

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Kana Hotel Group

Owner  Contractor  Architect  Engineer  Other

Date Filed: 12/29/17 Application accepted by: Mike Reynolds

Fee Amount: 100.00 Review Date: 1/18/2017 File Number: 1-B-18-DT



**PRE-APPLICATION CONFERENCE** Date Completed: 12/19/2017

**PROPERTY INFORMATION**  
 Building or Project Name: Knoxville Downtown Em  
 Street Address: 505 S Gay Street  
 Parcel Identification Number(s): 094LE01901

**PROJECT ARCHITECT/ENGINEER**  
 PLEASE PRINT  
 Name: Craig Peavy  
 Company: pvdesign architecture  
 Address: 719 Cherry Street; Suite 200  
 City: Chattanooga State: TN Zip: 37402  
 Telephone: 423.708.8736  
 Fax: \_\_\_\_\_  
 E-mail: craig@pvdesign.co

**PROPERTY OWNER**  
 PLEASE PRINT  
 Name: Alpesh Patel  
 Company: Kana Hotel Group  
 Address: 308 N. Peters Road; Ste 100  
 City: Knoxville State: TN Zip: 37922  
 Telephone: 865.560.5102  
 Fax: 865.560.5104  
 E-mail: apatel@kanahotelgroup.com

**PROJECT CONTRACTOR**  
 PLEASE PRINT  
 Name: Monty Humphreys  
 Company: Humphreys & Associates Contractors, L  
 Address: 1200 Mountain Creek Road; Suite 210  
 City: Chattanooga State: TN Zip: 37405  
 Telephone: (423) 443-0888  
 Fax: \_\_\_\_\_  
 E-mail: montyh@humphreysassociates.com

**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: Rick Blackburn  
 Company: Blackburn Development Group  
 Address: 4709 Calumet Drive  
 City: Knoxville State: TN Zip: 37919  
 Telephone: 865-607-0877  
 Fax: \_\_\_\_\_  
 E-mail: rnblackburn@comcast.net

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



**1-B-18-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Petitioner: Kana Hotel Group, Alpesh Patel

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



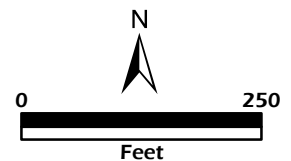
**505 S Gay St**

**Level 2: Major alteration of an existing building/structure; Level 2: Addition to an**

Original Print Date: 1/22/2018

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1	CONCRETE SIDEWALK	
S2	SIDEWALK JOINTS	
S3	CONCRETE STAIRS WITH HANDRAIL	
S4	RAMP WITH HANDRAIL	
S5	CONCRETE RETAINING WALL	
S6	STORMWATER FLOOR DRAIN	
S7	PROPERTY LINE	
S8	BALCONY	
S9	EXISTING MAIL BOX	
S10	EXISTING TRAFFIC CONTROL BOX	

**SITE DATA**

COUNCIL DISTRICT: 6  
COUNCIL MEMBER: GWEN MCKENZIE  
PARCEL ID: 094LE01901  
SITE ADDRESS: 505 S. GAY ST  
KNOXVILLE, TN 37902

IMPERVIOUS SURFACE AREA:  
TOTAL PROPOSED IMPERVIOUS AREA: 0.01 AC. (662.5 FT<sup>2</sup>)

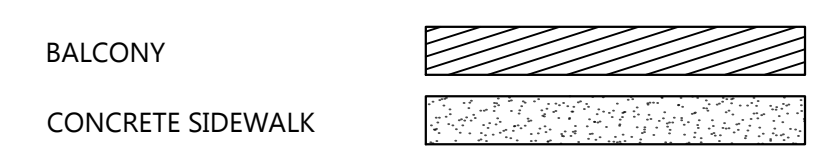
OWNER: KNOXVILLE HOTEL PARTNERS LLC.  
ADDRESS: 308 N PETERS RD, STE 100  
KNOXVILLE, TN 37922

PROJECT REPRESENTATIVE: RICK BLACKBURN  
ADDRESS: 1200 MOUNTAIN CREEK RD, STE 210  
CHATTANOOGA, TN 37406  
8656-607-0877

