

**Meeting:** 12/16/2020  
**Project:** First Horizon Building  
**Applicant:** Ric Mixon

---

## Property Information

**Location:** 800 S. Gay St. **Parcel ID** 95 I D 005  
**Zoning:** DK (Downtown Knoxville)  
**Description:** First Horizon Building: c.1980, 25-story contemporary structure.

---

## Description of Work

Level I Minor Alteration of an Existing Building/Structure

Expansion of existing rooftop penthouse. Rooftop penthouse will be modified to extend 38'-9.5" tall (existing penthouse and sign cabinet are 28'-10" tall). New penthouse will measure 38' wide (fronting Gay and State Streets) by 36' deep (fronting Cumberland and Main). Penthouse will feature metal panel cladding (similar to existing) and sculptured gutters around the top.

The existing sign will be removed and replaced with a new, internally illuminated sign, centered on the penthouse wall. Sign features a 14' by 14' square logo above a 12' tall by 27'-8" wide text. Letters and bank logo to be internally illuminated.

---

## Applicable Design Guidelines

Downtown Knoxville Design Guidelines

B. Private Realm

7. Mechanical Equipment and Service Utilities

7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.

7b. Screen rooftop vents, heating/cooling units, and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.

B. The Traditional Grid District

1. Recommended Signs

1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade

1d. Building name sign and/or building directory

---

## Comments

Overall, the proposal meets the Downtown Knoxville Design Guidelines. As the subject building measures approximately 312'-8" tall, the expanded penthouse and new sign will be minimally visible from the immediately surrounding blocks. The proposed penthouse modifications add approximately 10' in height, which will very minimally expand the penthouse's visibility from more distant viewpoints. The penthouse will retain the enclosed section which obscures existing HVAC equipment.

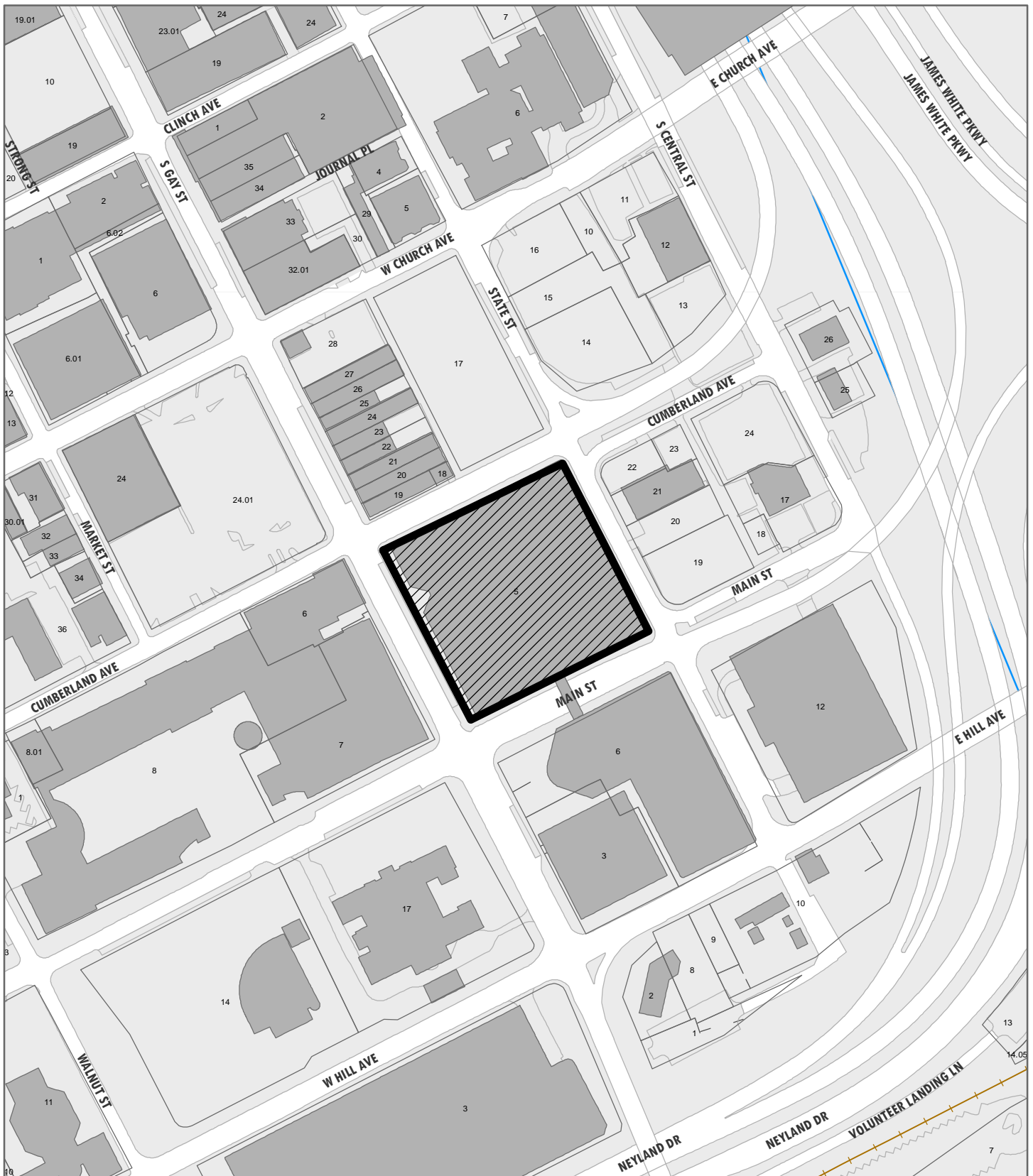
---

The new sign is replacing an existing sign with a comparable size, design, and placement. The sign's internal illumination will not have a negative effect on the surrounding context.

---

## **Recommendation**

Staff recommends approval of Certificate 12-B-20-DT as submitted.



