

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Meagan Grohol

Owner Contractor Architect Engineer Other Intern Architect

Date Filed: 5/26/16 Application accepted by: Brusseau

Fee Amount: \$50 Review Date: June 15, 2016 File Number: 6-A-16-DT

PRE-APPLICATION CONFERENCE		Date Completed: <input style="width: 150px;" type="text"/>
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>Maple Hill Expansion</u></p> <hr/> <p>Street Address: <u>410 S. Gray Street</u></p> <p>Parcel Identification Number(s): <u>095JA 03701</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>Scott Osborn</u></p> <p>Company: <u>R2R Studio, LLC</u></p> <p>Address: <u>2575 Willow Point Way, Ste 105</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37931</u></p> <p>Telephone: <u>865-769-8075</u></p> <p>Fax: <u>865-769-8076</u></p> <p>E-mail: <u>sosborn@r2rstudio.com</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>Hatcher Hill & Associates AP</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: <u>Kevin Suffridge</u></p> <p>Company: <u>Christopolous & Kennedy</u></p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p style="text-align: center;">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 checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</p> <p><input type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input 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>Meagan Grohol</u></p> <p>Company: <u>R2R Studio, LLC</u></p> <p>Address: <u>2575 Willow Point Way Ste 105</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37931</u></p> <p>Telephone: <u>865-769-8075</u></p> <p>Fax: <u>865-769-8076</u></p> <p>E-mail: <u>mgrohol@r2rstudio.com</u></p>	

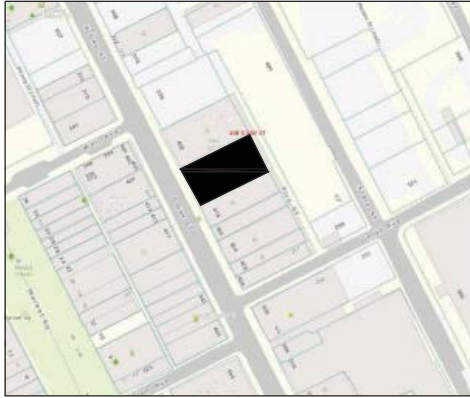
NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.

Sheet List:

- a1.1 Site Map/Tenant Location Plan
- a1.2 Proposed Plan
- a1.3 Elevations
- a1.4 Reference Photo - Existing Conditions
- a1.5 Reference Photo/Rendering

Proposed Modifications:

The east elevation of the JC Penney building received a Certificate of Appropriateness under MPC file 12-A-13-DT through submission by Dewhirst Properties in 2013. The space has since been leased as an expansion for the Maple Hall Bowling Alley. R2R studio has completed construction documents for the tenant build-out and verified existing conditions at the east elevation. We propose to remove brick to the extent of the original window openings and infill original openings with new wood-clad storefront, stained wood doors, and patterned glass transoms similar to the finishes at the Gay Street entry to the Maple Hall Bowling Alley. Egress doors will be recessed to prevent swinging over the property line. Additional doors and windows will swing into the tenant space. A casement window is proposed for service at the bar area. Patio seating is proposed with the addition of free-standing patio rail, string lights and movable planters. It is understood all patio elements outside of the property lines will be reviewed and approved through City of Knoxville Sidewalk Use Agreement prior to installation.



