



DESIGN REVIEW REQUEST

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



Kathryn Greer

Applicant

3/2/2020

March 18th 2020

3-A-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

Kathryn Greer

MHM

Name

Company

550 West Main Street Suite 300

Knoxville

tn

37919

Address

City

State

Zip

9316072881

kgreer@mhminc.com

Phone

Email

CURRENT PROPERTY INFO

Roy Ziegler

4100 Regent Street, Suite G Columbus, OH 43219

949-636-3492

Owner Name (if different from applicant)

Owner Address

Owner Phone

Rockbridge Hotel Development

094LJ001

Property Address

Parcel ID

525 Henley Street

~~C-2/D-1 OVERLAY~~ *DK-B*

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Michael Reynolds

Please Print

3/2/2020

Date

Kathryn Greer

Digitally signed by Kathryn Greer
DN: C=US, E=kgreer@mhminc.com,
O=MHM, CN=Kathryn Greer
Date: 2020.03.02 12:27:23-05'00'

Kathryn Greer

3/2/20

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: See attached

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

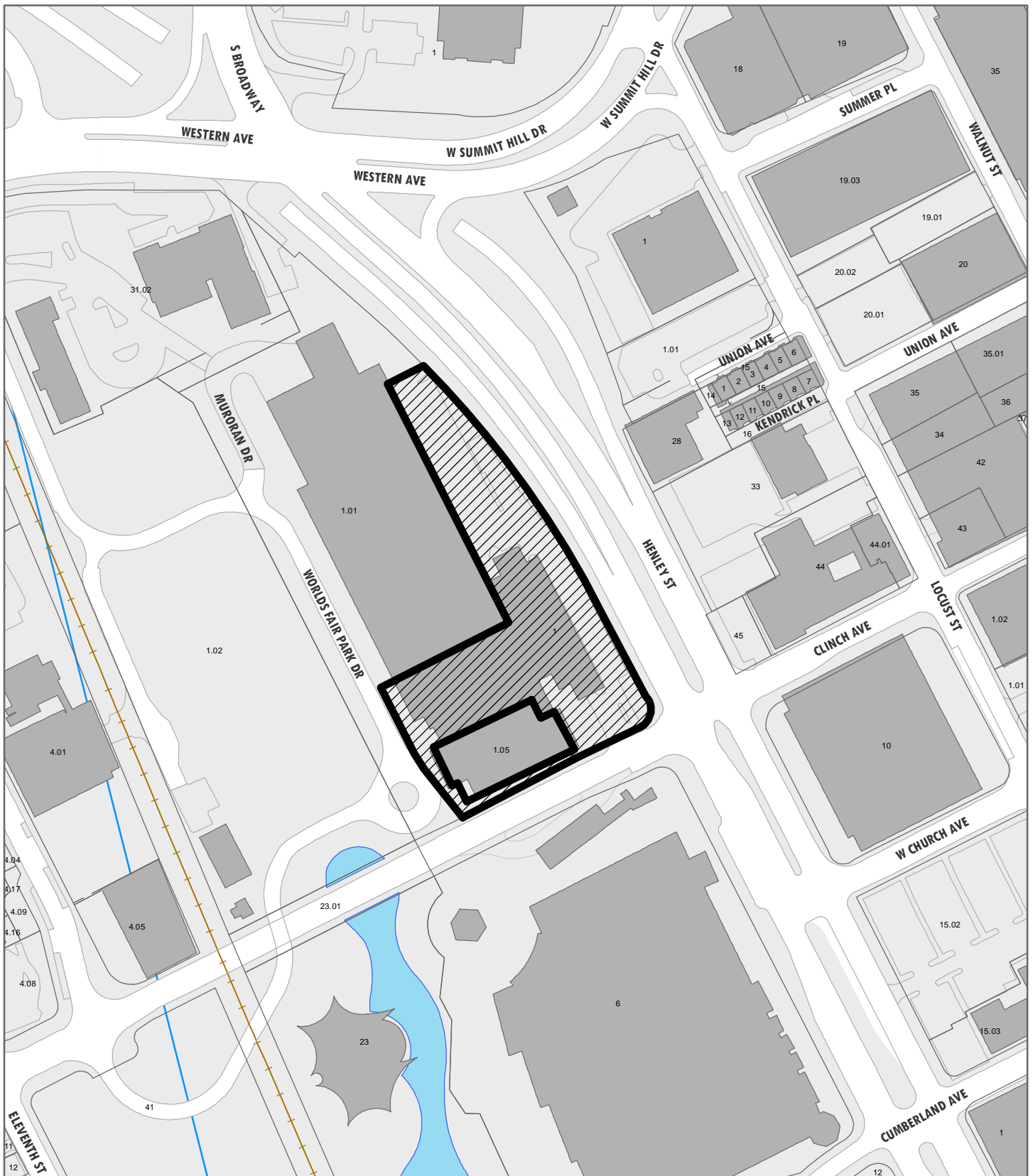
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:	<u>100.⁰⁰</u>	TOTAL: <u>100.⁰⁰</u>
FEE 2:		
FEE 3:		



3-A-20-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

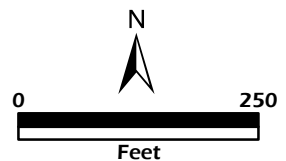
Petitioner: Kathryn Greer / McCarty
Holsaple McCarty

**DOWNTOWN
DESIGN
REVIEW
BOARD**



525 Henley St.
Level 2: Major alteration of an existing
building/structure

Original Print Date: 3/2/2020
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





24 February 2020

Mike Reynolds
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, Tennessee 37902

Downtown Design COA Application – Knoxville Marriott Conversion

Dear Mr. Reynolds,

We are submitting an application for a Downtown Design Overlay District Certificate of Appropriateness for the Knoxville Marriott Conversion project, located at 525 Henley Street. The guest room tower facade, new entry canopy and porte cochere, and World's Fair Park facade is the complete exterior project scope to the conversion of the existing Holiday Inn to a full-service Marriott Brand hotel. We are only applying for a COA for the full scope of work/ improvements. The exterior work consists of the following:

Guest Tower Facade

1. Removing the existing windows, EIFS, and louvers for the guest rooms
2. Replacing guestroom PTAC horizontal louvers for a vertical VRP mechanical unit and louver system.
3. Adding new storefront windows.
4. Painting all exterior walls for the guest tower.
5. Marriott Signage per branding requirements to replace existing Holiday Inn Signage

Entry Canopy + Porte Cochere + Public space entry

1. New Trellis canopy and monumental sign at Marriott Entry
2. New site circulation and landscaping
3. New wood + metal panel soffit at new entry porte cochere
4. Exterior local artist murals elements at new entries
5. New coffee shop entry and operable garage doors

World's Fair Park Façade

1. New punched opening windows and operable garage style doors.
2. New exterior patio, landscaping, and site planters
3. Painting the exterior existing brick facade
4. New branding signage above existing shed roof

We look forward to working with you on this project.

