



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: FARIS EID

Owner  Contractor  Architect  Engineer  Other

Date Filed: 6/28/16 Application accepted by: Kaye Graybeal

Fee Amount: \$ 100 Review Date: 7/20/2016 File Number: 6-F-16-DT

### PRE-APPLICATION CONFERENCE

Date Completed:

#### PROPERTY INFORMATION

Building or Project Name: HISTORIC FARRAGUT HOTEL

Street Address: 530 S. GAY STREET

Parcel Identification Number(s): 095 I 6019

#### PROPERTY OWNER

PLEASE PRINT  
Name: DOVER DEVELOPMENT CORP.

Company: \_\_\_\_\_

Address: 4921 HOMBURG DRIVE #B2

City: KNOX State: TN Zip: 37919

Telephone: (865) 924-0791

Fax: \_\_\_\_\_

E-mail: rick@doverdevelopment.com  
net

#### PROJECT ARCHITECT/ENGINEER

PLEASE PRINT  
Name: FARIS EID

Company: DIA

Address: 402 S. GAY ST. SUITE 201

City: KNOX State: TN Zip: 37902

Telephone: (865) 637-8540

Fax: \_\_\_\_\_

E-mail: FEID@DIA-ARCH.COM

#### PROJECT CONTRACTOR

PLEASE PRINT  
Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### ACCOMPANYING MATERIALS

Please see the reverse side of this form for a list of information required as part of this application.

#### FOR OFFICE USE ONLY

#### PROJECT INFORMATION

LEVEL 1: \$50

- Minor Alteration of an Existing Building/Structure
- Sign

LEVEL 2: \$100

- Major Alteration of an Existing Building/Structure
- Addition to an Existing Building/Structure

LEVEL 3: \$250

- Construction of New Building/Structure

#### PROJECT CONTACT

All application-related correspondence should be directed to:

PLEASE PRINT  
Name: FARIS EID / BRIAN CHEEK

Company: DIA

Address: 402 S. GAY ST. SUITE 201

City: KNOX State: TN Zip: 37902

Telephone: (865) 637-8540

Fax: or (336) 803 0179 + BRIAN CELL

E-mail: Feid@dia-arch.com



**6-F-16-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

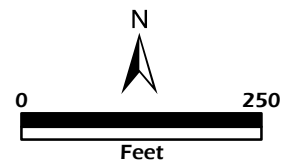
Petitioner: Faris Eid, Design Innovation Architects