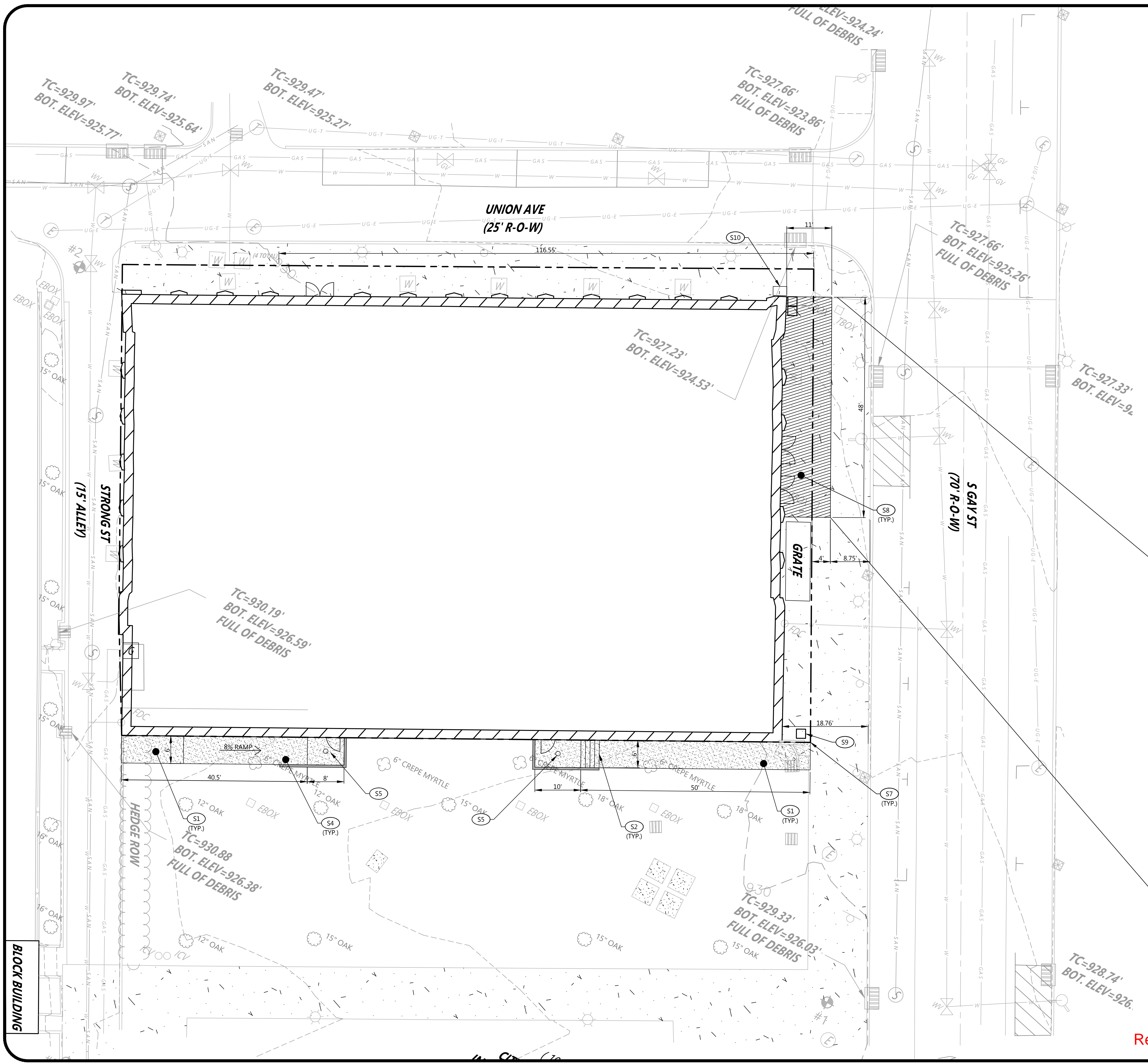
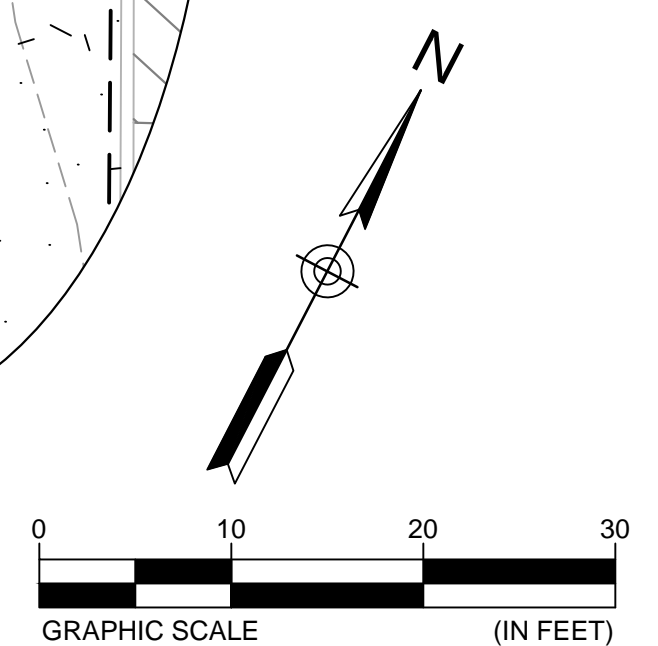
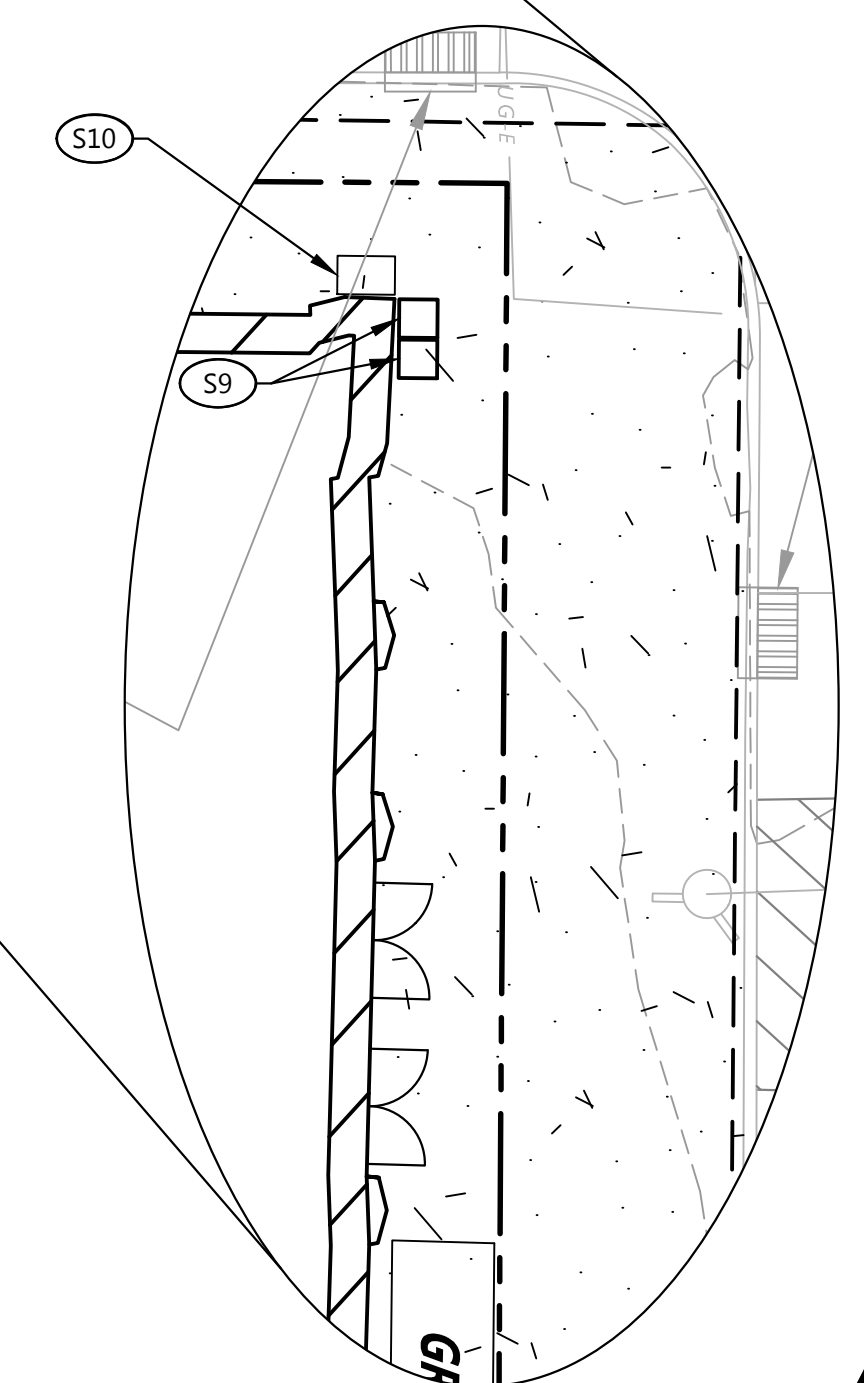
PHONE NO.:  
CONTACT NAME: BRAD SALSURY  
CONTACT E-MAIL ADDRESS: BSALSURY@SMEINC.COM

RECORDED DOCUMENTS: DEED BOOK 20170929 PAGE #0020520

**PROPOSED FEATURES LEGEND**



**GROUND FLOOR CALLOUT**



Revised: 2/13/2018

DRAWING PATH: T:\Projects\3018\3018-001\_Embassy\_Suites\_Downtown\_Knoxville\CAD\Construction\3018-001\_LAYOUT.dwg

**BLOCK BUILDING**

NO.	DATE	DESCRIPTION	BY	CHK	APP

**LAYOUT PLAN**

PERMIT SET  
EMBASSY SUITES  
505 S. GAY ST. KNOXVILLE, TN 37902

PROJECT NUMBER  
5143-18-001  
DRAWING NUMBER

**C5.0**

PROJECT: 2017.10 EMBASSY SUITES KNOXVILLE TN  
 PROJECT STATUS: ARB REVIEW (2/13/18)

ARB REVIEW SHEET LIST	
Sheet Number	Sheet Name
A114-ARB	ROOFTOP FLOOR PLAN
A200-ARB	EXTERIOR ELEVATIONS
A201-ARB	EXTERIOR ELEVATIONS
A202-ARB	EXTERIOR ELEVATIONS & 3D - GROUND LEVEL
A203-ARB	EXTERIOR ELEVATIONS & 3D - ROOFTOP
A210-ARB	ENLARGED ELEVATIONS
A211-ARB	ENLARGED ELEVATIONS

