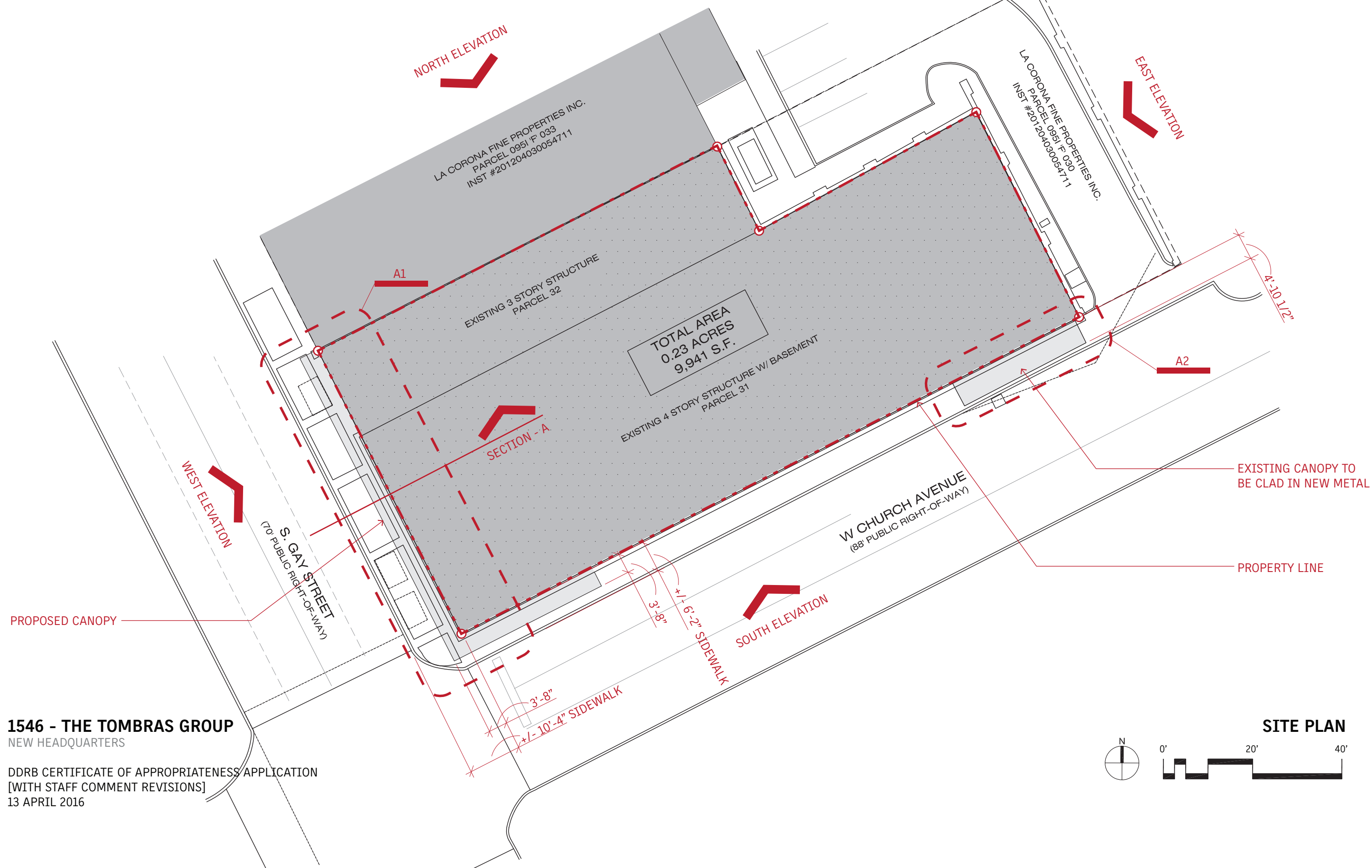
DDRB CERTIFICATE OF APPROPRIATENESS APPLICATION
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13 APRIL 2016

EXISTING PROPERTY PHOTOS
APPROACH TRAVELING SOUTH ON GAY STREET



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EXISTING PROPERTY PHOTOS
APPROACH TRAVELING WEST ON CHURCH AVE.