Sincerely,

MCCARTY HOLSAPLE MCCARTY, INC.

Kathryn Greer, AIA, LEED AP BD+C

Attachments: COA Application,

cc: Haley Zimmerman, MHM
Nathan Honeycutt, MHM

KNOXVILLE MARRIOTT CONVERSION

LEVEL 2 - ALTERATION OF AN EXISTING BUILDING

02.24.2020

KNOXVILLE MARRIOTT CONVERSION

EXISTING CONDITIONS



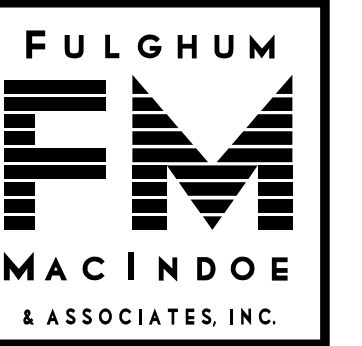
EXTERIOR FACADE



KNOXVILLE MARRIOTT CONVERSION

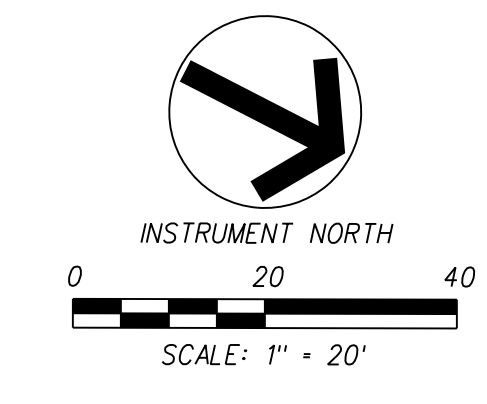
McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR



#	ISSUE	DATE

Issue Date:	January 29, 2020
PIC:	NATHAN HONEYCUTT
PM:	Nathan Honeycutt
PA:	Kathryn Greer / Haley Zimmerman
Drawn By:	JIS
Checked By:	AMG

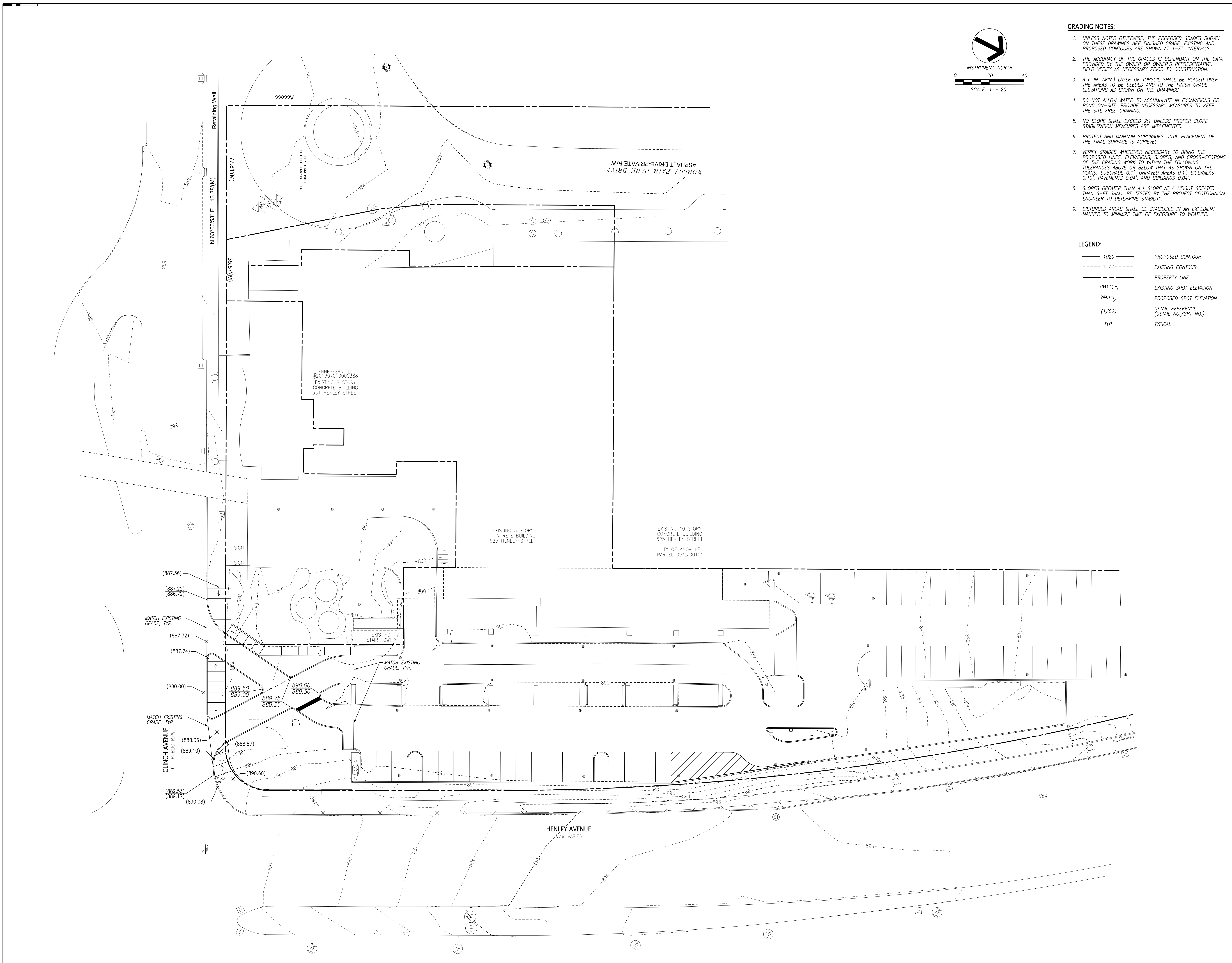


GRADING NOTES:

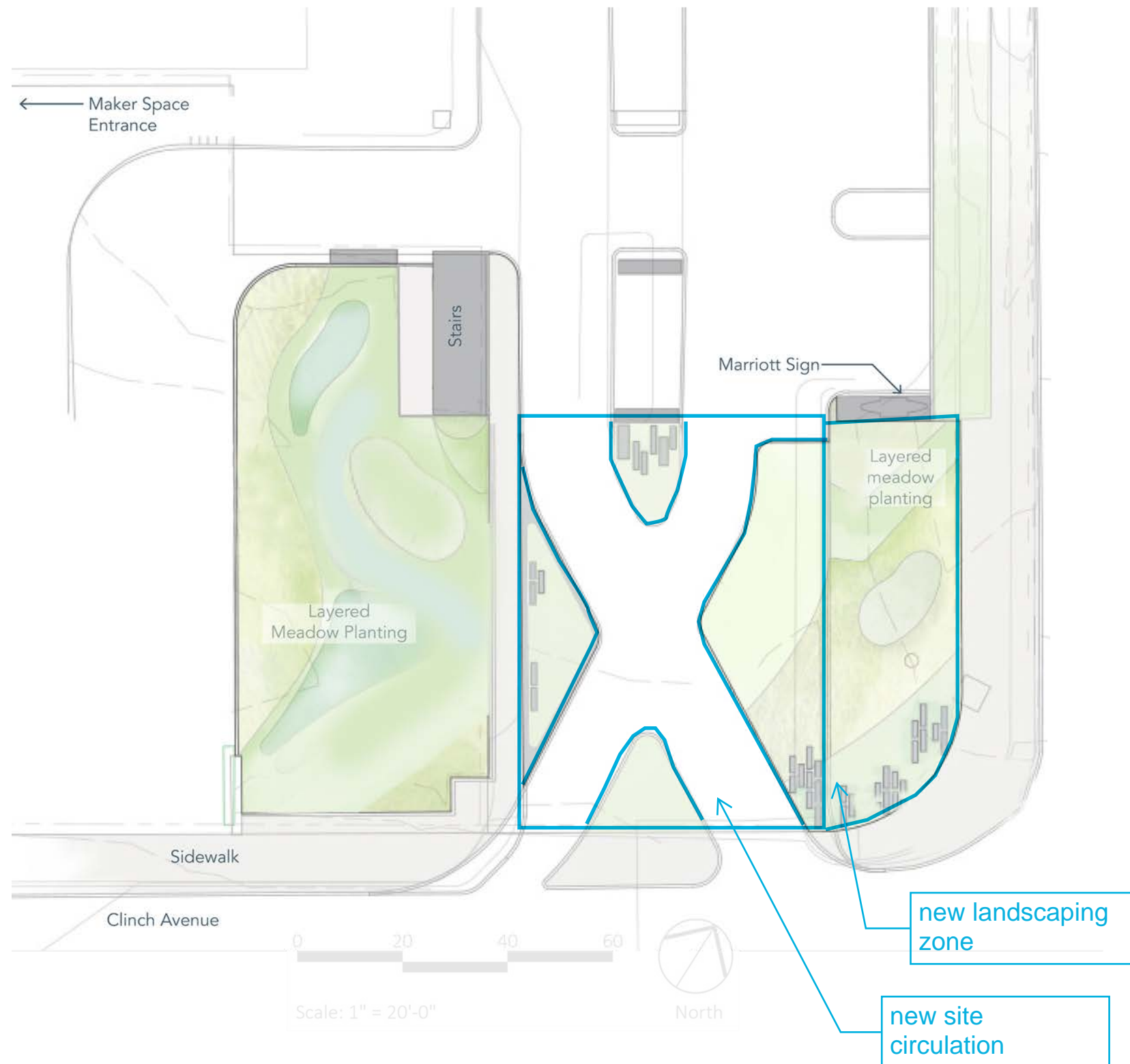
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1'-FT. INTERVALS.
- THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
- A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
- PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
- VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1", UNPAVED AREAS 0.1", SIDEWALKS 0.10", PAVEMENTS 0.04", AND BUILDINGS 0.04".
- SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
- DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDITIOUS MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

LEGEND:

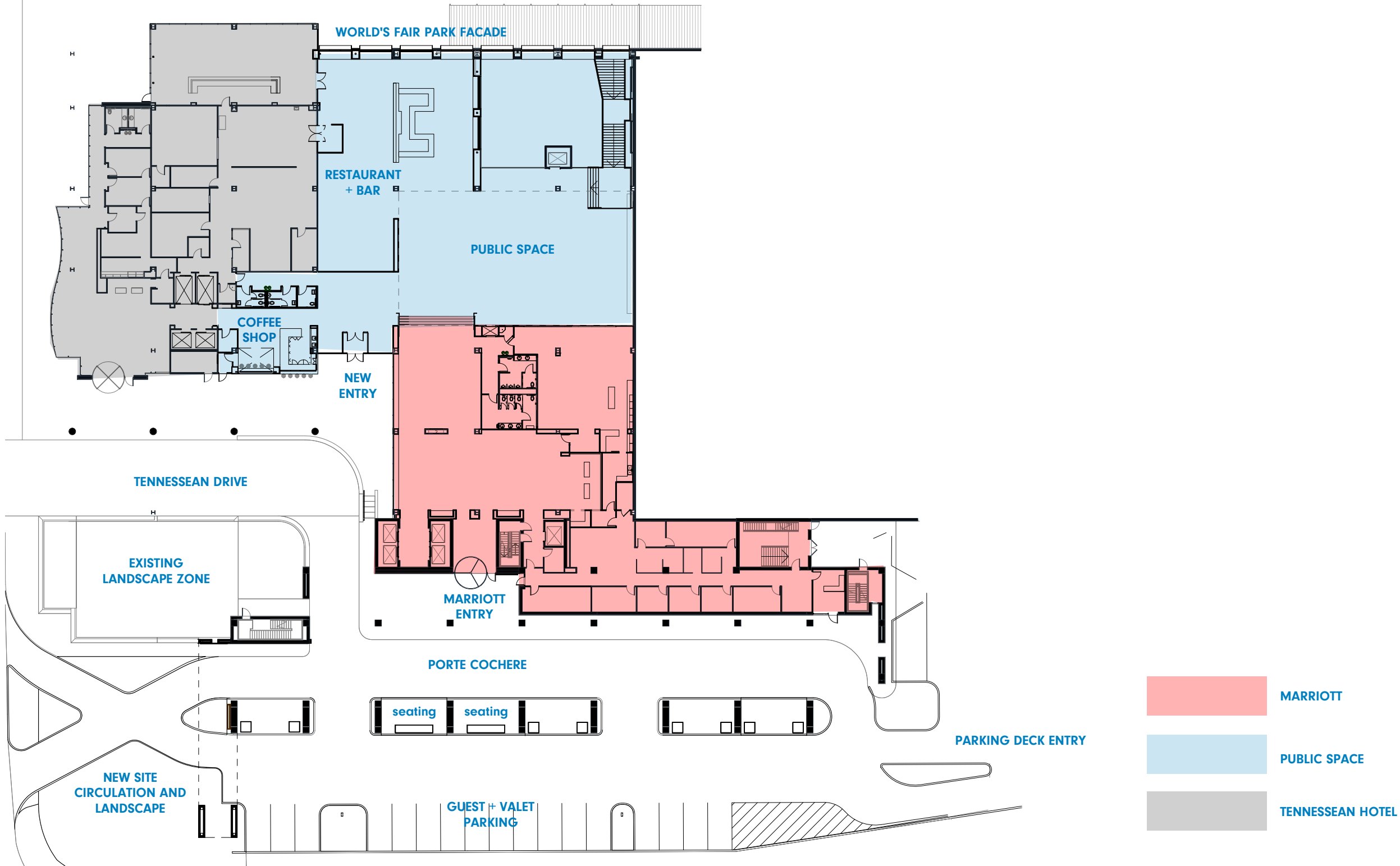
- 1020 PROPOSED CONTOUR
- 1022 EXISTING CONTOUR
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DETAIL REFERENCE (DETAIL NO./SHT NO.)
- TYPICAL