STAMPING  
 LICENSE  
 EXPIRATION

MICHAEL CRAIG PEAY  
 10468  
 09/13/2018

**pvdesign, inc.**  
 719 CHERRY STREET, CHATTANOOGA, TN 37402  
 P: 423.708.8726  
 WWW.PVDESIGN.CO



KANA HOTEL GROUP  
**EMBASSY SUITES KNOXVILLE**  
 507 S GAY STREET  
 KNOXVILLE, TENNESSEE



ADDENDUM SCHEDULE

ID	Date	Description

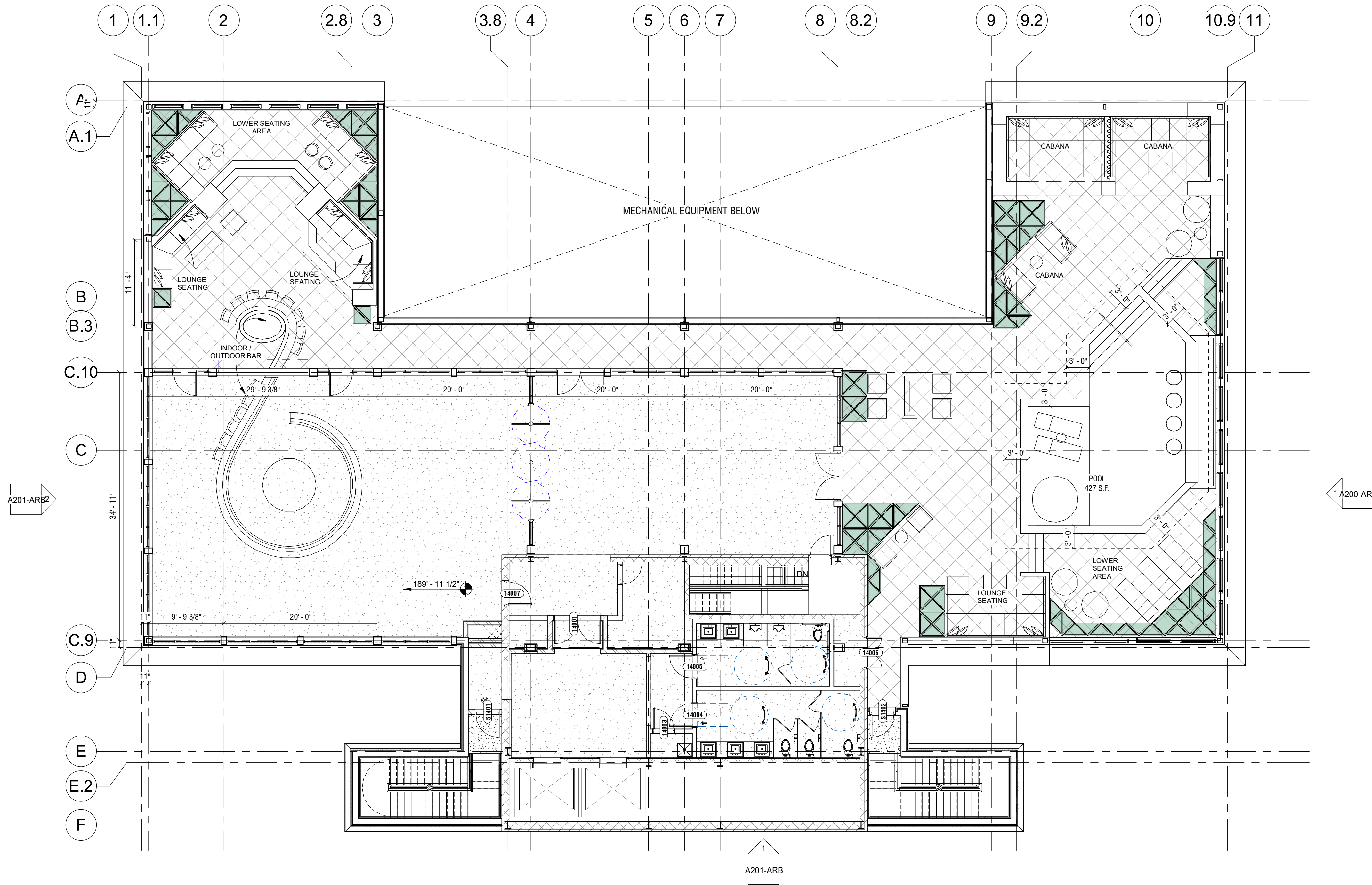
Release Issue Date  
 Project 2017.10

**SHEET ID FORMAT**  
 A1011-A

A: ROOFTOP SHELL  
 B: SHELL & CORE  
 C: PUBLIC/BOH BUILDOUT

ROOFTOP FLOOR PLAN

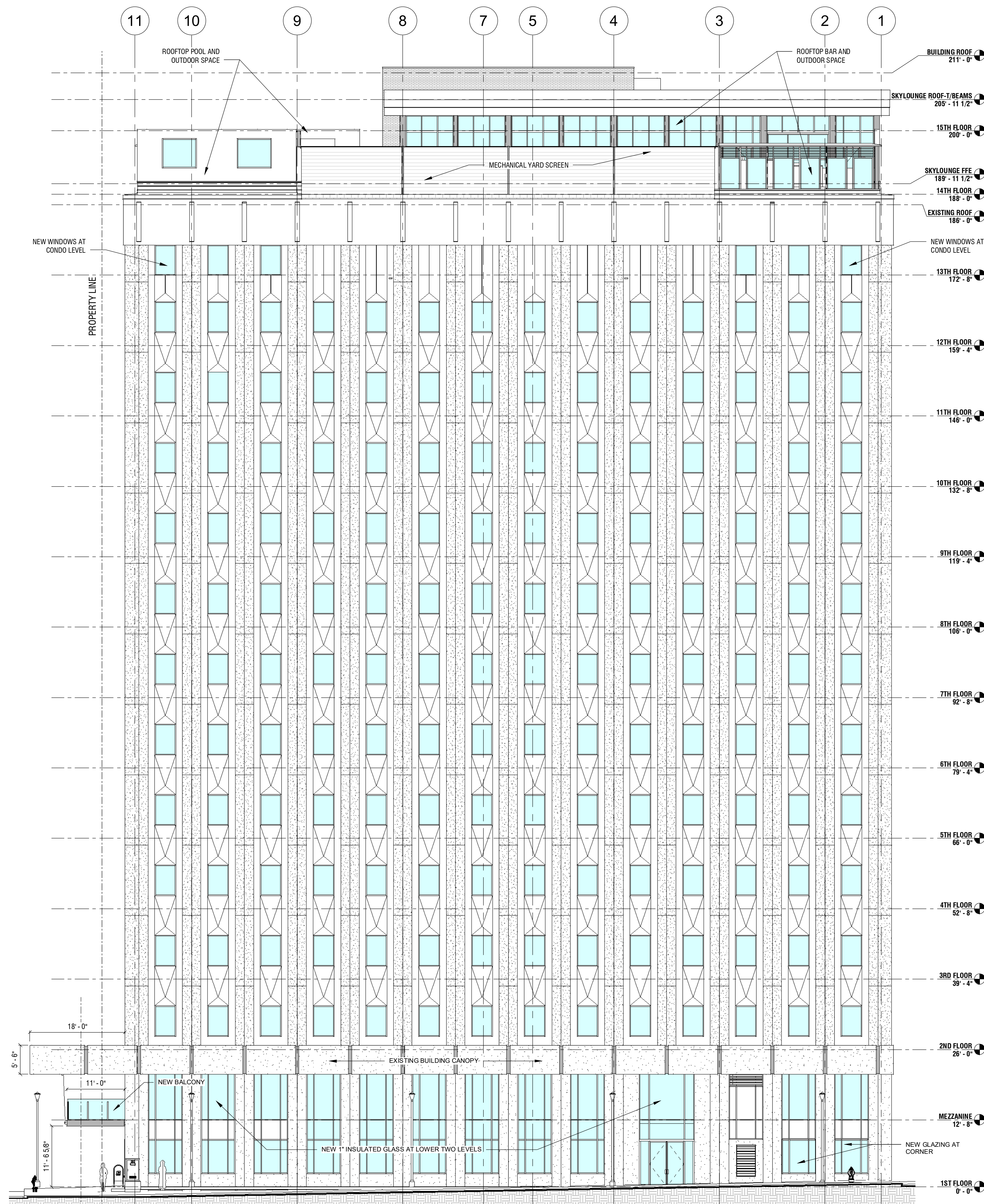
**A114-ARB**



1 14 14th Floor (Sky Lounge) ARB PLAN  
 A114-ARB 1/8" = 1'-0"

Revised: 2/14/2018

2/13/2018 3:15:00 PM



2 NORTH ELEVATION (UNION STREET) ARB REVIEW  
A200-ARB/ 3/32" = 1'-0"

1 EAST ELEVATION (GAY STREET) ARB REVIEW  
A200-ARB/ 3/32" = 1'-0"

Revised: 2/14/2018

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LICENSE 19488  
EXPIRATION 09/13/2018

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507 S GAY STREET  
KNOXVILLE, TENNESSEE