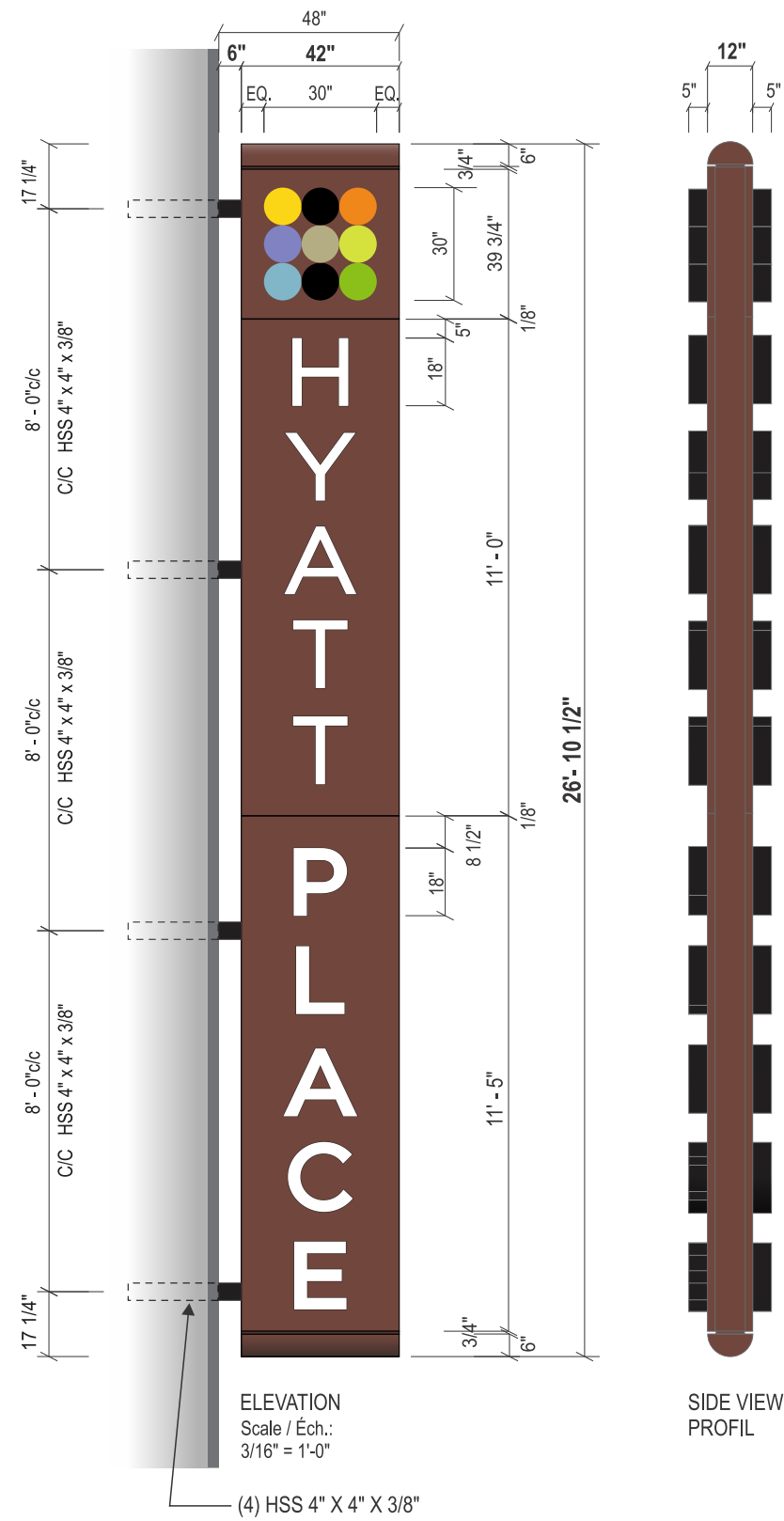
**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



**530 S Gay St**  
Level 2: Major alteration of an existing building/structure

Original Print Date: 9/9/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**SOUTH ELEVATION - Clinch Street side**  
Scale / Éch.: 450" = 1"