**12-B-20-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

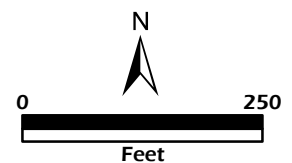
Petitioner: Ric Mixon

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



**800 S. Gay St.**  
Level 1: Minor alteration of an existing  
building/structure

Original Print Date: 12/2/2020  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

**FIRST HORIZON BANK**

Applicant

11.18.20

12.16.20

12-B-20-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

**DAVID R. MIXON**

**WYSTWYND DESIGNS INC.**

Name

Company

**401 N. FOREST PARK BLVD**

**KNOXVILLE TN**

**37919**

Address

City

State

Zip

**865-584-6712**

**drm@wystwynd.com**

Phone

Email

## CURRENT PROPERTY INFO

**390 BERRY ST., STE 200**

**TENNESSEE HOLDINGS LLC**

**BROOKLYN, NY 11211**

**865-545-4447**

Owner Name (if different from applicant)

Owner Address

Owner Phone

**800 S. GAY STREET  
KNOXVILLE, TN 37902**

**0951D005**

Property Address

Parcel ID

**DOWNTOWN**

**DK**

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

**Lindsay Crockett**

**11.18.20**

Staff Signature

Please Print

Date

*D.R. Mixon*

**D.R. MIXON**

**11-18-2020**

Applicant Signature

Please Print

Date

# REQUEST

DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

*See required Downtown Design attachment for more details.*

- Brief description of work: EXTEND HEIGHT OF EXISTING PENTHOUSE FOR FUTURE ELEVATOR RENOVATION AND RELOCATION OF HVAC, REMOVE EXISTING ROOF TOP SIGN AND REPLACE WITH BUILDING SIGN.

HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

*See required Historic Zoning attachment for more details.*

- Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

*See required Infill Housing attachment for more details.*

- Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

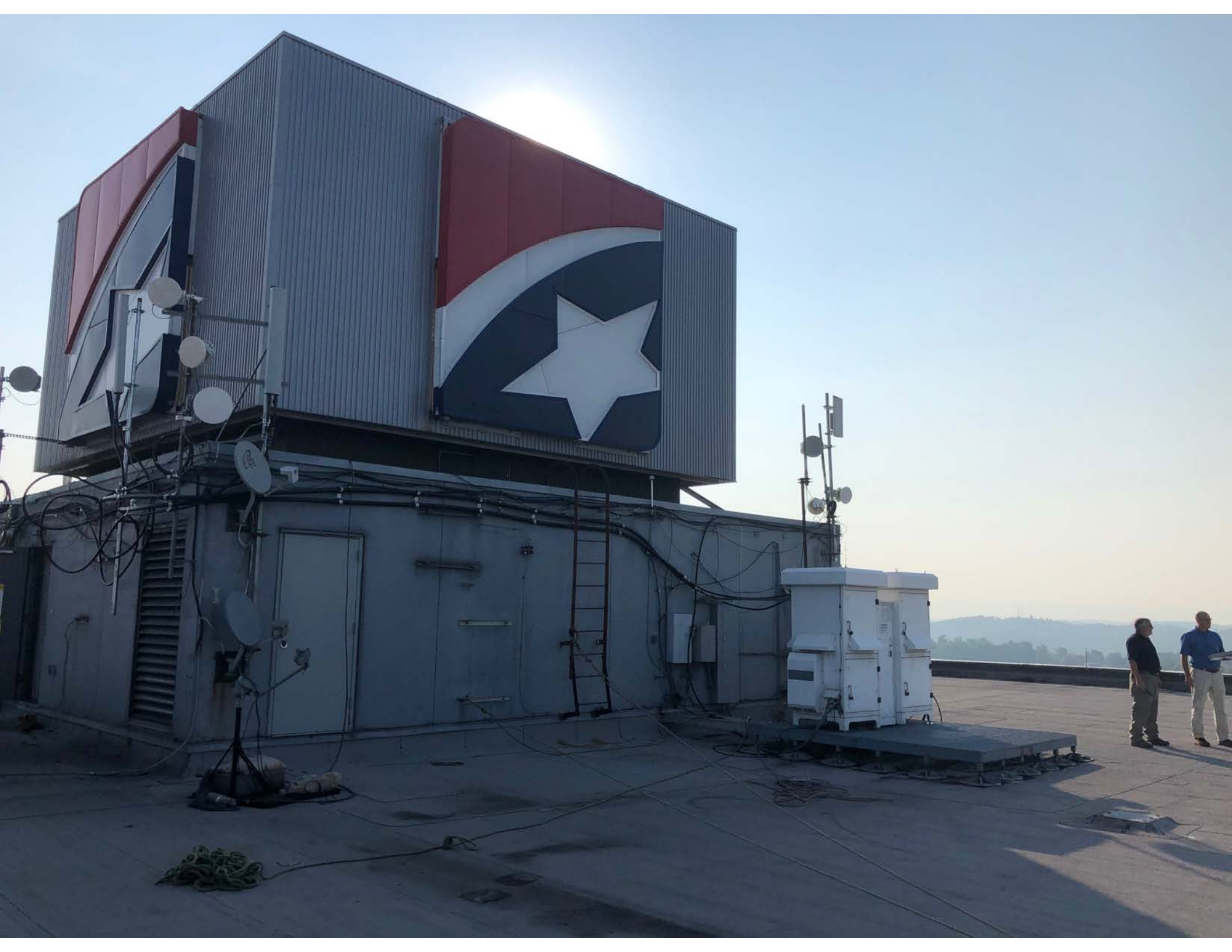
**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