ADDENDUM SCHEDULE

ID	Date	Description

Release Issue Date  
Project 2017.10

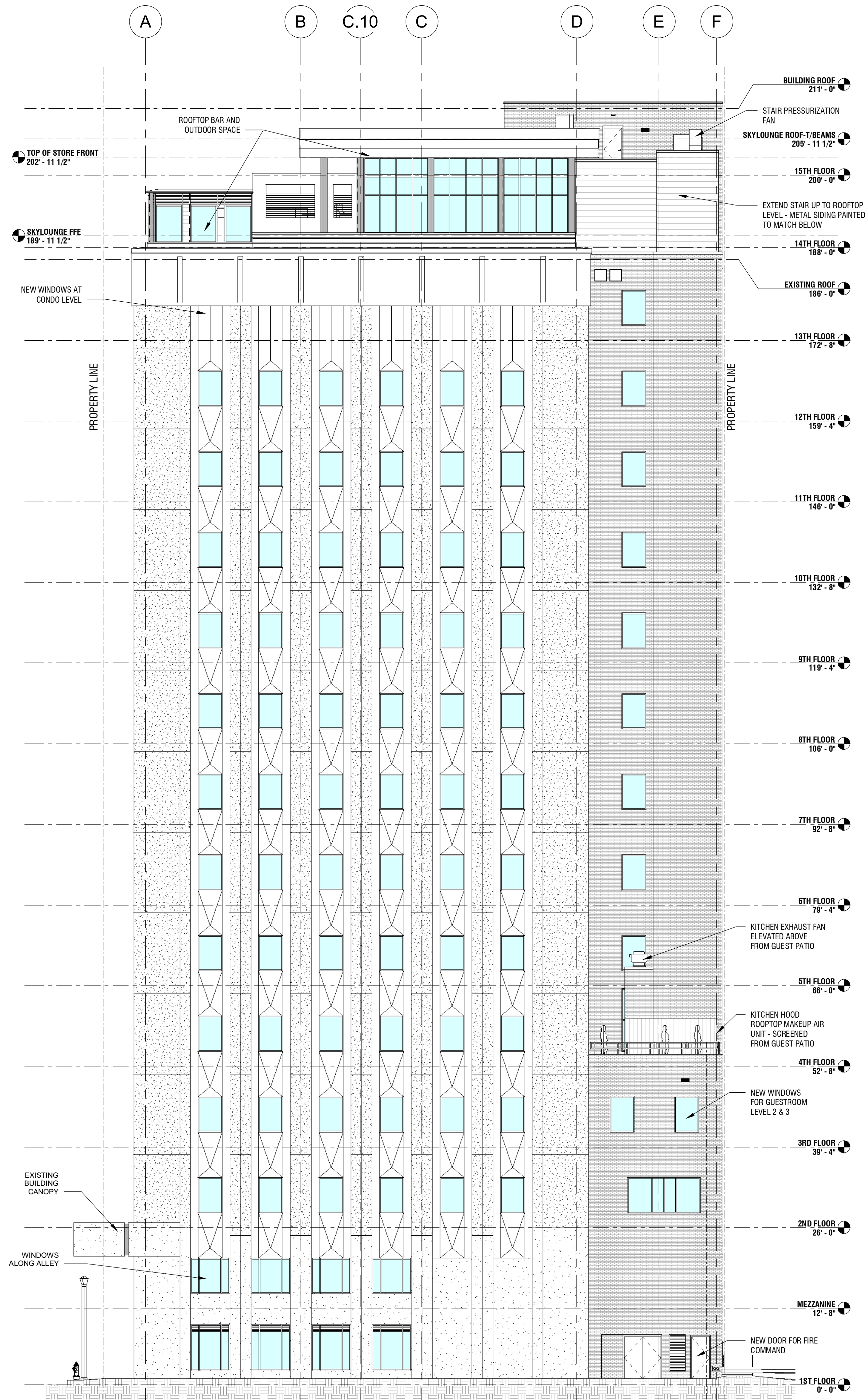
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A101-A

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B: SHELL & CORE  
C: PUBLIC/BOH BUILDOUT