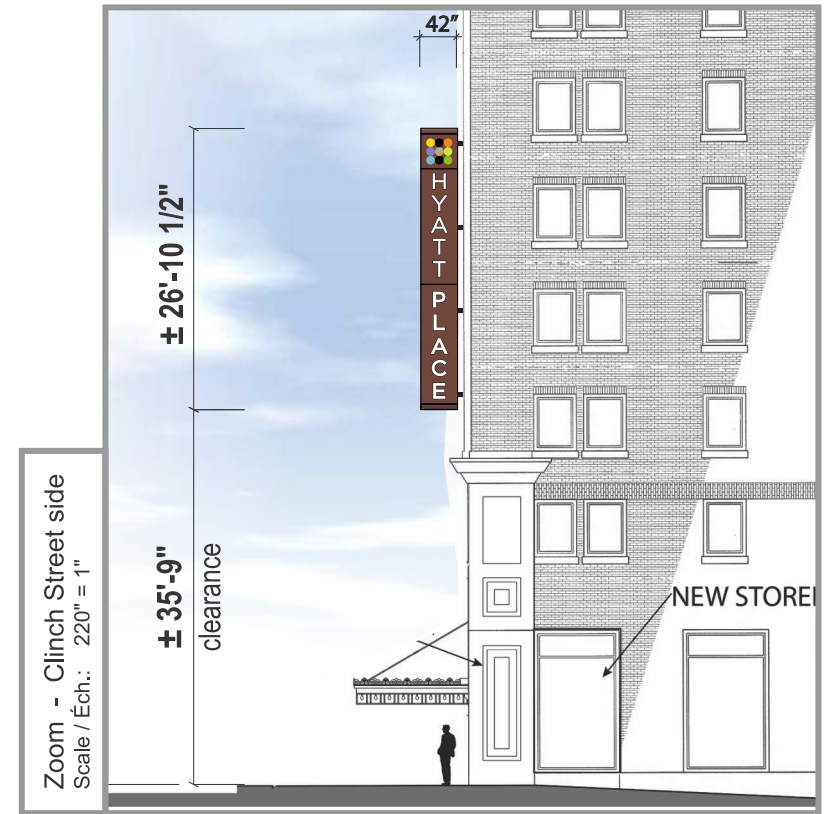
**A**

**(1) DOUBLE-FACE ILLUMINATED BLADE SIGN**

PAINTED ALUMINUM CABINET, CHANNEL LOGO AND LETTERS ON BOTH SIDE. ANCHORED PERPENDICULAR TO THE WALL.  
WHITE L.E.D.s ILLUMINATION.

AREA: 94 Sq. F.  
940 Lbs / 426Kg

2 TRANSFO 60W12V @ 0.85 AMP.  
TOTAL: 1.70 AMP.  
REQ: 1 CIRCUIT 20 AMP. 120V60CY



9310 Parkway, Montréal (Québec) H1J 1N7  
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**Client**

Adr./Add. : **207, Clinch Ave, Knoxville, TN**

Date : 2016 / 08 / 18 Rep : S. Gabrish #Des/Draw# : 240215m1

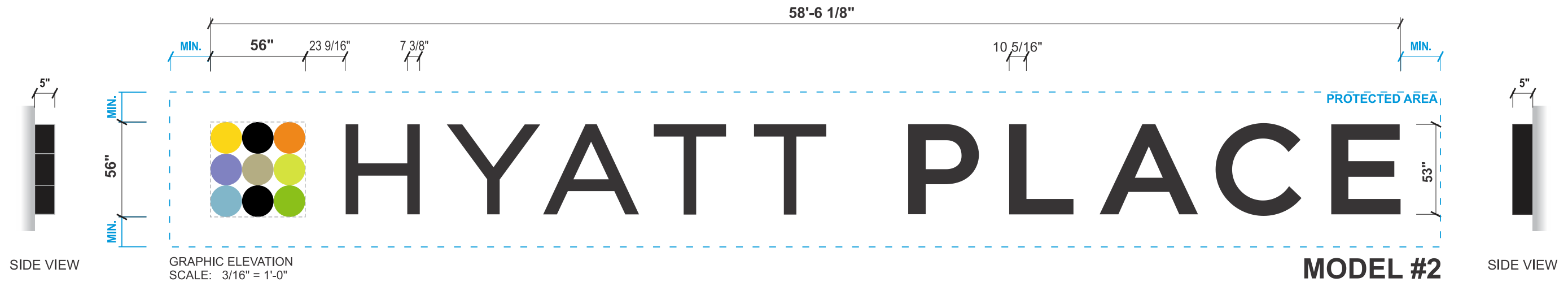
Des. : N. Dion Tech. : Ref. :

**SITE**

**W.O.**

**Révision / Revision**

#	Description	Par/By	Date



**B**

**(1) ILLUMINATED CHANNEL LETTERS SET**

PAINTED ALUMINUM CABINET.

LOGO:

3/16" THICK CLEAR ACRYLIC FACES.

LETTERS:

3/16" THICK WHITE #2447 ACRYLIC FACES.