MARRIOTT ENTRANCE + SITE CIRCULATION (EXISTING CONDITIONS PATCHING/ CRACKING)



OVERALL PUBLIC SPACE + LOBBY LEVEL FLOOR PLAN





NEW EXTERIOR BUILDING MARRIOTT BRANDED SIGNAGE

NEW EXTERIOR WINDOWS

NEW EXTERIOR MURAL ART INSTALLATION

EXISTING EIFS TO REMAIN AND TO BE REPAINTED

EXISTING CONCRETE FRAME TO REMAIN AND TO BE REPAINTED

GUEST ROOM TOWER WORK AREA

NEW ENTRY CANOPY LOCATION

NEW MARRIOTT BRANDED SITE SIGN

NEW SITE CIRCULATION AND LANDSCAPE

EXISTING VIEW FROM SW CORNER OF CLINCH AVENUE AND HENLEY

Existing Photos

MARRIOTT EXTERIOR ENTRY



Marriott Signage per branding requirements to replace existing Holiday Inn Signage

Painting all exterior walls for the guest tower.

Adding new storefront windows.

Replacing guest room PTAC horizontal louvers for a vertical VRP mechanical unit and louver system.

Removing the existing windows, EIFS, and louvers for the guest rooms

New wood + metal panel soffit at new entry porte cochere

New Trellis canopy and monumental sign at Marriott Entry

Exterior local artist mural elements at new entries

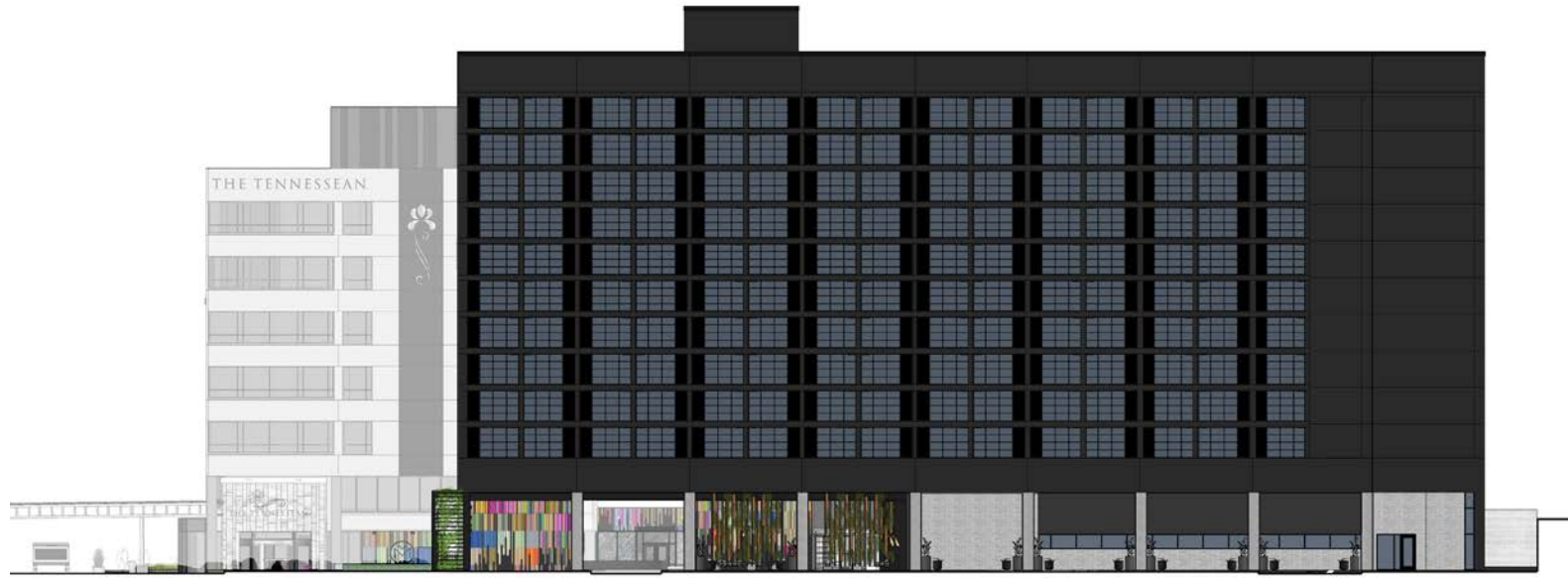
New site circulation and landscaping

KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

ELEVATIONS



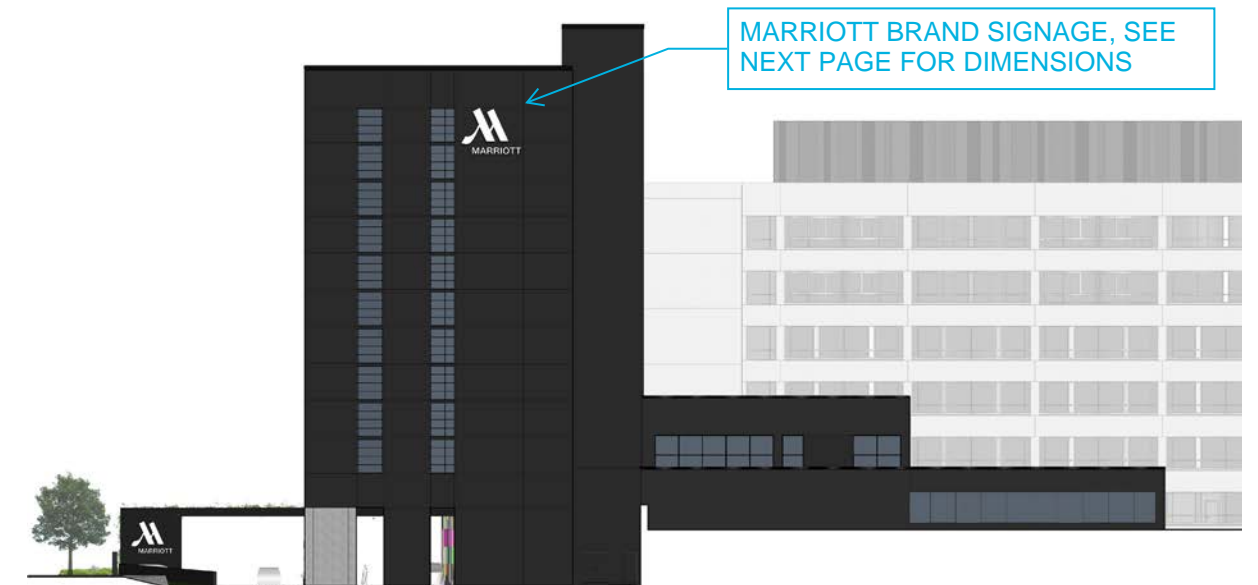
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