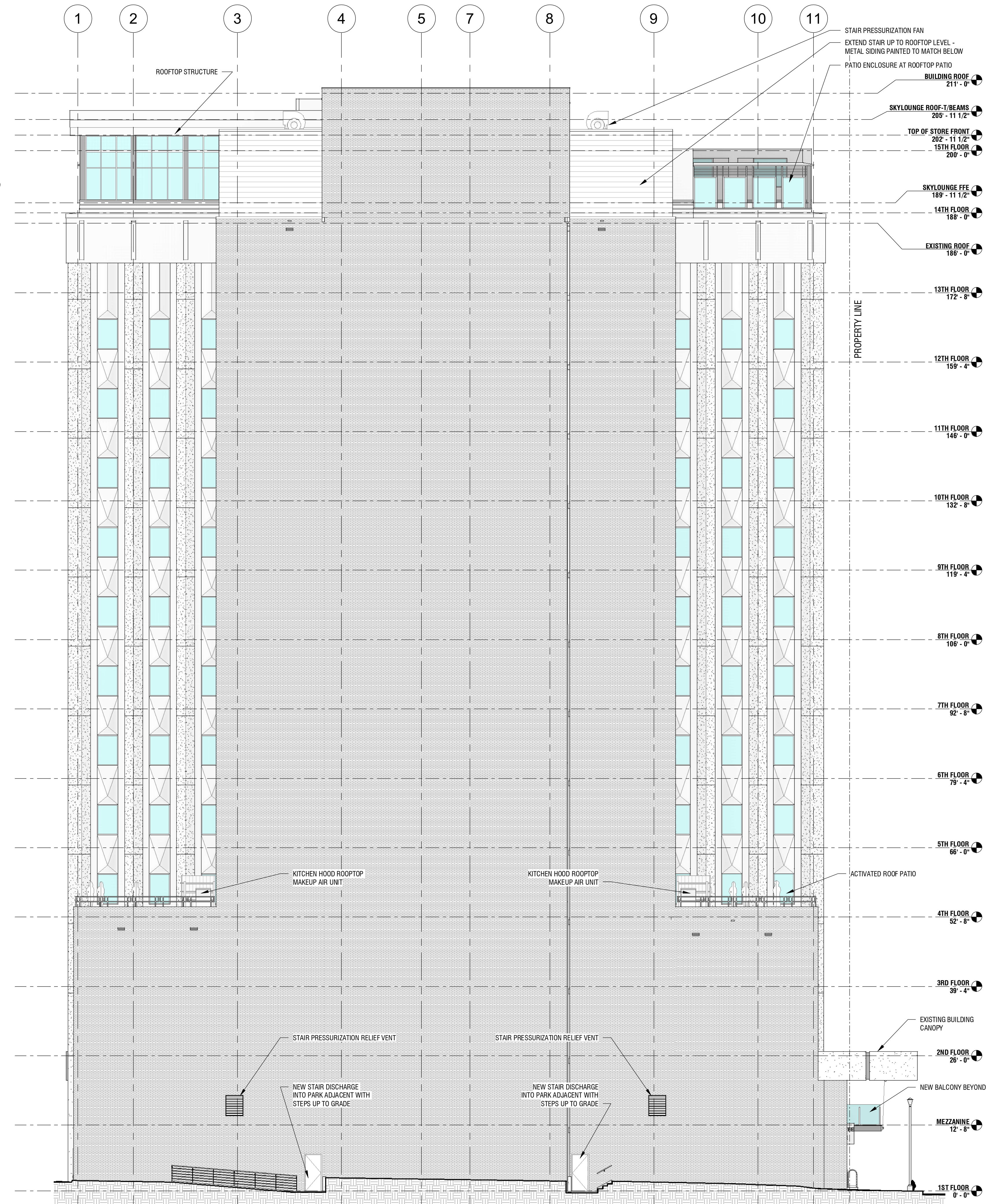
EXTERIOR ELEVATIONS

A200-ARB

2/13/2018 3:08:13 PM



2 WEST ELEVATION (ALLEY ELEVATION) ARB REVIEW  
A201-ARB 3/32" = 1'-0"



1 SOUTH ELEVATION (PARK ELEVATION) ARB REVIEW  
A201-ARB 3/32" = 1'-0"

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STAMPING LICENSE EXPIRATION MICHAEL CRAIG PEAY 10468 09/15/2018

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KNOXVILLE, TENNESSEE



ADDENDUM SCHEDULE

ID	Date	Description

Release Issue Date  
Project 2017.10

**SHEET ID FORMAT**  
A101-A

A: ROOFTOP SHELL  
B: SHELL & CORE  
C: PUBLIC/BOH BUILDOUT

EXTERIOR ELEVATIONS

A201-ARB

2/13/2018 3:08:34 PM

**ADDENDUM SCHEDULE**

ID	Date	Description

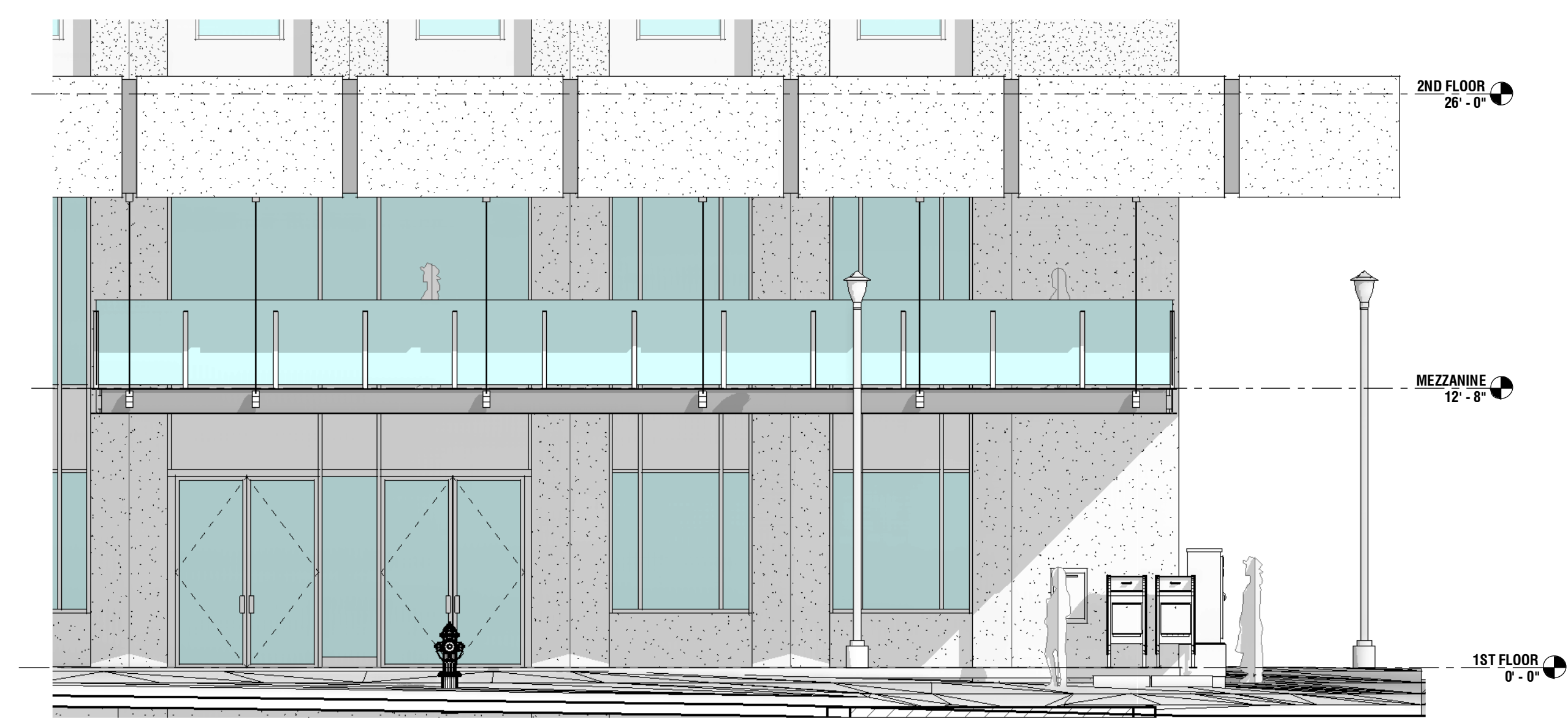
Release Issue Date  
 Project 2017.10

**SHEET ID FORMAT**

A|1|01|-A

A: ROOFTOP SHELL  
 B: SHELL & CORE  
 C: PUBLIC/BOH BUILDOUT

EXTERIOR ELEVATIONS & 3D - GROUND LEVEL



**6 ENLARGED ELEVATION OF BALCONY**  
 A202-ARB 3/16" = 1'-0"

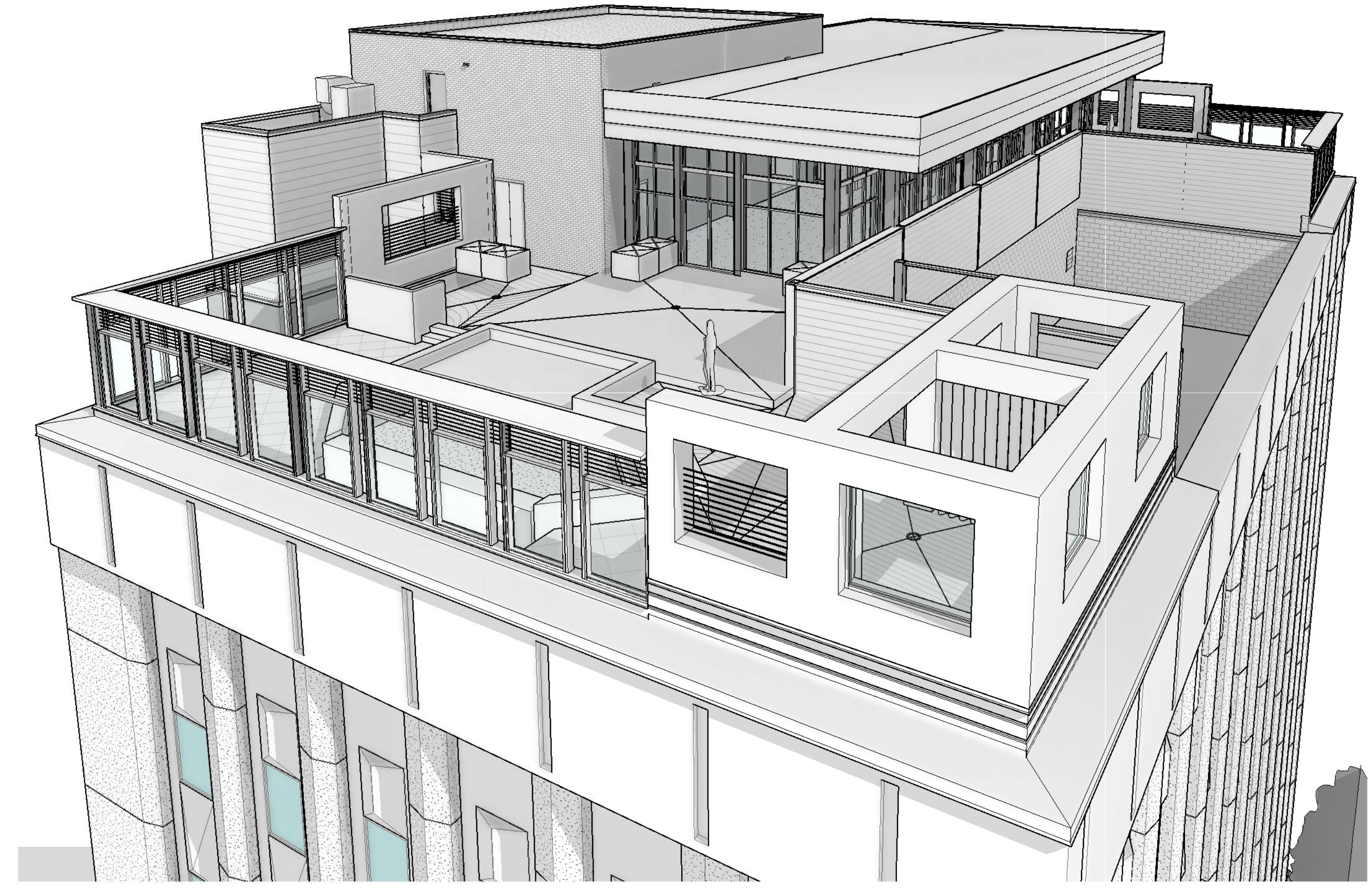
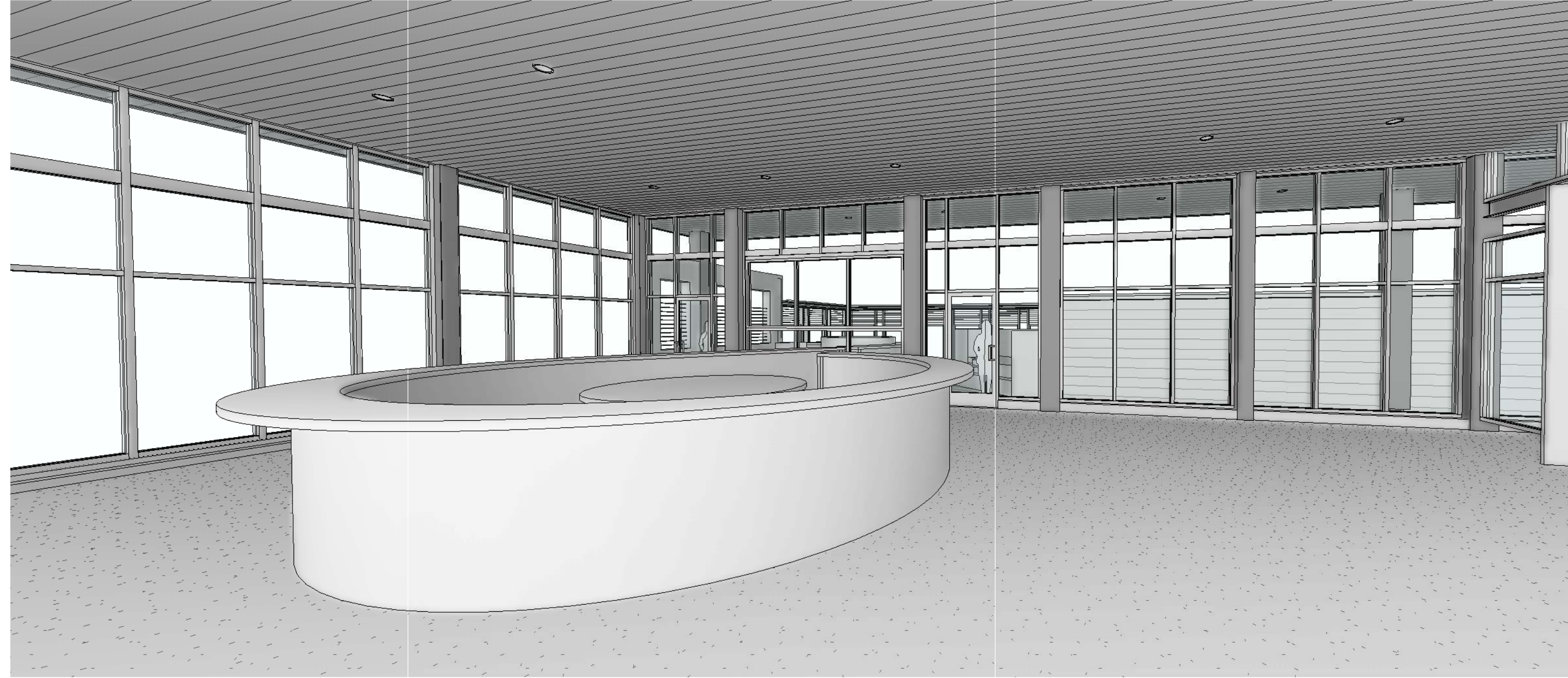