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SITE PLAN





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WEST ELEVATION



METAL PANEL SYSTEM W/ CONCEALED FASTENERS (BEYOND)

WOOD MECHANICAL SCREEN WALL (BEYOND)

BRICK VENEER

ALUMINUM WINDOW SYSTEM W/ CLEAR GLAZING

METAL PANEL SYSTEM W/ CONCEALED FASTENERS

1'-0" TALL X 8'-0" LONG HALO LIT ENTRY SIGNAGE

RAINSCREEN PANEL SYSTEM

PTD. METAL GUARDRAIL

ALUMINUM WINDOW SYSTEM W/ CLEAR GLAZING

2'-0" TALL X 16'-0" LONG HALO LIT BUILDING SIGNAGE

RAINSCREEN PANEL SYSTEM

METAL PANEL SYSTEM W/ CONCEALED FASTENERS

ALUMINUM WINDOW SYSTEM W/ CLEAR GLAZING

NEW METAL CANOPY, MATCH METAL PANEL SYSTEM

BRICK VENEER

WINDOW SIGN FOR CORNER SPACE



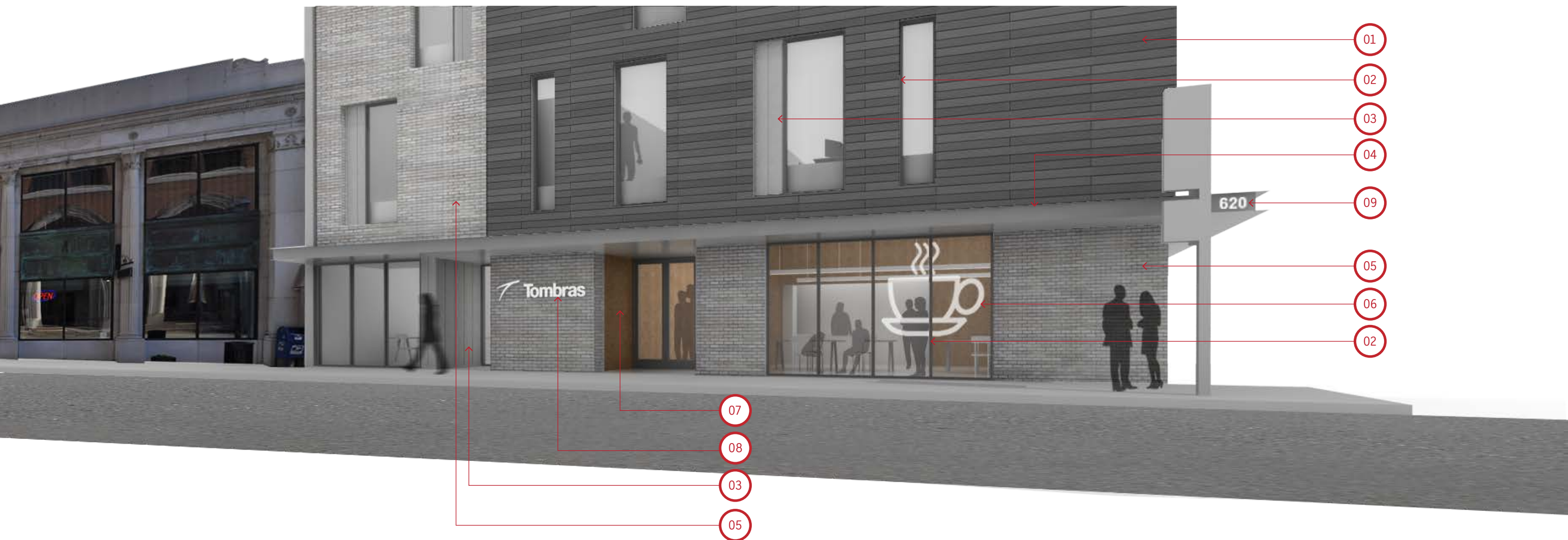
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WEST ELEVATION