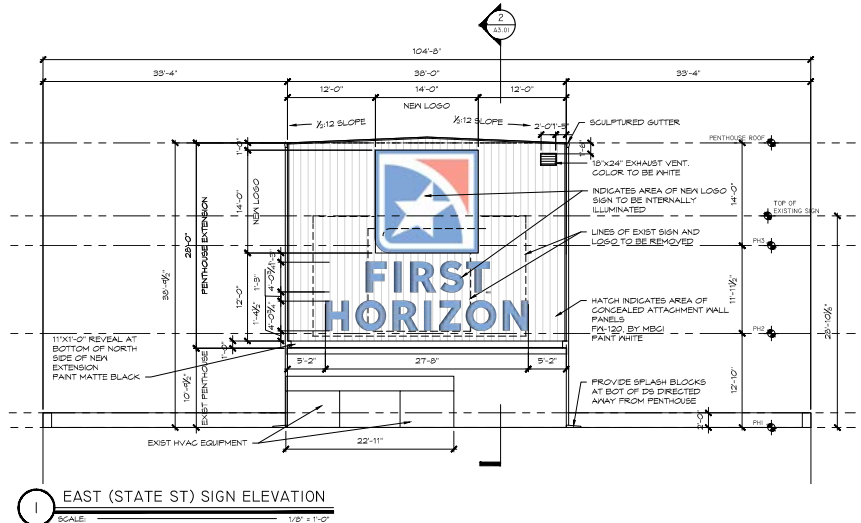




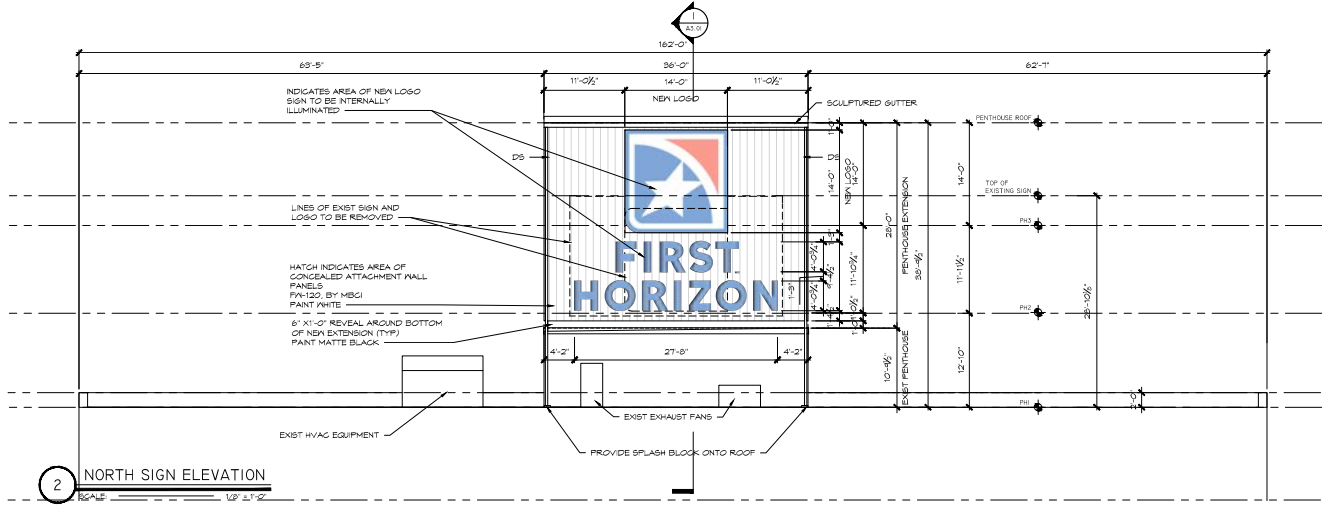




Tuesday, September 1, 2020 14:53 PM P:\PROJECTS\2020\6407 FIRST HORIZON\30000 PENTHOUSE EXTENSION\CDP\DRAWINGS\A2.02 SIGN ELEVATIONS TALL #2 CENTERED.DWG  
 P:\PROJECTS\2020\6407 FIRST HORIZON\30000 PENTHOUSE EXTENSION\CDP\DRAWINGS\A2.02 SIGN ELEVATIONS TALL #2 CENTERED.DWG



**1 EAST (STATE ST) SIGN ELEVATION**  
 SCALE: 1/8" = 1'-0"

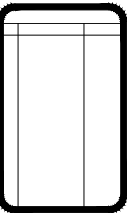


**2 NORTH SIGN ELEVATION**  
 SCALE: 1/8" = 1'-0"

**DO NOT REPRODUCE**

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF WYSTWYND DESIGNS, INC. AND AS SUCH ARE PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM WYSTWYND DESIGNS, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION. FOR INFORMATION OR TO REPORT SUCH USE, PLEASE CALL (865-904-6112).

WYSTWYND DESIGNS, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. ALL RIGHTS RESERVED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM WYSTWYND DESIGNS, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.



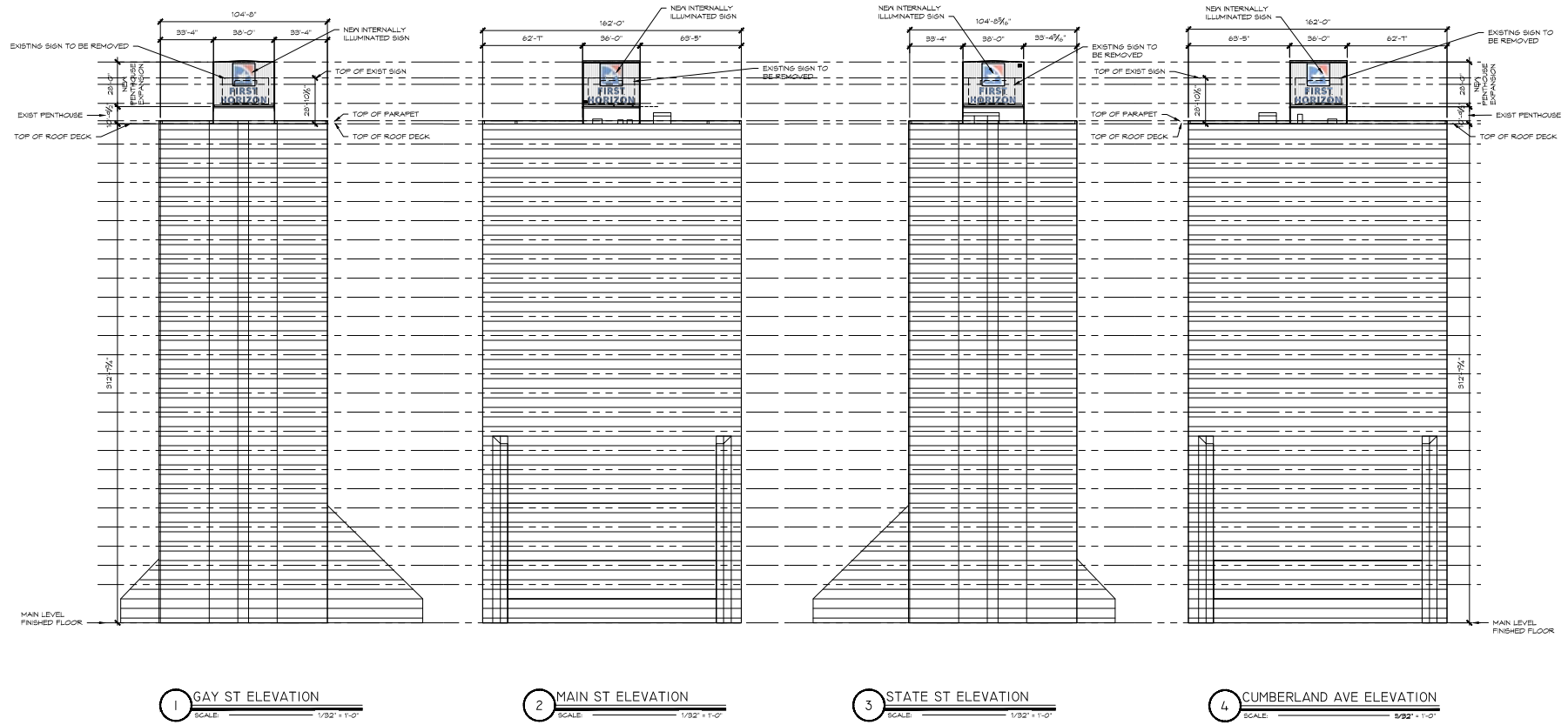
**WYSTWYND**  
 D E S I G N S  
 401 Main Street Suite 100  
 Knoxville TN 37919  
 PH: 865.904.6112 FAX: 865.904.6113  
 Web: wstwynd.com