**1 3D View FROM GAY & UNION**  
 A202-ARB



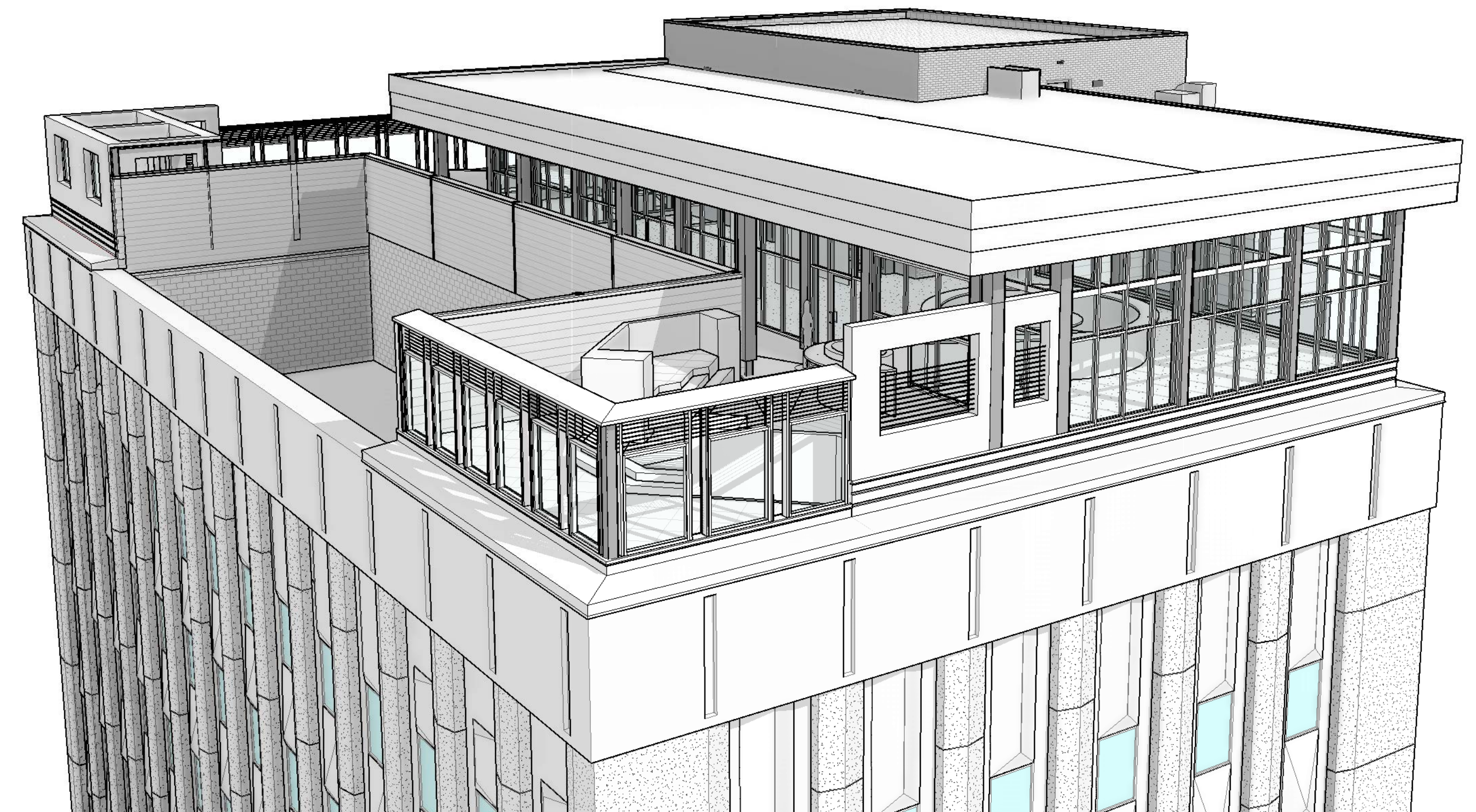
**2 3D View UNION & ALLEY**  
 A202-ARB

Revised: 2/14/2018



4 3D View 4-Rooftop Bar  
A203-ARB

1 3D View-001 (Sky Lounge)  
A203-ARB



2 3D View-002 (Sky Lounge)  
A203-ARB

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KNOXVILLE, TENNESSEE



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Release Issue Date  
Project 2017.10