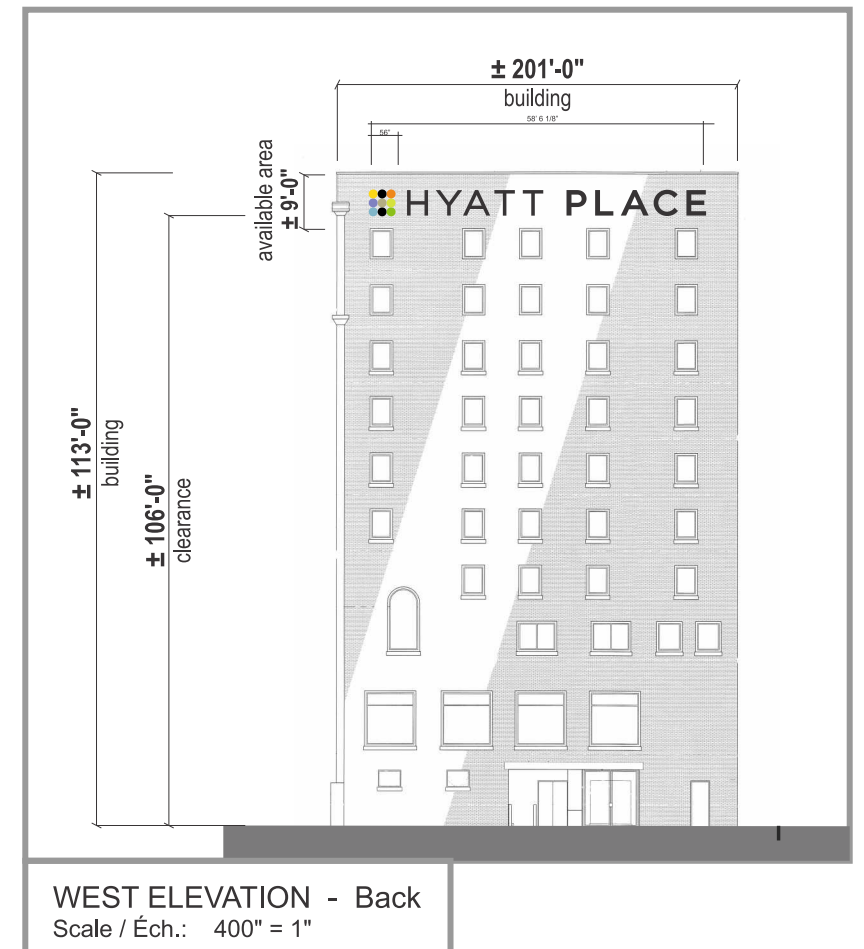
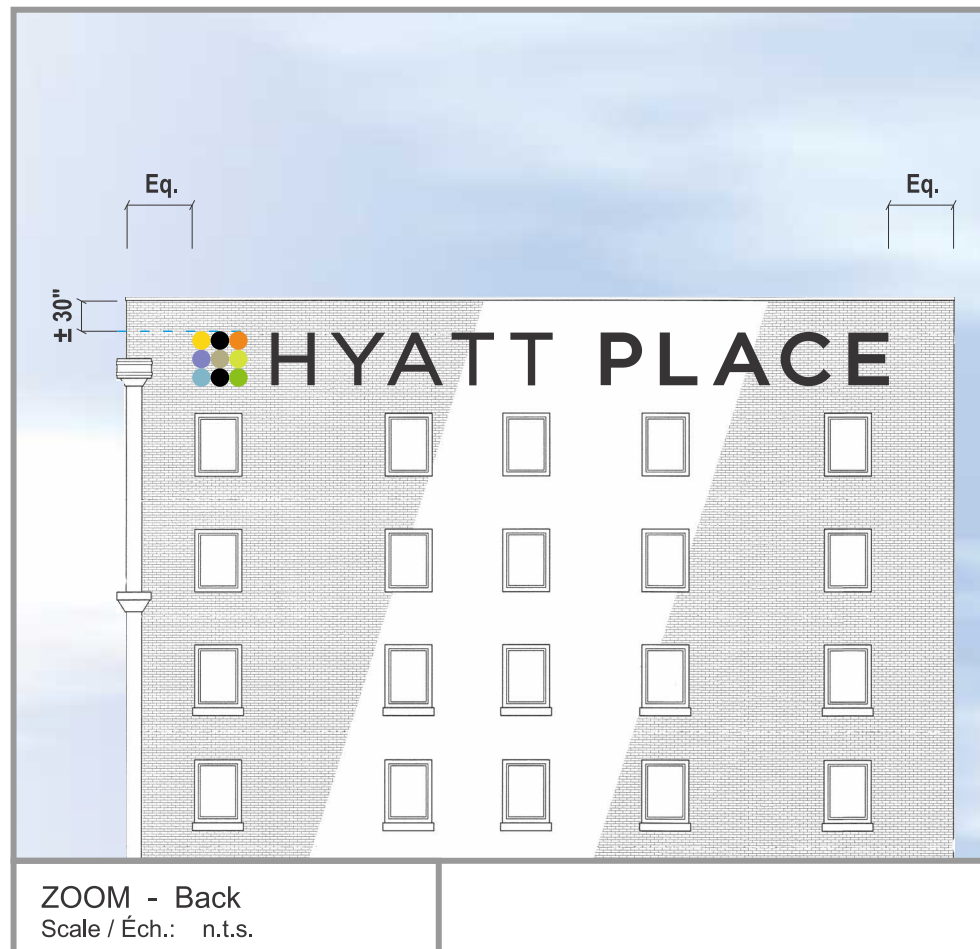
VINYL GRAPHIC TO BE APPLIED ON SURFACES.