LEGEND

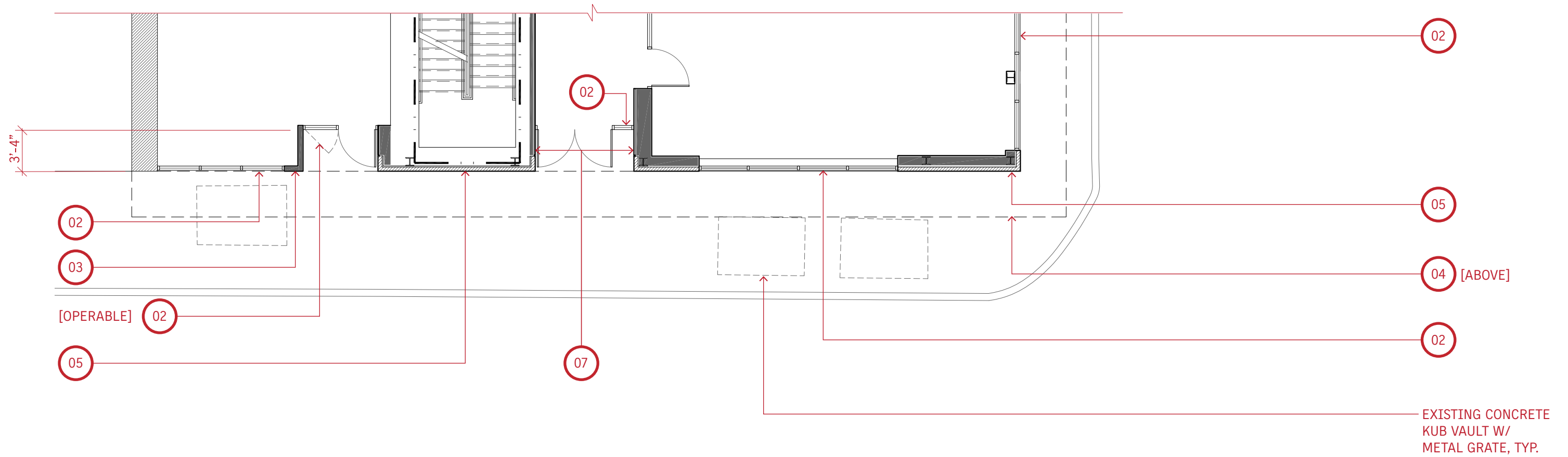
- | | | |
|--|--|---|
| 01 RAINSCREEN PANEL SYSTEM | 04 NEW METAL CANOPY OVER EXISTING CANOPY STRUCTURE, MATCH METAL PANEL SYSTEM | 07 WOOD VENEER |
| 02 ALUMINUM WINDOW SYSTEM W/CLEAR GLAZING | 05 BRICK VENEER | 08 1'-0" TALL X 8'-0" LONG HALO LIT ENTRY SIGNAGE |
| 03 METAL PANEL SYSTEM W/ CONCEALED FASTENERS | 06 WINDOW SIGN FOR CORNER SPACE | 09 BUILDING ADDRESS NUMERALS |

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NEW HEADQUARTERS

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VIEW AT STREET LEVEL



LEGEND

- | | | |
|--|--|---|
| 01 RAINSCREEN PANEL SYSTEM | 04 NEW METAL CANOPY OVER EXISTING CANOPY STRUCTURE, MATCH METAL PANEL SYSTEM | 07 WOOD VENEER |
| 02 ALUMINUM WINDOW SYSTEM W/CLEAR GLAZING | 05 BRICK VENEER | 08 1'-0" TALL X 8'-0" LONG HALO LIT ENTRY SIGNAGE |
| 03 METAL PANEL SYSTEM W/ CONCEALED FASTENERS | 06 WINDOW SIGN FOR CORNER SPACE | 09 BUILDING ADDRESS NUMERALS |