**SHEET ID FORMAT**

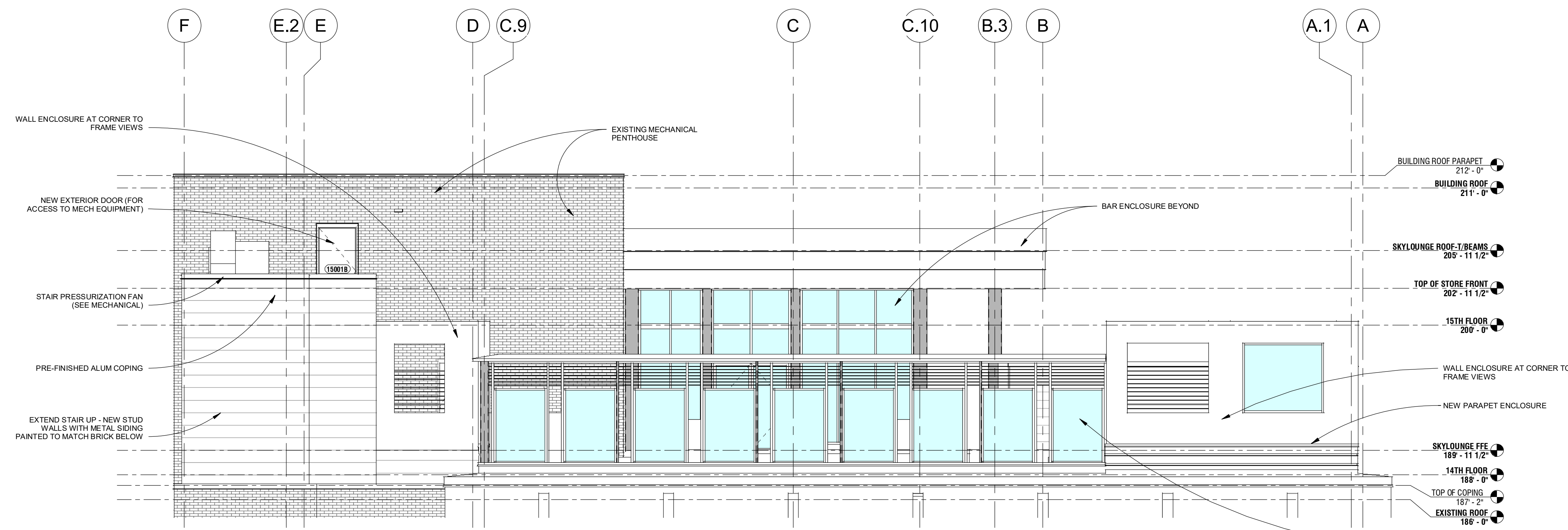
A101-A

A: ROOFTOP SHELL  
B: SHELL & CORE  
C: PUBLIC/BOH BUILDOUT

EXTERIOR ELEVATIONS & 3D - ROOFTOP

A203-ARB

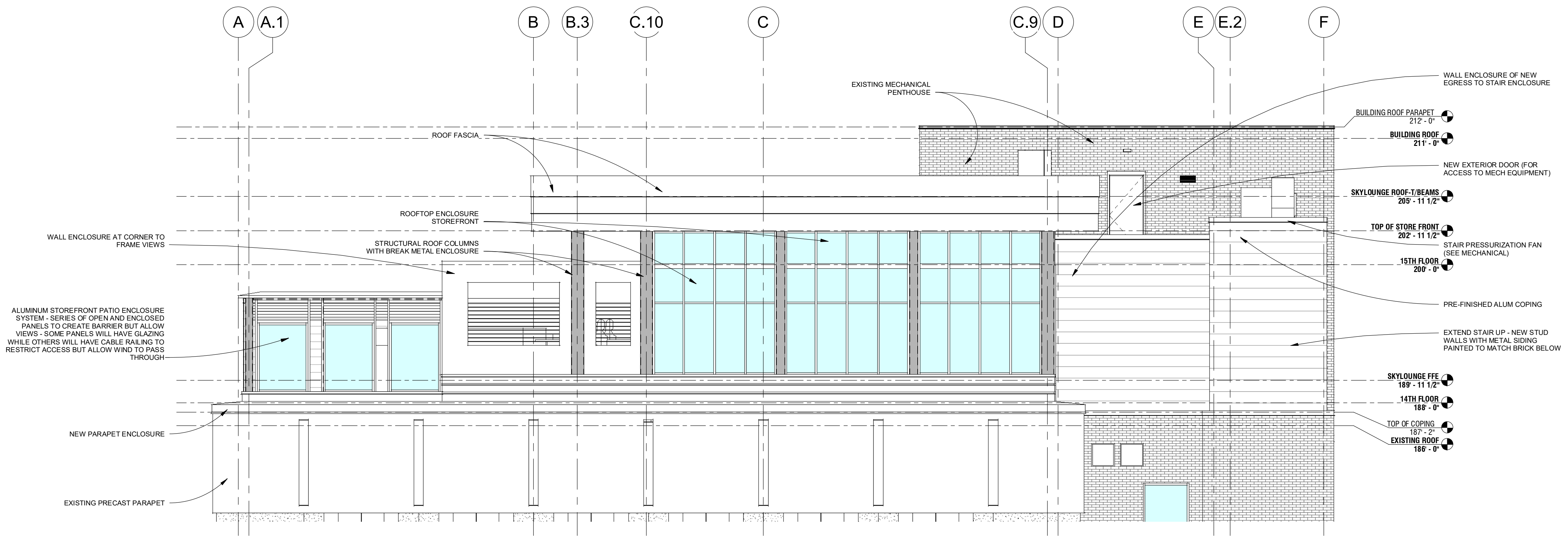
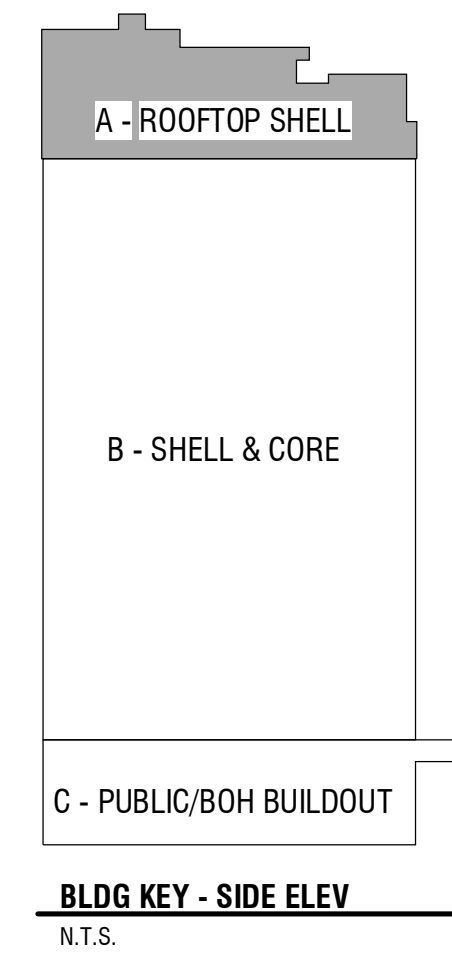




**2 ARB EAST ELEVATION (GAY STREET) - ENLARGED @ ROOF**  
A210-ARB 3/16" = 1'-0"

**SHEET NOTES, EXTERIOR FINISH**

- CONTRACTOR SHALL PROVIDE SUPPORT STRUCTURE, 5/8" FIRE RETARDANT 5/8" PLYWOOD BACKING FOR MOUNTING OF SIGN AND CONNECT ELECTRICAL CIRCUITS FOR OWNER FURNISHED AND INSTALLED FACE-MOUNTED SIGNS.
- SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WITH SEALANT MATCHING COLOR OF ADJACENT FINISH MATERIAL.
- SEAL DOOR AND WINDOW FRAMES WITH SEALANT MATCHING COLOR OF FRAME.
- FIELD PAINT - SEE EXTERIOR FINISH SCHEDULE FOR ELEMENTS REQUIRING FIELD PAINTING.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITY ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE LOCAL PLANNING COMMISSION.
- CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE ARCHITECT OR THE PLANNING COMMISSION.