WHITE L.E.D.s ILLUMINATION.

"COLOR DETAIL"

	<b>BLACK :</b>	SERIES 2500-22 3M 3630-22
	<b>YELLOW :</b>	SERIES 2500-2244A 3M VT-0719
	<b>LAVENDER :</b>	SERIES 2500-3148 AVERY A9460-T
	<b>BLUE :</b>	SERIES 2500-2529 3M 3630-147
	<b>PISTACHIO :</b>	SERIES 2500-2157 3M 3630-149
	<b>ORANGE :</b>	SERIES 2500-84 3M 3630-84
	<b>LIME GREEN :</b>	SERIES 2100-948
	<b>SPRING GREEN :</b>	SERIES 2500-2498 (3M 3630-156) Light Blue & SERIES 2500-2202 (3M VT-0999) Light Green (1 LAYER OF EACH) LIGHT BLUE ALWAYS APPLIED AS A DIFFUSER FOR THE LOGO

**Pre-drill and route wire 50 feet to hallway a specific day TBD before installation By TWS.**



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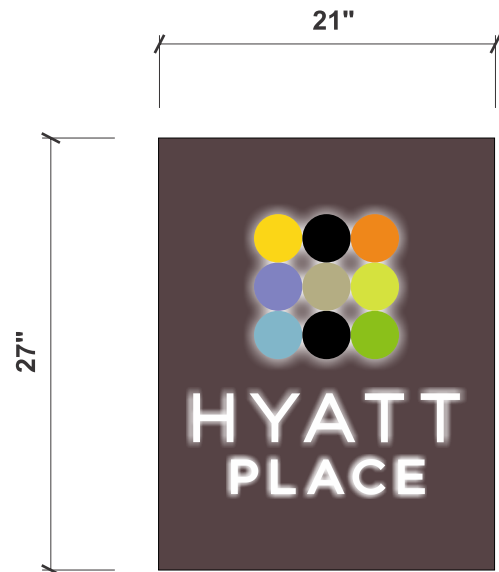
**Client**

Adr./Add. : 207, Clinch Ave, Knoxville, TN  
 Date : 2016 / 08 / 18 Rep : S. Gabrish #Des/Draw# : 240215m2  
 Des. : N. Dion Tech. : \_\_\_\_\_ Ref.: \_\_\_\_\_