**FIRST HORIZON BANK**  
**PENTHOUSE EXPANSION**  
**800 S GAY ST**  
**KNOXVILLE, TENNESSEE 37929**

DATE	07/14/20
BY	690.70056
APP	

**A2.02**

Tuesday, September 1, 2020 14:53 PM P:\PROJECTS\2020\6407 FIRST HORIZON BANK PENTHOUSE EXPANSION\CDP\DRAWINGS\A2.03 SIGN ELEVATIONS TALL 1/2 CENTERED.DWG  
 P:\PROJECTS\2020\6407 FIRST HORIZON BANK PENTHOUSE EXPANSION\CDP\DRAWINGS\A2.07 SIGN ELEVATIONS TALL 1/2 CENTERED.DWG



1 GAY ST ELEVATION  
 SCALE: 1/32" = 1'-0"

2 MAIN ST ELEVATION  
 SCALE: 1/32" = 1'-0"

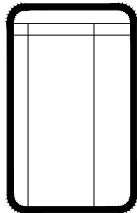
3 STATE ST ELEVATION  
 SCALE: 1/32" = 1'-0"

4 CUMBERLAND AVE ELEVATION  
 SCALE: 1/32" = 1'-0"

- NOTES
1. ELEVATIONS START AT THE FINISHED FLOOR OF THE MAIN GAY ST LEVEL.
  2. STREET LEVEL TURNS SIGNIFICANTLY BELOW WHAT IS SHOWN ON ALL ELEVATIONS NOT ON GAY ST.
  3. THESE ELEVATIONS DO NOT SHOW THE ATTACHED PARKING GARAGE.

DO NOT REPRODUCE

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF WYSTWYND DESIGNS, INC. AND AS SUCH ARE PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM WYSTWYND DESIGNS, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION. FOR INFORMATION OR TO REPORT SUCH USE, PLEASE CALL (865-904-6112).



**WYSTWYND**  
 D E S I G N S  
 401 Main Street, Suite 100  
 Knoxville, TN 37919  
 PH: 865.904.6112 FAX: 865.904.6113  
 WWW.WYSTWYND.COM

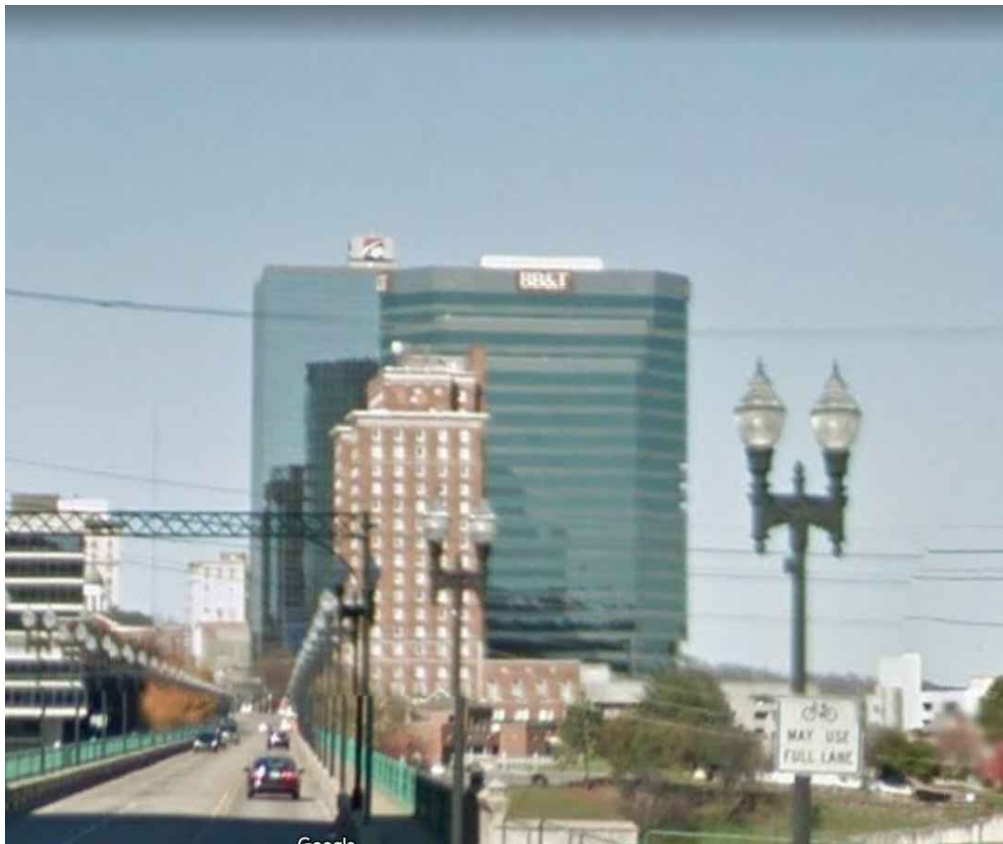
FIRST HORIZON BANK  
 PENTHOUSE EXPANSION  
 800 S GAY ST  
 KNOXVILLE, TENNESSEE 37929