2-1 channel letters

front view | not to scale



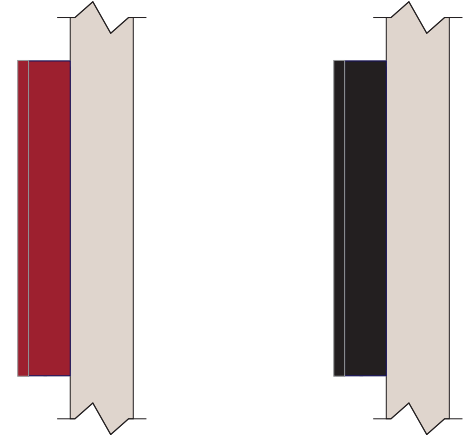
MODEL	"M" LOGO HEIGHT	"M" LOGO LENGTH	LETTER "M" HEIGHT	COPY LENGTH	OVERALL HEIGHT	OVERALL LENGTH
	A	B	C	D	E	F
MAR CL 6	6'-0"	7'-8"	1'-2 3/8"	11'-0 7/8"	7'-7 13/16"	12'-11 5/16"
MAR CL 8	8'-0"	10'-2 11/16"	1'-7 3/16"	14'-9 3/16"	10'-2 3/8"	17'-3 1/8"
MAR CL 10	10'-0"	12'-9 5/16"	2'-0"	18'-5 1/2"	12'-9"	21'-6 7/8"
MAR CL 12	12'-0"	15'-4"	2'-4 13/16"	22'-1 13/16"	15'-3 5/8"	25'-10 11/16"

3/16" 2447 WHITE ACRYLIC FACE WITH 3M 3630-2382 RED TRANSLUCENT FILM APPLIED TO 1ST SURFACE

3/16" 2447 WHITE ACRYLIC FACE WITH 3M 3635-222 BLACK DUAL-COLOR FILM APPLIED TO 1ST SURFACE (APPEARS BLACK DURING THE DAY, ILLUMINATES WHITE AT NIGHT)

logo profile | not to scale

letter profile | not to scale



nighttime view | not to scale



dark building background view | not to scale



Note: The "M" logo appears white during the day and illuminates red at night.

construction specifications -

.050" aluminum channel letter construction with .063" aluminum backs. 1" black trim cap used on letters, 1" trim cap painted Matthews MP08937 red on logos smaller than 7'-0" in height, 3/4" routed aluminum retainer used on logos 7'-0" in height and larger. Faces constructed of 3/16" 2447 white acrylic with 1st surface film decoration. 3/16" 7328 white faces used on "Marriott" letters on dark colored buildings. "M" logo illuminated with red LED's and "Marriott" copy illuminated with white LED's.

color specifications -

Letter exterior, trim cap & retainer:

■ Matthews MP08937 satin red

■ Black

Face:

□ 3/16" 2447 white acrylic (colored face option)

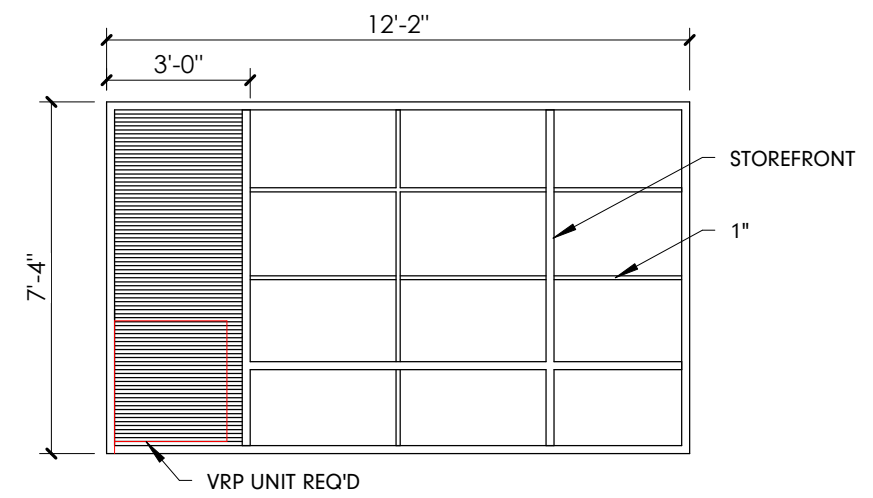
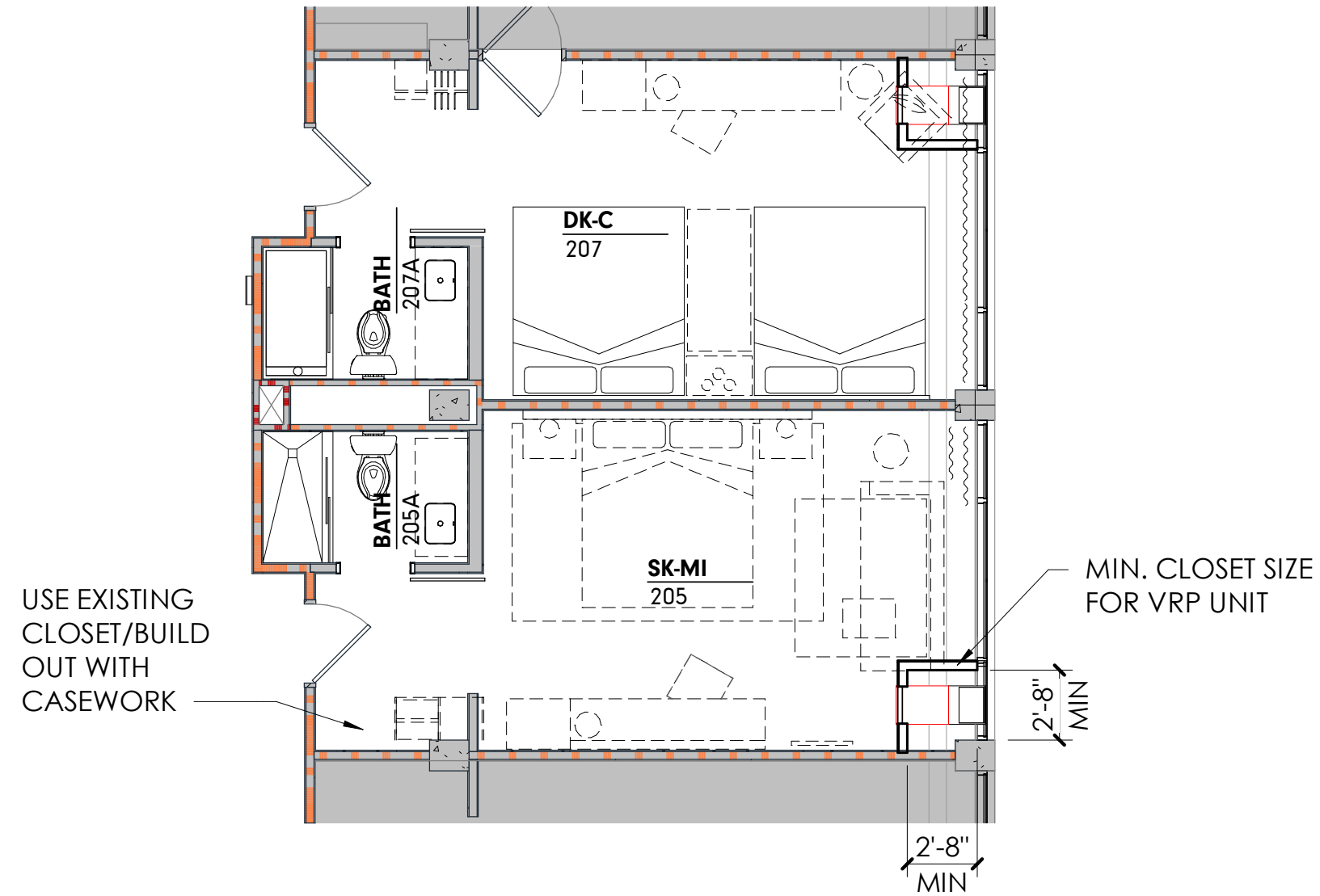
□ 3/16" 7328 white acrylic (light face option)