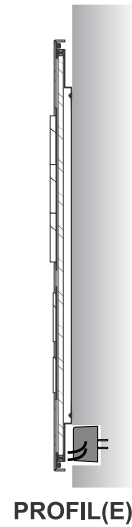
**SITE**

**W.O.**

Révision / Revision			
#	Description	Par/By	Date



ELEVATION  
SCALE/ÉCH.: 1" = 1'-0"



PROFIL(E)



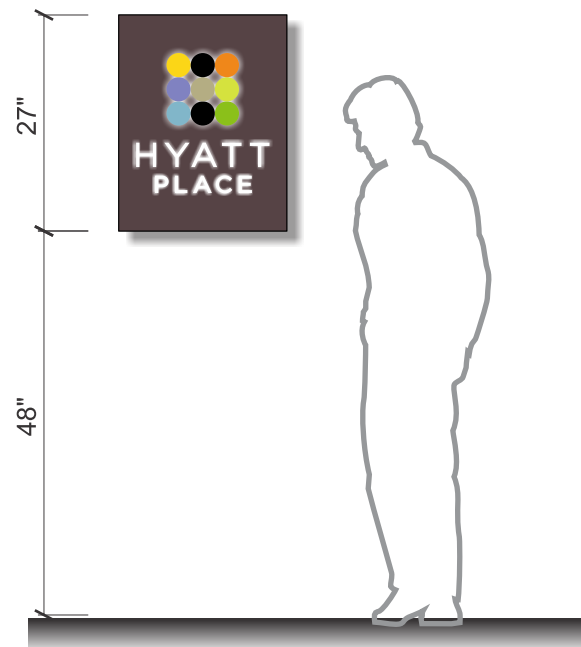
**(2) S/Face Illuminated Plaque Sign**

- ILLUMINATED BY L.E.D.
- ALUMINUM PAINTED FACE

"COLOR DETAIL"

	<b>BLACK :</b> ARLON SERIES 2500-22 3M 3630-22		<b>ORANGE :</b> ARLON SERIES 2500-84 3M 3630-84
	<b>YELLOW :</b> ARLON SERIES 2500-2244A 3M VT-0719		<b>LIME GREEN :</b> ARLON SERIES 2100-948
	<b>LAVENDER :</b> ARLON SERIES 2500-3148 AVERY A9460-T		<b>SPRING GREEN :</b> SERIES 2500-2498 (3M 3630-156) Light Blue & SERIES 2500-2202 (3M VT-0999) Light Green (1 LAYER OF EACH) LIGHT BLUE ALWAYS APPLIED AS A DIFFUSER FOR THE LOGO
	<b>BLUE :</b> ARLON SERIES 2500-2529 3M 3630-147		
	<b>PISTACHIO :</b> ARLON SERIES 2500-2157 3M 3630-149		

**BROWN : AKZO-412-H2 (PAINT)**



CLEARANCE scale: 1/2"=1'-0"



Client



Adr./Add. : 207, Clinch Ave, Knoxville, TN  
 Date : 2016 / 08 / 18 Rep : S. Gabrish #Des/Draw# : 240215m3  
 Des. : N. Dion Tech. : \_\_\_\_\_ Ref.: \_\_\_\_\_

SITE  
W.O.