DATE	07/14/20
BY	CB
APP'D	
SCALE	AS SHOWN

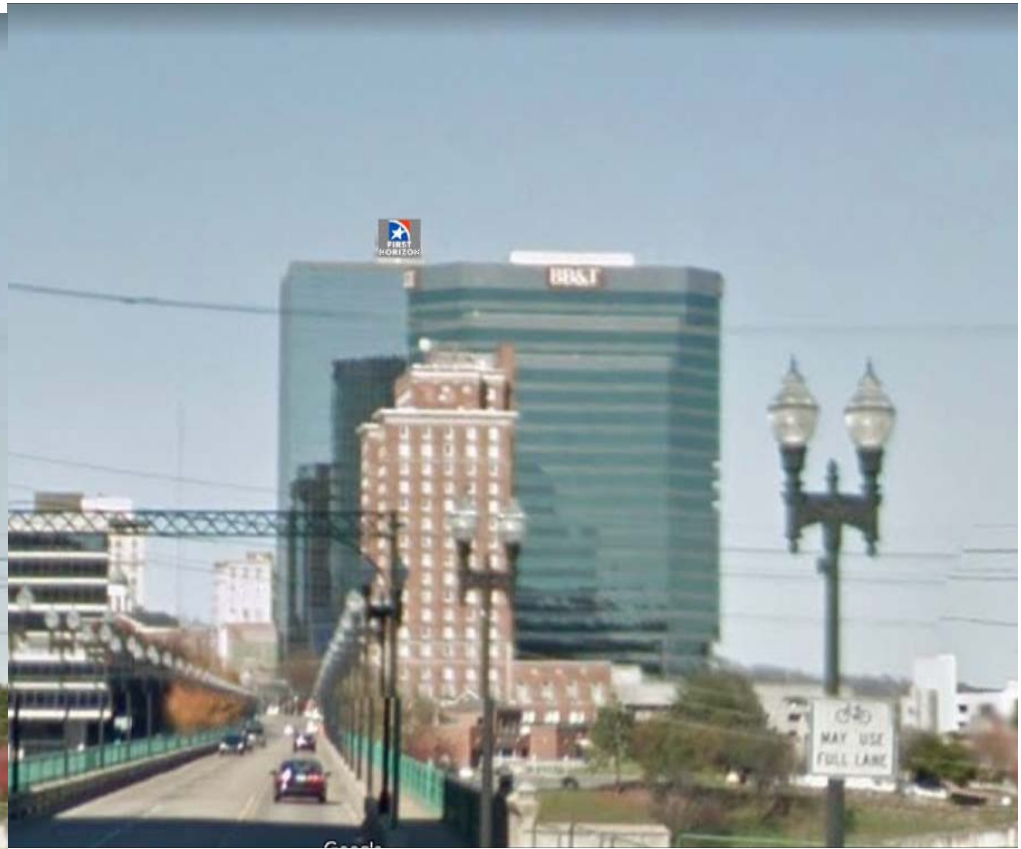
A2.03

REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

Gay St Across the River  
Distance = 1,905 ft - About 5.4 Downtown Blocks