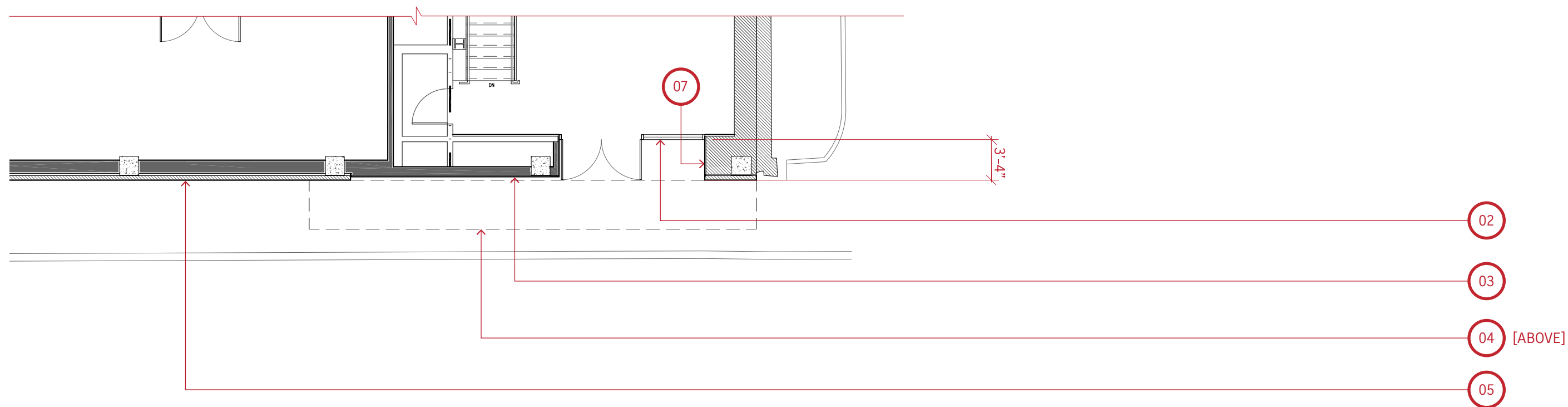
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A1 - ENLARGED PLAN | GAY STREET ENTRY





LEGEND

- | | | |
|---|---|--|
| 01 RAINSCREEN PANEL SYSTEM | 04 NEW METAL CANOPY OVER EXISTING CANOPY STRUCTURE, MATCH METAL PANEL SYSTEM | 07 WOOD VENEER |
| 02 ALUMINUM WINDOW SYSTEM W/CLEAR GLAZING | 05 BRICK VENEER | 08 1'-0" TALL X 8'-0" LONG HALO LIT ENTRY SIGNAGE |
| 03 METAL PANEL SYSTEM W/ CONCEALED FASTENERS | 06 WINDOW SIGN FOR CORNER SPACE | 09 BUILDING ADDRESS NUMERALS |

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NEW HEADQUARTERS

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A2 - ENLARGED PLAN | CHURCH AVE. ENTRY





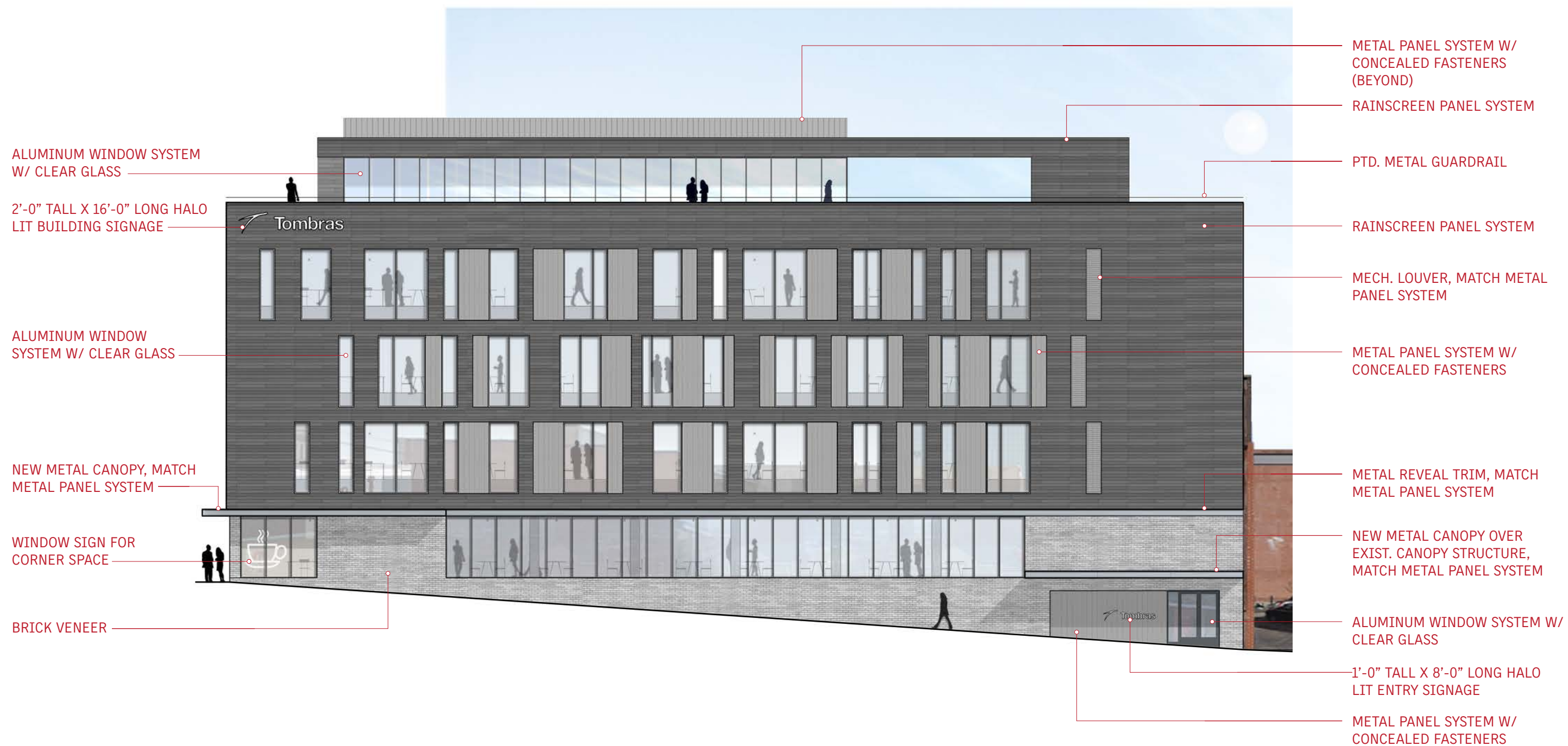
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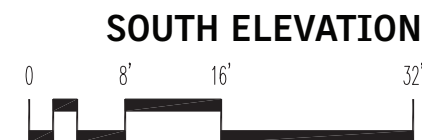
SOUTH ELEVATION