Révision / Revision

#	Description	Par/By	Date

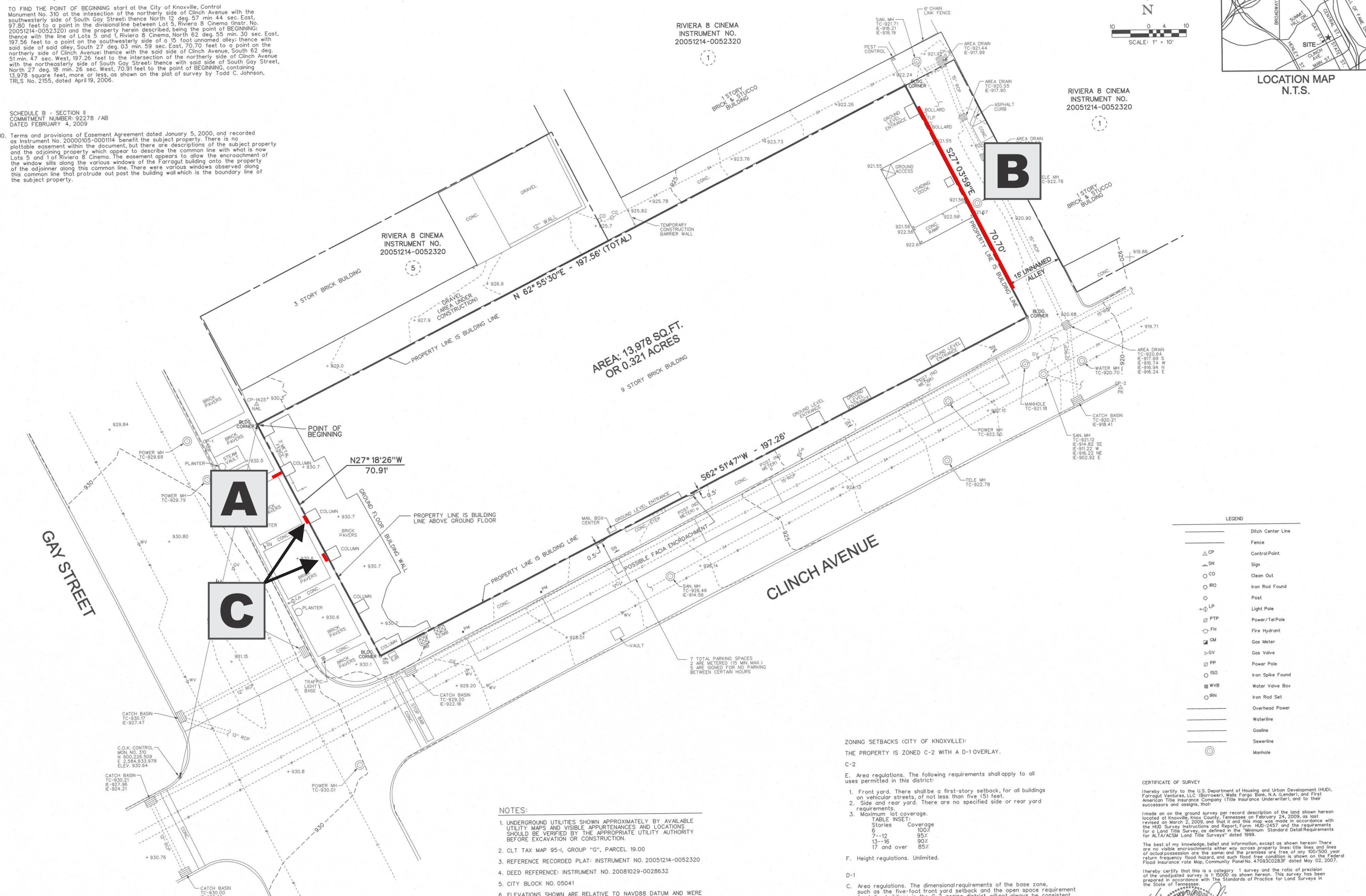
**PROPERTY DESCRIPTION**

SITUATED in District No. 2 (formerly 1) of Knox County, Tennessee, and within the 6th Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

TO FIND THE POINT OF BEGINNING start at the City of Knoxville, Control Monument No. 310 at the intersection of the northerly side of Clinch Avenue with the southwesterly side of South Gay Street; thence North 12 deg. 57 min. 44 sec. East, 97.80 feet to a point in the division line between Lot 5, Riviera 8 Cinema (Instr. No. 20051214-0052320) and the property herein described, being the point of BEGINNING; thence with the line of Lots 5 and 1, Riviera 8 Cinema, North 62 deg. 55 min. 30 sec. East, 197.56 feet to a point on the southwesterly side of a 15 foot unnamed alley; thence with said side of said alley, South 27 deg. 03 min. 59 sec. East, 70.70 feet to a point on the northerly side of Clinch Avenue; thence with the said side of Clinch Avenue, South 62 deg. 51 min. 47 sec. West, 197.26 feet to the intersection of the northerly side of Clinch Avenue with the northeasterly side of South Gay Street; thence with said side of South Gay Street, North 27 deg. 15 min. 26 sec. West, 70.91 feet to the point of BEGINNING, containing 13,978 square feet, more or less, as shown on the plot of survey by Todd C. Johnson, TRLS No. 2155, dated April 19, 2006.