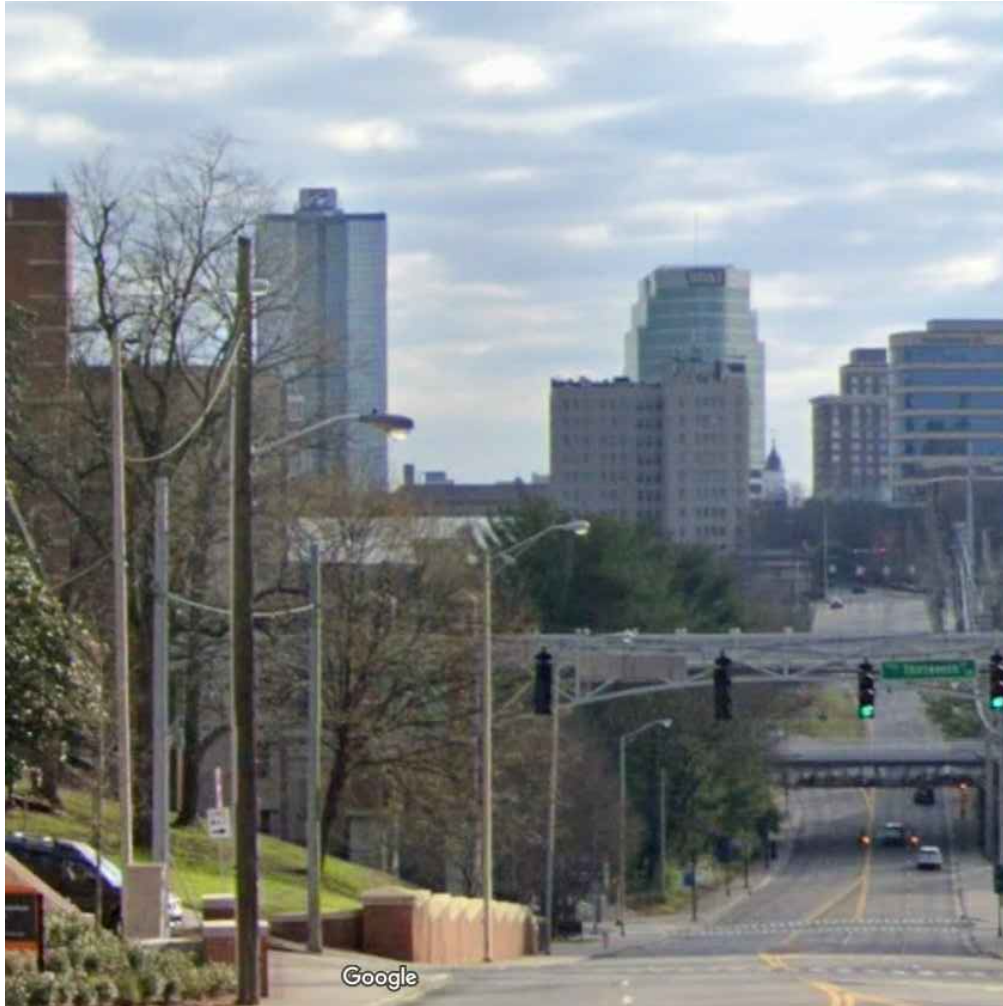


EXISTING PENTHOUSE VIEW

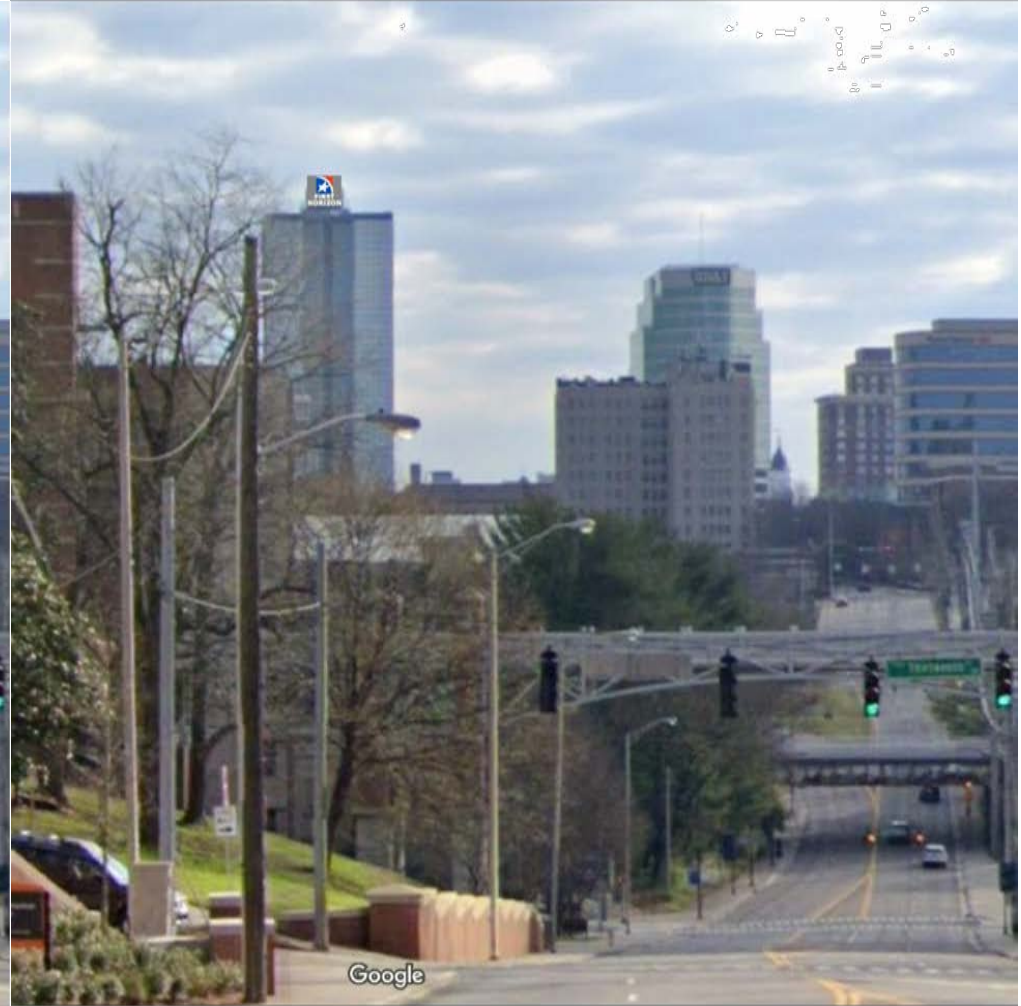


PROPOSED PENTHOUSE VIEW

Cumberland Ave at The Hill on UT Campus  
Distance = 3,700 ft - About 10.5 Downtown Blocks