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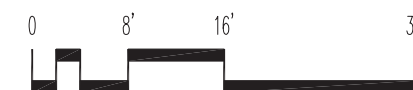


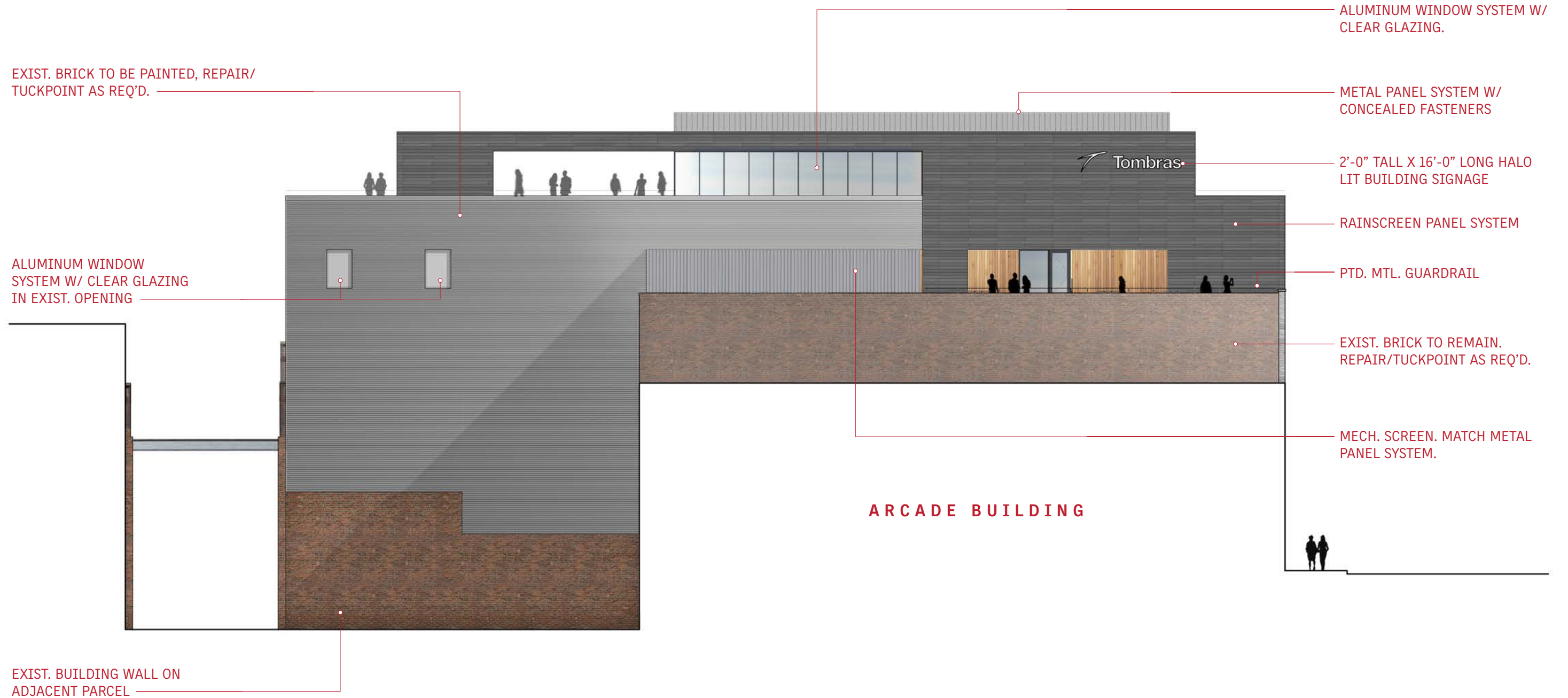
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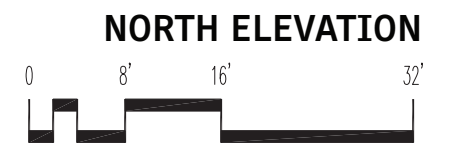
EAST ELEVATION