SCHEDULE B - SECTION II  
COMMITMENT NUMBER: 92278 / AB  
DATED FEBRUARY 4, 2009

10. Terms and provisions of Easement Agreement dated January 5, 2000, and recorded as Instrument No. 20000105-000114 benefit the subject property. There is no plottable easement within the document, but there are descriptions of the subject property and the adjoining property which appear to describe the common line with what is now Lots 5 and 1 of Riviera 8 Cinema. The easement appears to allow the encroachment of the window sills along the various windows of the Faragut building onto the property of the adjoining along this common line. There were various windows observed along this common line that protrude out past the building wall which is the boundary line of the subject property.



**NOTES:**

- UNDERGROUND UTILITIES SHOWN APPROXIMATELY BY AVAILABLE UTILITY MAPS AND VISIBLE APPURTENANCES AND LOCATIONS SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY AUTHORITY BEFORE EXCAVATION OR CONSTRUCTION.
- CLT TAX MAP 95-1, GROUP "G", PARCEL 19.00
- REFERENCE RECORDED PLAT: INSTRUMENT NO. 20051214-0052320
- DEED REFERENCE: INSTRUMENT NO. 20081029-0028632
- CITY BLOCK NO. 05041
- ELEVATIONS SHOWN ARE RELATIVE TO NAVD88 DATUM AND WERE

**ZONING SETBACKS (CITY OF KNOXVILLE):**

THE PROPERTY IS ZONED C-2 WITH A D-1 OVERLAY.

C-2

E. Area regulations. The following requirements shall apply to all uses permitted in this district:

- Front yard. There shall be a first-story setback, for all buildings on vehicular streets, of not less than five (5) feet.
- Side and rear yard. There are no specified side or rear yard requirements.
- Maximum lot coverage.
 

TABLE INSET:	Stories	Coverage
	6	100%
	7-12	95%
	13-16	90%
	17 and over	85%

F. Height regulations. Unlimited.

D-1

C. Area regulations. The dimensional requirements of the base zone, such as the five-foot front yard setback and the open space requirement for other buildings in the C-2 zoning district will not always be consistent

**CERTIFICATE OF SURVEY**

I hereby certify to the U.S. Department of Housing and Urban Development (HUD), Faragut Ventures, LLC (Borrower), Wells Fargo Bank, N.A. (Lender), and First American Title Insurance Company (Title Insurance Underwriter), and to their successors and assigns, that:  
I made an on the ground survey per record description of the land shown hereon located at Knoxville, Knox County, Tennessee, on February 24, 2009, as last revised on March 2, 2009, and that it and this map were made in accordance with the HUD Survey Instructions and Reports Form, HUD-2457, and the requirements for a Land Title Survey, as defined in the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" dated 1999.  
The best of my knowledge, belief and information, except as shown hereon there are no visible encroachments either way across property lines; title lines and lines of actual possession are the same and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 4709320283F dated May 02, 2007.  
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:15000 as shown hereon. This survey has been prepared in accordance with the Standards of Practice for Land Surveys in the State of Tennessee.  
Todd C. Johnson  
Surveyor



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**Client**

Adr./Add. : **207, Clinch Ave, Knoxville, TN**  
Date : **2016 / 08 / 18** Rep : **S. Gabrish** #Des/Draw# : **240215m4**  
Des. : **N. Dion** Tech. : Ref.:

**SITE**  
**W.O.**

**Révision / Revision**

#	Description	Par/By	Date