EXISTING PENTHOUSE VIEW



PROPOSED PENTHOUSE VIEW

Gay St and Summit Hill  
Distance = 1,980 ft - About 5.6 Downtown Blocks

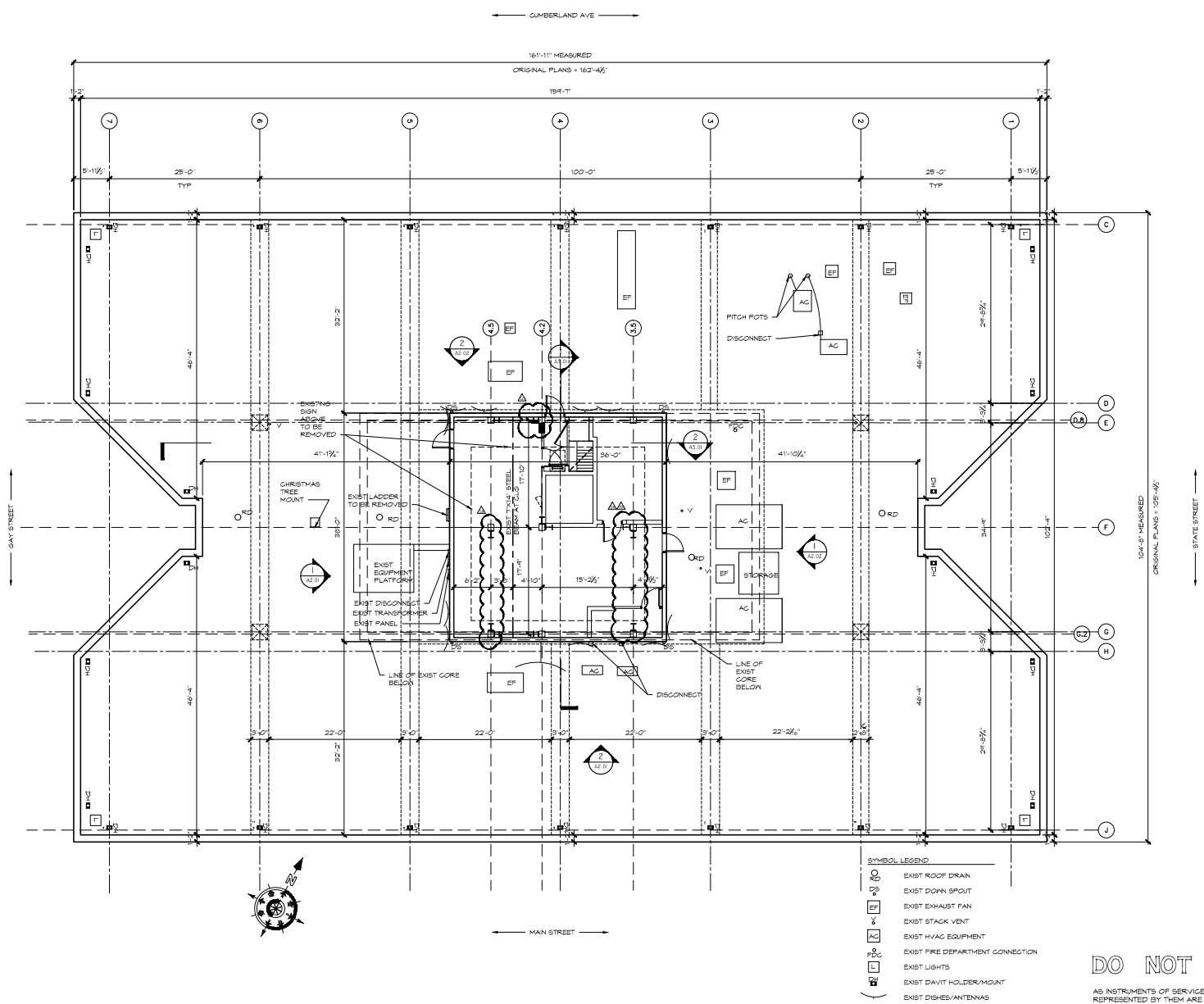


EXISTING PENTHOUSE VIEW



PROPOSED PENTHOUSE VIEW

Tuesday, September 1, 2020 14:53:32 PM F:\PROJECTS\2020\40 FIRST HORIZON\30060 PENTHOUSE EXTENSION\CDP\DRAWINGS\A102 DETAIL ROOF PLAN NEW SIGN.DWG  
 F:\PROJECTS\2020\40 FIRST HORIZON\30060 PENTHOUSE EXTENSION\CDP\DRAWINGS\A102 DETAIL ROOF PLAN NEW SIGN.DWG



**SYMBOL LEGEND**

⊙	EXIST ROOF DRAIN
⊕	EXIST DOWN SPOUT
⊞	EXIST EXHAUST FAN
⊟	EXIST STACK VENT
⊠	EXIST HVAC EQUIPMENT
⊡	EXIST FIRE DEPARTMENT CONNECTION
⊢	EXIST LIGHTS
⊣	EXIST DAVIT HOLDER/MOUNT
⊤	EXIST DISHES/ANTENNAS

**1 ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

**DO NOT REPRODUCE**

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF WYSTWYND DESIGNS, INC. AND AS SUCH, ARE PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM WYSTWYND DESIGNS, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION. FOR INFORMATION OR TO REPORT SUCH USE, PLEASE CALL (865-584-6712).

REVISIONS	
NO.	DESCRIPTION
1	DATE SUBMITTED
2	DATE APPROVED
3	DATE REVISIONS
4	DATE REVISIONS
5	DATE REVISIONS
6	DATE REVISIONS
7	DATE REVISIONS
8	DATE REVISIONS
9	DATE REVISIONS
10	DATE REVISIONS



**WYSTWYND**  
 DESIGNS, INC.  
 484 Main Street, Suite 100  
 Knoxville, TN 37917  
 Tel: 865-584-6712  
 Fax: 865-584-6713  
 Email: info@wystwynd.com  
 Web: www.wystwynd.com

**FIRST HORIZON BANK**  
**PENTHOUSE EXPANSION**  
 800 S GAY ST  
 KNOXVILLE, TENNESSEE 37929

DATE	07/14/20
DATE	07/14/20
DATE	07/14/20
DATE	07/14/20
DATE	07/14/20
DATE	07/14/20
DATE	07/14/20
DATE	07/14/20
DATE	07/14/20
DATE	07/14/20

**A1.01**

Tuesday, September 1, 2020 14:32 PM F:\PROJECTS\2020\440 FIRST HORIZON 30060 PENTHOUSE EXTENSION\CDP\DRAWINGS\A102 DETAIL ROOF PLAN NEW SIGN.DWG  
 F:\PROJECTS\2020\440 FIRST HORIZON 30060 PENTHOUSE EXTENSION\CDP\DRAWINGS\A102 DETAIL ROOF PLAN NEW SIGN.DWG

**1 PH I - EXISTING PENTHOUSE PLAN**  
SCALE: 1/4" = 1'-0"

NOTES:  
 1. DIMENSIONS ARE FROM FACE OF EXISTING WALLS, TO FACE OF 8" BLOCK AND FACE OF EXTERIOR SHEATHING AT EXTERIOR WALLS, AND TO FACE OF STUDS AT INTERIOR WALLS.  
 2. SEE STRUCTURAL DRAWINGS FOR MEMBER SIZES AND DETAILS.

**WALL LEGEND**

- EXIST CMU WALL
- EXIST STUD WALL
- NEW STL STUD WALL 1/2" 6" GF

**SYMBOL LEGEND**

- EXIST ROOF DRAIN
- EXIST DOWN SPOUT
- EXIST EXHAUST FAN
- EXIST STACK VENT
- EXIST HVAC EQUIPMENT
- EXIST FIRE DEPARTMENT CONNECTION
- EXIST LIGHTS
- EXIST DAVIT HOLDER/MOUNT
- EXIST DISHES/ANTENNAS

**2 PH2 - EXIST ROOF DECK/  
NEW FLOOR LEVEL PLAN**  
SCALE: 1/4" = 1'-0"

NOTES:  
 1. DIMENSIONS ARE FROM FACE OF EXISTING WALLS, TO FACE OF 8" BLOCK AND FACE OF EXTERIOR SHEATHING AT EXTERIOR WALLS, AND TO FACE OF STUDS AT INTERIOR WALLS.  
 2. ALL STRUCTURE AND WALLS SHOWN ARE NEW CONSTRUCTION.  
 3. SEE STRUCTURAL DRAWINGS FOR MEMBER SIZES AND DETAILS.

**DO NOT REPRODUCE**

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF WYSTWYND DESIGNS, INC. AND AS SUCH, ARE PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM WYSTWYND DESIGNS, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION. FOR INFORMATION OR TO REPORT SUCH USE, PLEASE CALL (865-504-6712).