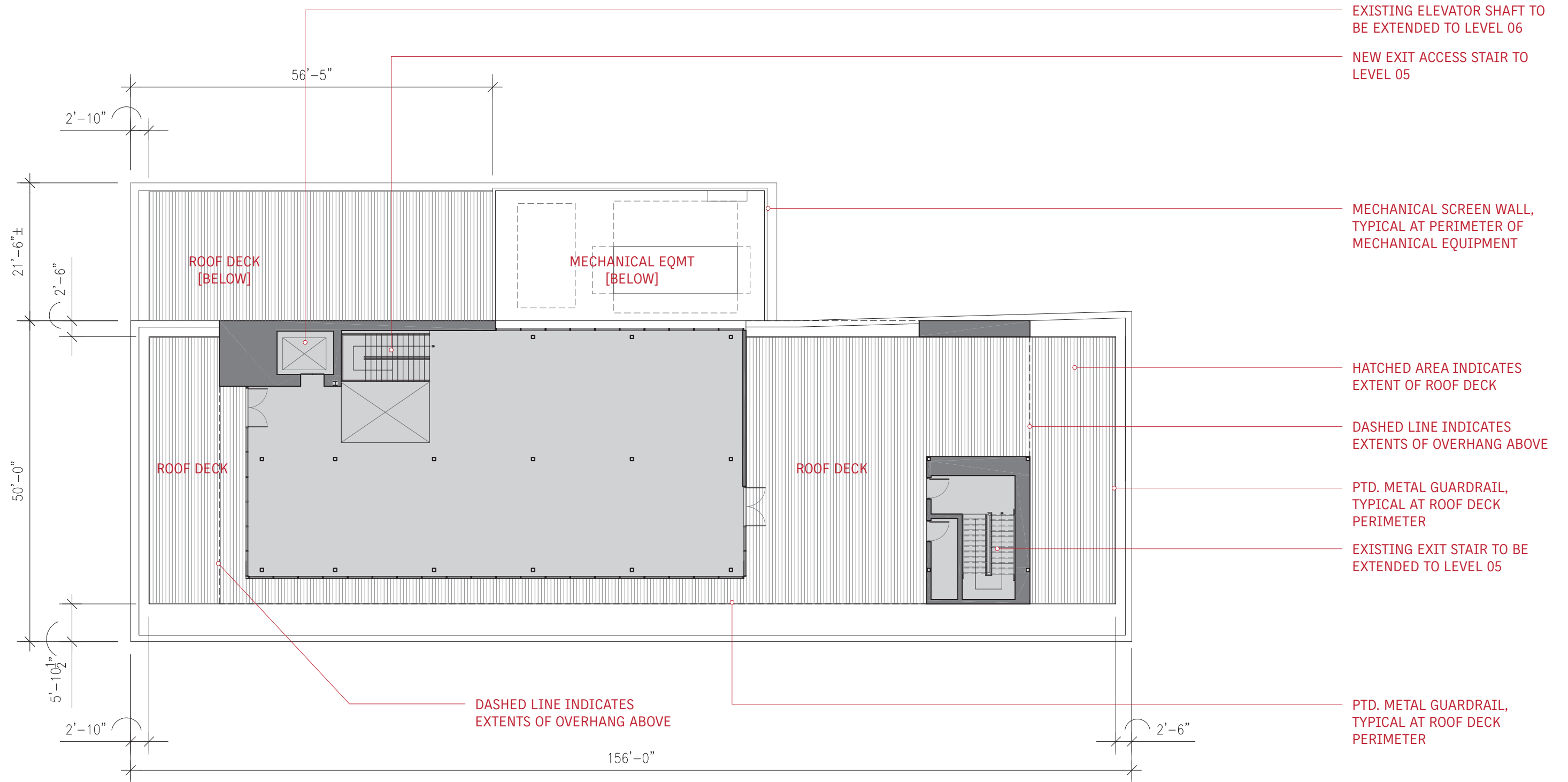




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NEW HEADQUARTERS