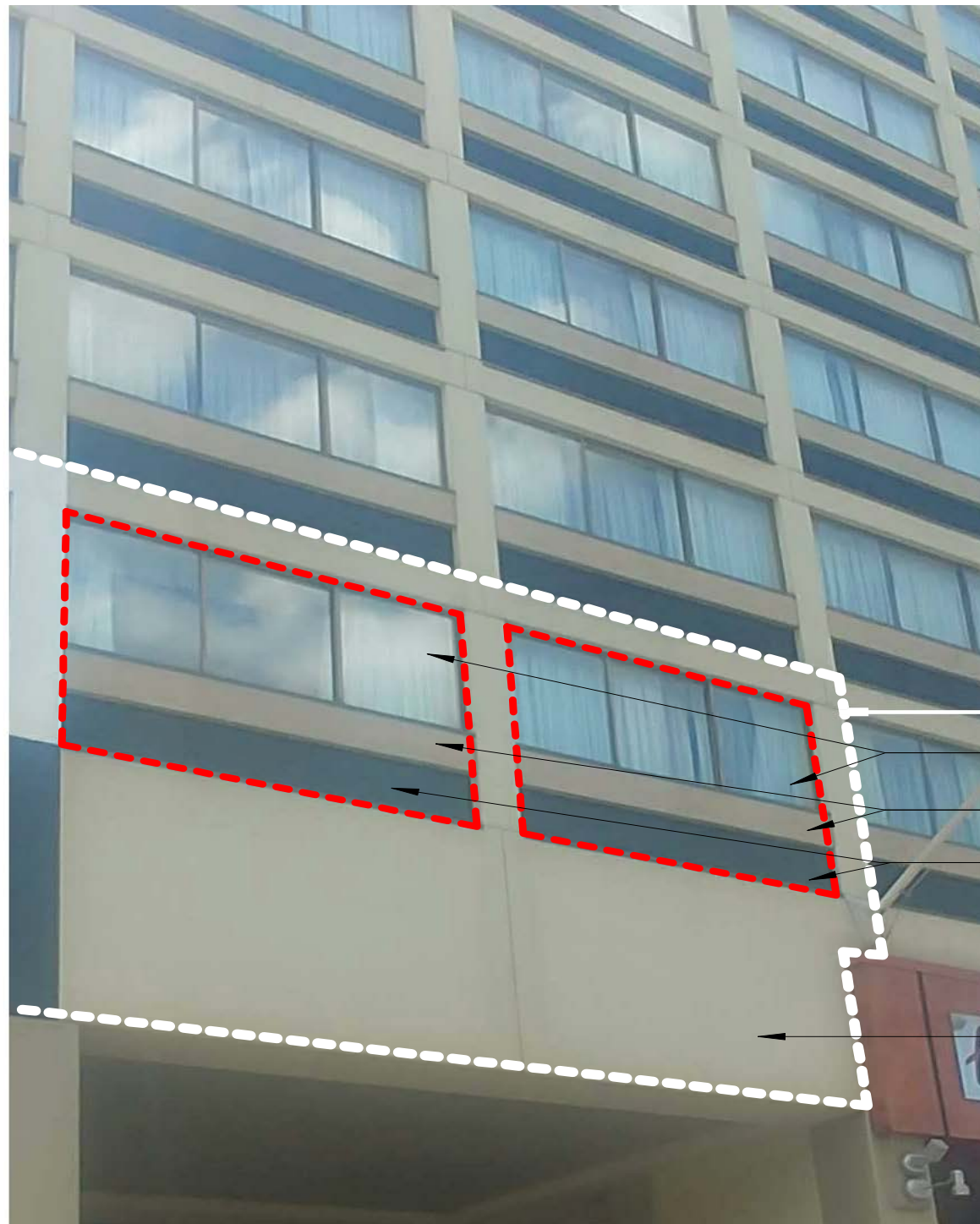
Film Decoration:

■ 3M 3630-2382 translucent red film (1st surface)

■ 3M 3635-222 black dual-color film (1st surface)