**4 ARB WEST ELEVATION (ALLEY ELEVATION) - ENLARGED @ ROOF**  
A210-ARB 3/16" = 1'-0"

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KANA HOTEL GROUP  
**EMBASSY SUITES KNOXVILLE**  
507 S GAY STREET  
KNOXVILLE, TENNESSEE



**ADDENDUM SCHEDULE**

ID	Date	Description

Release Issue Date  
Project 2017.10

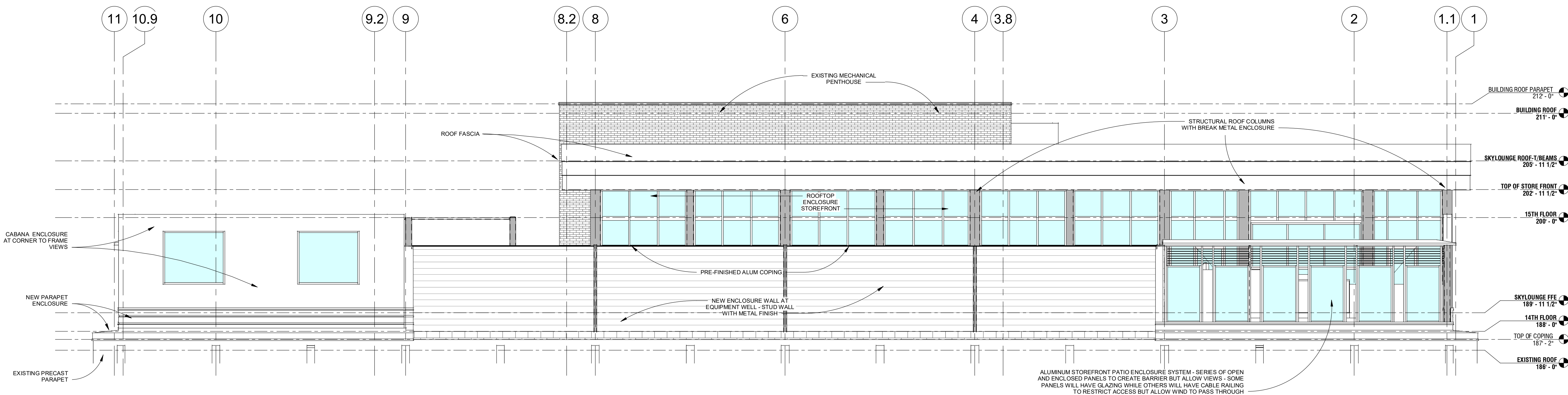
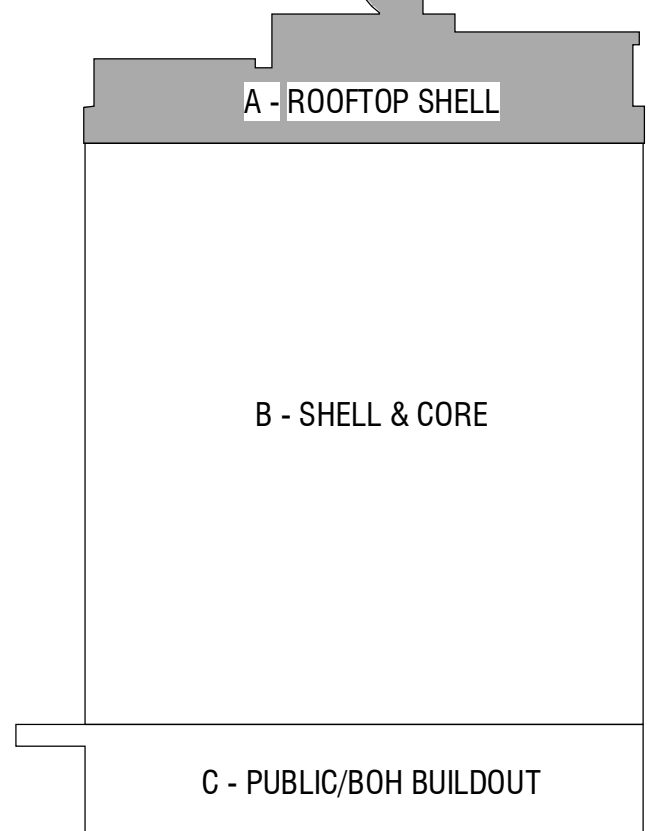
**SHEET ID FORMAT**  
A101-A  
A: ROOFTOP SHELL  
B: SHELL & CORE  
C: PUBLIC/BOH BUILDOUT

ENLARGED ELEVATIONS

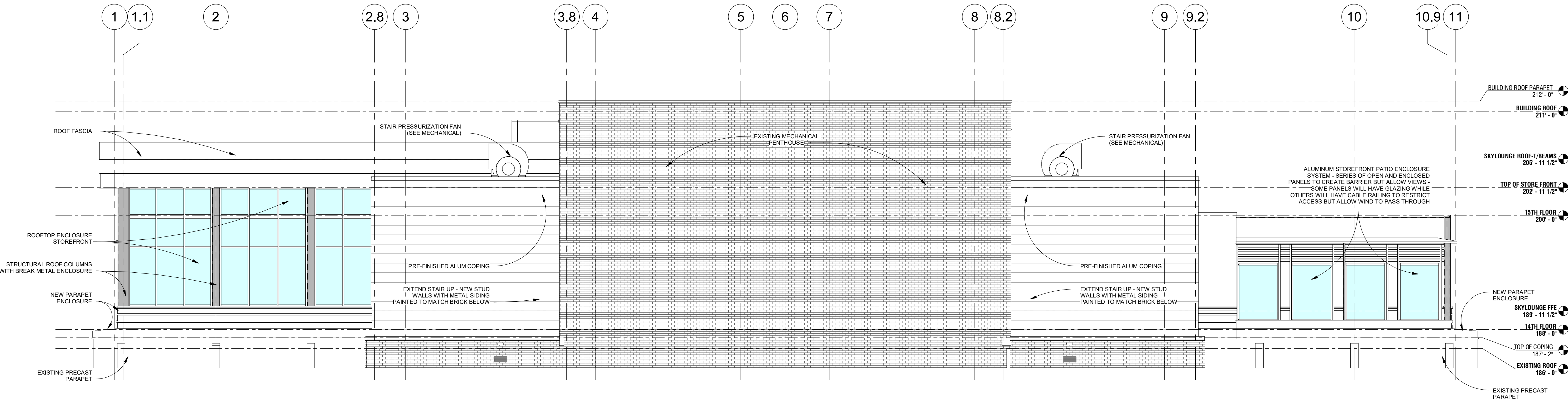
**A210-ARB**

Revised: 2/14/2018

- SHEET NOTES, EXTERIOR FINISH**
- A. CONTRACTOR SHALL PROVIDE SUPPORT STRUCTURE, 5/8" FIRE RETARDANT 5/8" PLYWOOD BACKING FOR MOUNTING OF SIGN AND CONNECT ELECTRICAL CIRCUITS FOR OWNER FURNISHED AND INSTALLED FACE-MOUNTED SIGNS.
  - B. SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WITH SEALANT MATCHING COLOR OF ADJACENT FINISH MATERIAL.
  - C. SEAL DOOR AND WINDOW FRAMES WITH SEALANT MATCHING COLOR OF FRAME.
  - D. FIELD PAINT - SEE EXTERIOR FINISH SCHEDULE FOR ELEMENTS REQUIRING FELD PAINTING.
  - E. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITY ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE LOCAL PLANNING COMMISSION.
  - F. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE ARCHITECT OR THE PLANNING COMMISSION.



**1 ARB NORTH ELEVATION (UNION STREET) - ENLARGED @ ROOF**  
A211-ARB 3/16" = 1'-0"



**2 ARB SOUTH ELEVATION (PARK ELEVATION) - ENLARGED @ ROOF**  
A211-ARB 3/16" = 1'-0"

Revised: 2/14/2018

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KNOXVILLE, TENNESSEE



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ID	Date	Description

Release Issue Date  
Project 2017.10

**SHEET ID FORMAT**  
A101-A

A. ROOFTOP SHELL  
B. SHELL & CORE  
C. PUBLIC/BOH BUILDOUT

ENLARGED ELEVATIONS

**A211-ARB**

2/13/2018 3:09:12 PM