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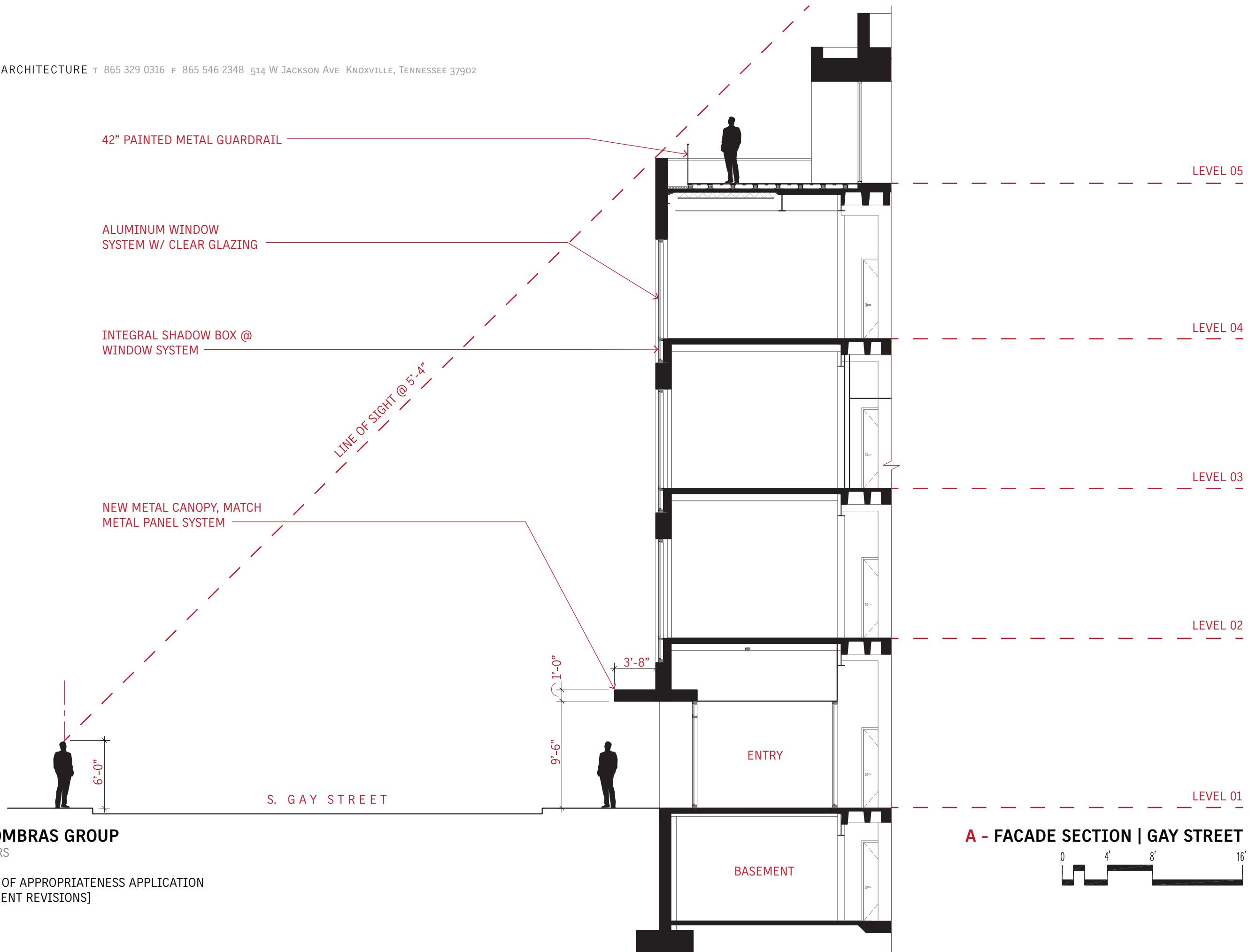