NO.	REVISION	DATE
1	REVISED FOR PERMITS	8/20/20
2	REVISED FOR PERMITS	8/20/20
3	REVISED FOR PERMITS	8/20/20
4	REVISED FOR PERMITS	8/20/20
5	REVISED FOR PERMITS	8/20/20
6	REVISED FOR PERMITS	8/20/20
7	REVISED FOR PERMITS	8/20/20
8	REVISED FOR PERMITS	8/20/20
9	REVISED FOR PERMITS	8/20/20
10	REVISED FOR PERMITS	8/20/20



**WYSTWYND**  
 WYSTWYND DESIGNS, INC.  
 444 Main Street, Suite 100  
 Knoxville, TN 37917  
 PH: 865-504-6712 FAX: 865-504-6713  
 WWW.WYSTWYNDDESIGNS.COM

**FIRST HORIZON BANK  
 PENTHOUSE EXPANSION  
 800 S GAY ST  
 KNOXVILLE, TENNESSEE 37929**

NO.	DATE
1	07/21/20
2	08/07/20
3	08/07/20
4	08/07/20
5	08/07/20
6	08/07/20
7	08/07/20
8	08/07/20
9	08/07/20
10	08/07/20

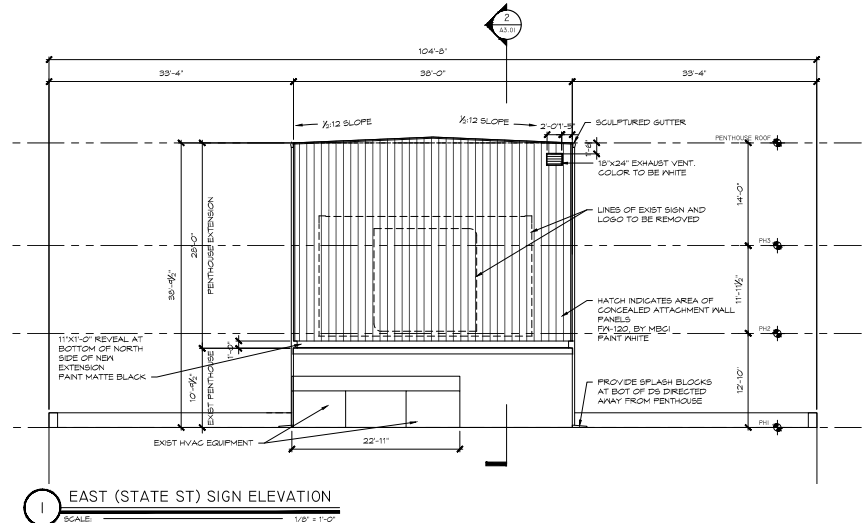
**A1.02**



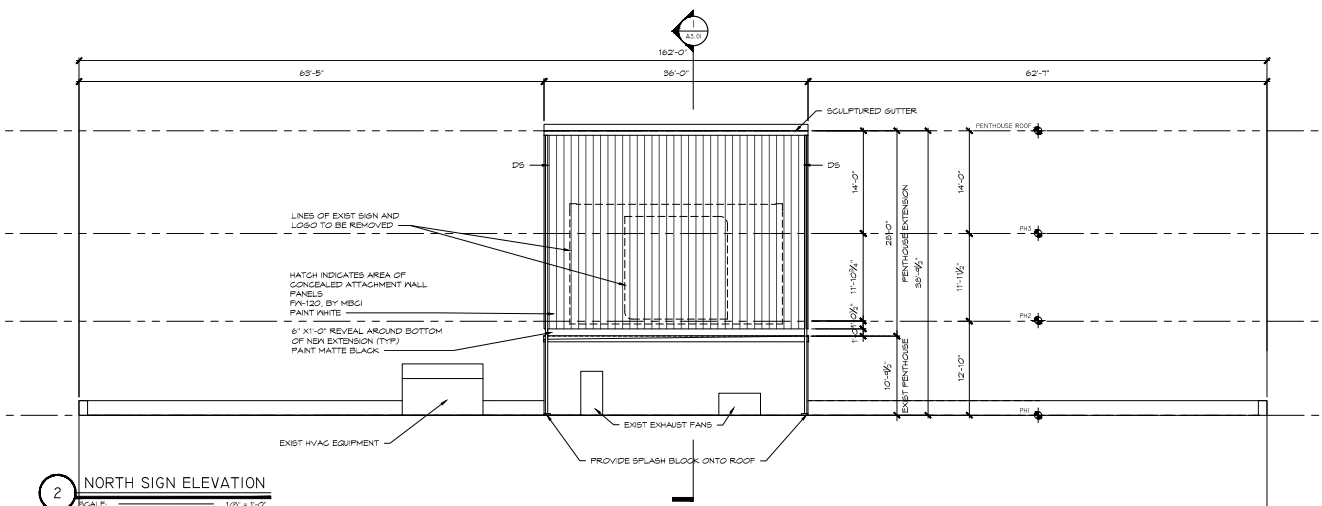




FIRST HORIZON BANK PENTHOUSE AND FIRST HORIZON BANK EAST STATE ST SIGN ELEVATIONS TALL TO CENTER DWG  
 FIRST HORIZON BANK PENTHOUSE AND FIRST HORIZON BANK NORTH SIGN ELEVATIONS TALL TO CENTER DWG



**1 EAST (STATE ST) SIGN ELEVATION**  
 SCALE: 1/8" = 1'-0"

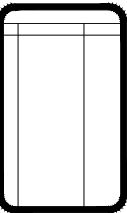


**2 NORTH SIGN ELEVATION**  
 SCALE: 1/8" = 1'-0"

**DO NOT REPRODUCE**

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF WYSTWYND DESIGNS, INC. AND AS SUCH ARE PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM WYSTWYND DESIGNS, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION. FOR INFORMATION OR TO REPORT SUCH USE, PLEASE CALL (865-904-6112).

UNAUTHORIZED USE OF THESE DRAWINGS FOR ANY PROJECT, WHETHER PROJECT, WHETHER DESIGN, WITHOUT WRITTEN CONSENT FROM WYSTWYND DESIGNS, INC. IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.



**WYSTWYND**  
 D E S I G N S  
 401 Main Street Suite 404  
 Knoxville TN 37919  
 PH: 865.904.6112 FAX: 865.904.6113  
 Web: wystwynd.com

**FIRST HORIZON BANK**  
**PENTHOUSE EXPANSION**  
**800 S GAY ST**  
**KNOXVILLE, TENNESSEE 37929**

DATE	07/14/20
BY	690.2005L
NO.	A2.02

**A2.02**