SITE MAP FOR REFERENCE
FROM KGIS.ORG



Hatch Indicates Area of Work
Property Line

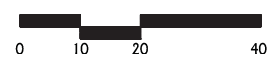
ARCHER'S BBQ

BABALU TACOS & TAPAS

EXISTING PROMENADE

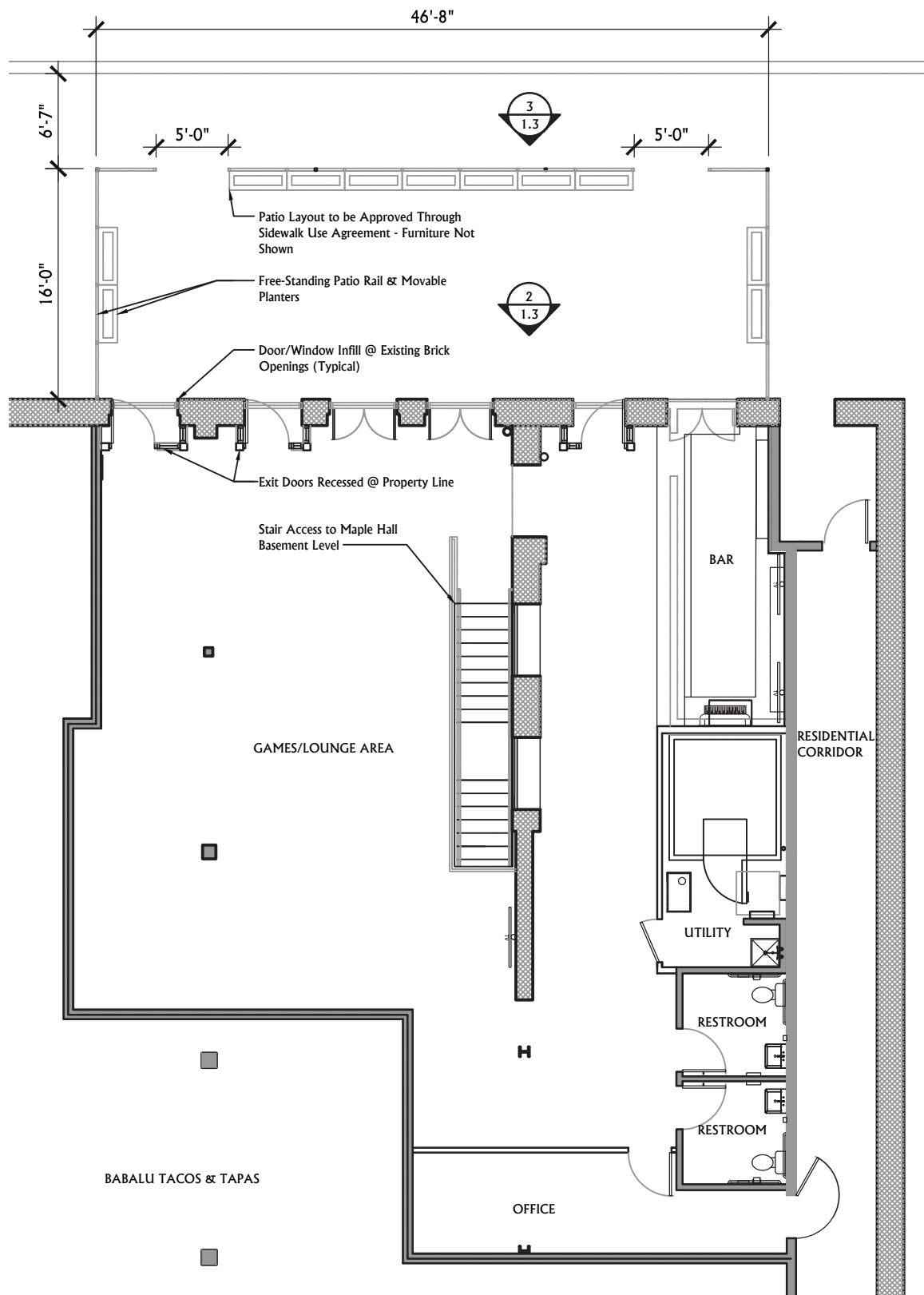
GAY STREET

TENANT LOCATION PLAN - 1:40



Maple Hall Expansion - D-1 Submission

410 S. Gay Street, Knoxville, Tennessee



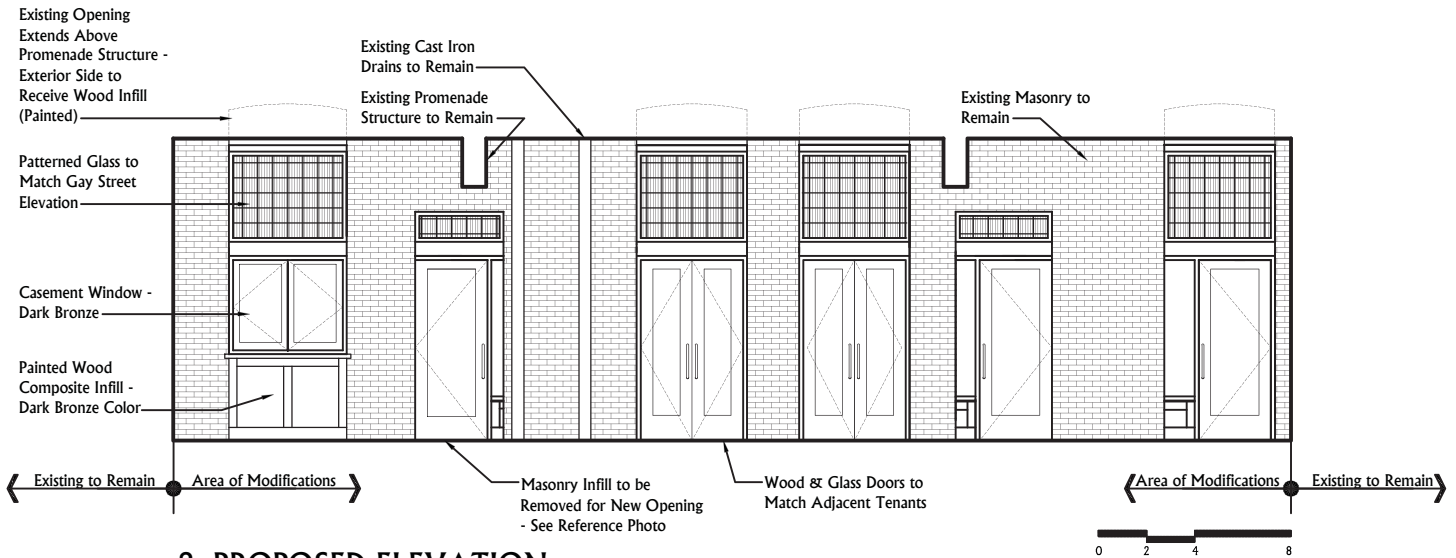
Maple Hall Expansion - D-1 Submission

410 S. Gay Street, Knoxville, Tennessee



1. PARTIAL ELEVATION - PREVIOUSLY APPROVED
 1/8" = 1'-0"

Note: Previous Submission Approved 12-20-13 (MPC File 12-A-13-DT). Submitted by Aaron Pennington /Dewhirst Properties for JCPenney Building Exterior Renovations.



2. PROPOSED ELEVATION
 1/8" = 1'-0"

Note: Existing Opening Locations & Heights Have Been Field Verified Since Original Submission

Maple Hall Expansion - D-1 Submission
 410 S. Gay Street, Knoxville, Tennessee





EXISTING CONDITIONS - REFERENCE PHOTO



EXISTING CONDITIONS - REFERENCE PHOTO FOR COLORS/MATERIALS

Maple Hall Expansion - D-1 Submission
410 S. Gay Street, Knoxville, Tennessee

a1.4



EXISTING CONDITIONS - REFERENCE PHOTO



PROPOSED MODIFICATIONS - RENDERING

Maple Hall Expansion - D-1 Submission
410 S. Gay Street, Knoxville, Tennessee

a1.5

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R2R
studio, llc