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LEVEL 05 FLOOR PLAN | ROOF DECK PLAN





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A - FACADE SECTION | GAY STREET





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ALUMINUM WINDOW SYSTEM W/
CLEAR GLAZING (TYPICAL)

2'-0" TALL X 16'-0" LONG HALO LIT
BUILDING SIGNAGE

01 RAINSCREEN PANEL SYSTEM

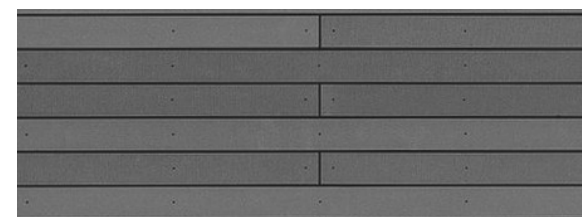
03 METAL PANEL SYSTEM W/
CONCEALED FASTENERS

NEW METAL CANOPY, MATCH METAL
PANEL SYSTEM

02 BRICK VENEER

WINDOW SIGN FOR CORNER
SPACE

1'-0" TALL X 8'-0" LONG HALO LIT
ENTRY SIGNAGE



01 RAINSCREEN PANEL SYSTEM



02 BRICK VENEER



03 METAL PANEL SYSTEM W/ CONCEALED
FASTENERS

PRIMARY MATERIALS



01 **LANKFORD HARDWARE**
NASHVILLE, TN
KENNON CALHOUN WORKSHOP

02 **150 SECOND STREET**
BOSTON, MA
ELKUS MANFREDI ARCHITECTS

RAINSCREEN PANEL SYSTEM

THE PREDOMINATE MATERIALS OF THE DISTRICT ARE BRICK AND SMOOTH STONE (MARBLE OR LIMESTONE). THE RAINSCREEN PANEL SYSTEM WAS SELECTED TO RELATE TO THE SCALE, DURABILITY, COLOR, AND TEXTURE OF THESE MATERIALS.

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PRECEDENTS | RAINSCREEN PANEL SYSTEM



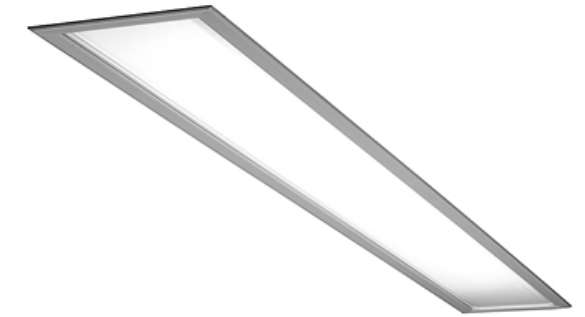
01 CONTINUOUS RECESSED LIGHTING AT OVERHANG

2'-0" TALL X 16'-0" LONG HALO LIT BUILDING SIGNAGE

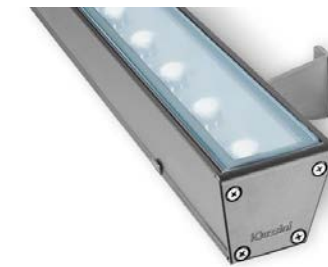
02 CONTINUOUS UPLIGHT [WALL GRAZER] CONCEALED BY CANOPY

01 CONTINUOUS RECESSED LIGHTING AT CANOPY

1'-0" TALL X 8'-0" LONG HALO LIT ENTRY SIGNAGE



01 CONTINUOUS RECESSED LIGHTING



02 CONTINUOUS UPLIGHT [WALL GRAZER] CONCEALED BY CANOPY

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BUILDING LIGHTING STRATEGY



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APPROACH AT GAY STREET & CHURCH AVE.