MARRIOTT TOWER WINDOWS





REMOVE AND REPLACE EXISTING WINDOW

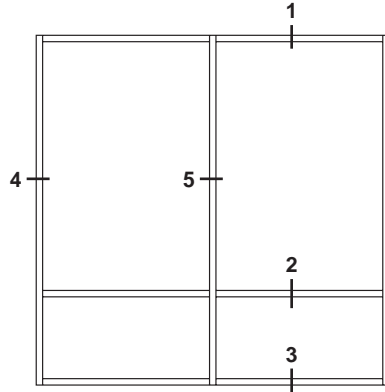
REMOVE EXISTING EIFS

REMOVE EXISTING LOUVER

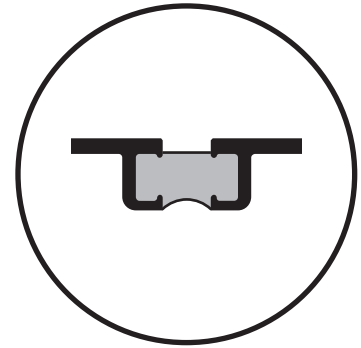
EXISTING CONCRETE FRAME TO
REMAIN AND TO BE REPAINTED

GUESTROOM WINDOW MODIFICATIONS TYPICAL

Additional information and CAD details are available at www.kawneer.com



ELEVATION IS NUMBER KEYED TO DETAILS

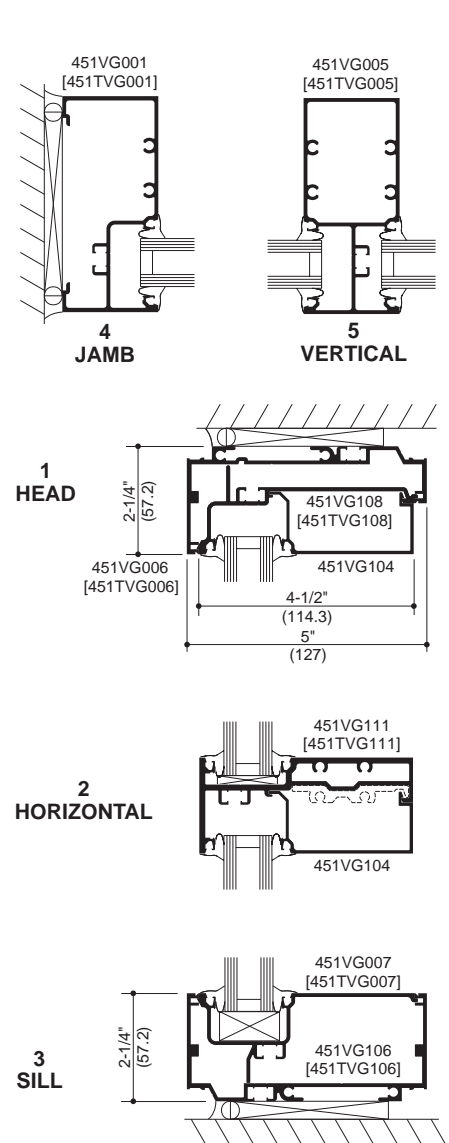
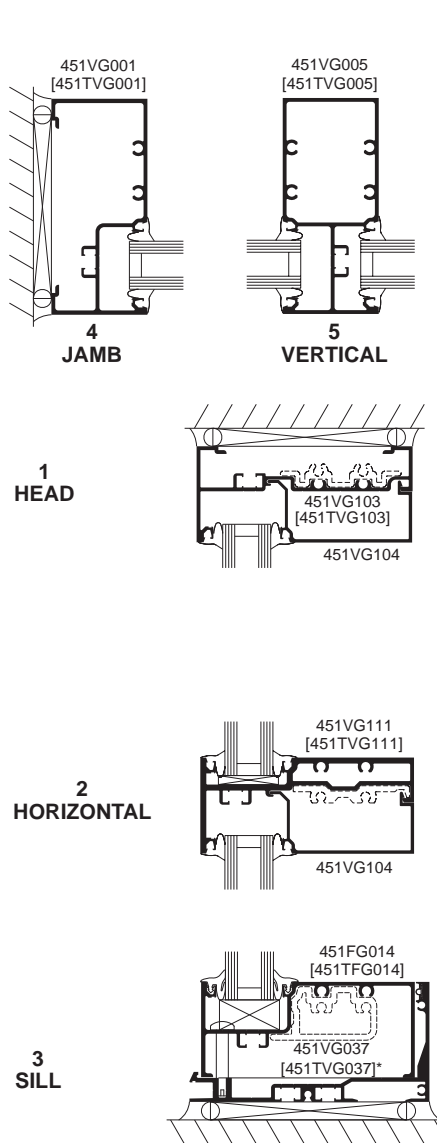
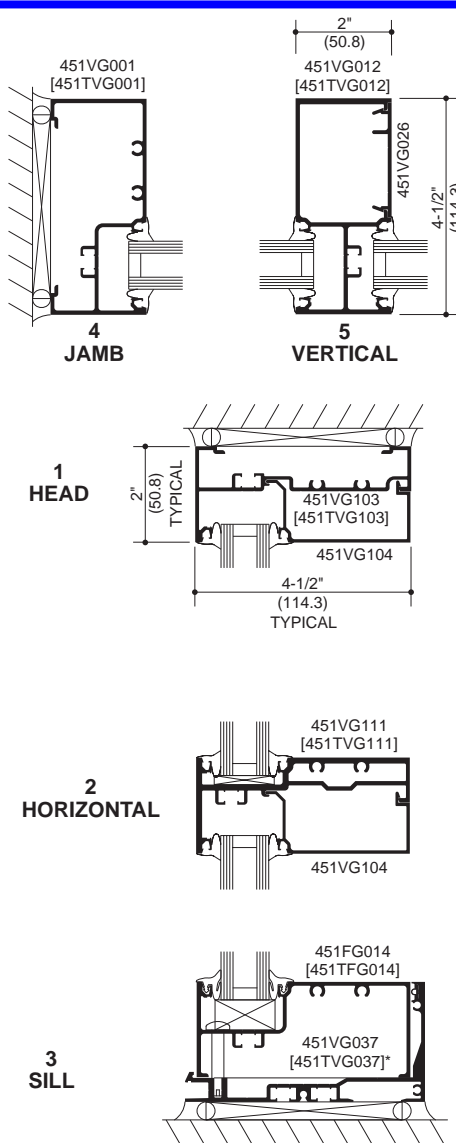


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE

SHEAR BLOCK

STICK



* HP Sill Flashing shown with optional gasket.

* HP Sill Flashing shown with optional gasket.

Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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Aluminum Profiles

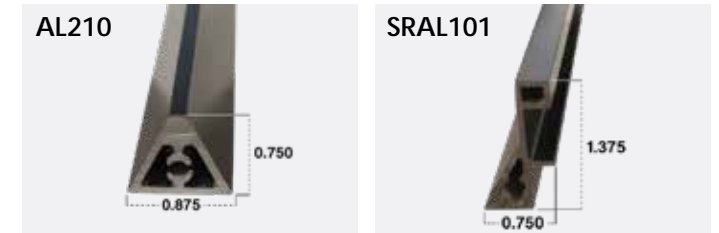


We have an extensive offering of aluminum profiles to meet your needs. If you need to precisely match an existing profile, we can have dies created and extruded to specification. We can also work with your material, saving you additional costs.

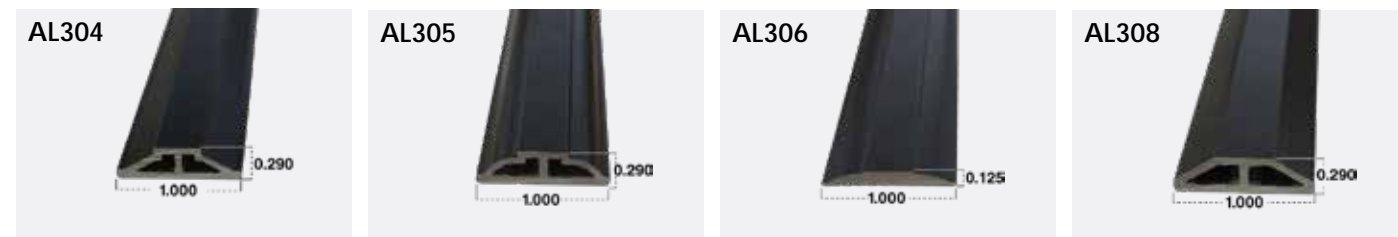
Our standard dies are engineered for structural durability without causing excessive weight.

Surround Profiles

New profiles are added periodically. For the most up-to-date offerings, please visit www.FrontLineBldg.com.



SDL Profiles



*Profiles are non-standard and may be subject to set-up / minimum charges and longer lead times. Custom profiles can be created; please inquire.

NORTH FACADE



EXISTING



Marriott Signage per branding requirements to replace existing Holiday Inn Signage

Painting all exterior walls for the guest tower.

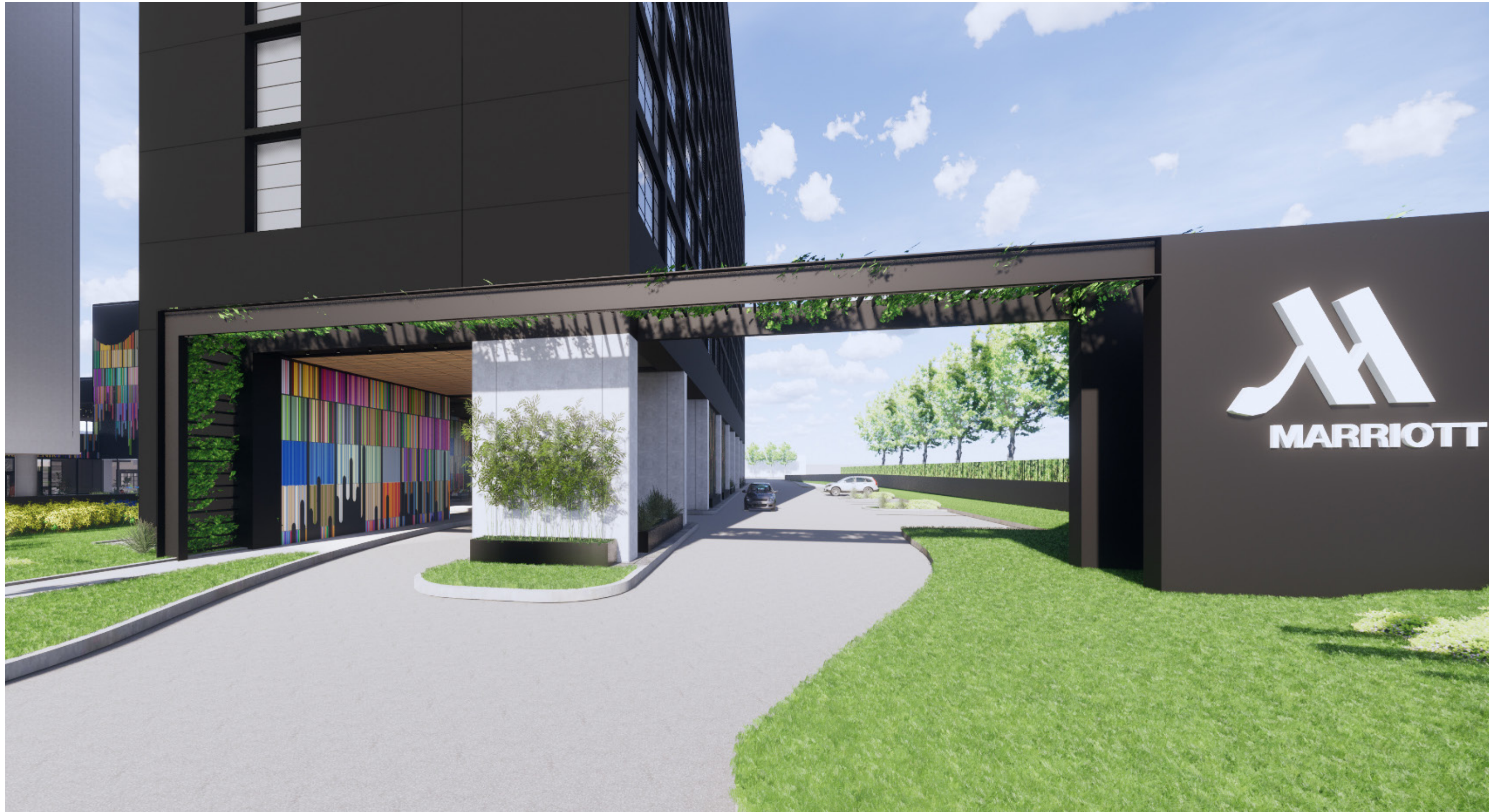
MARRIOTT SIGNAGE - SIGNAGE COLOR BY DAY (white) AND NIGHT (red)

MARRIOTT ENTRY CANOPY + PORTE COCHERE

CANOPY + PORTE COCHERE - EXISTING PHOTO



CANOPY + PORTE COCHERE (Daytime)



KNOXVILLE MARRIOTT CONVERSION

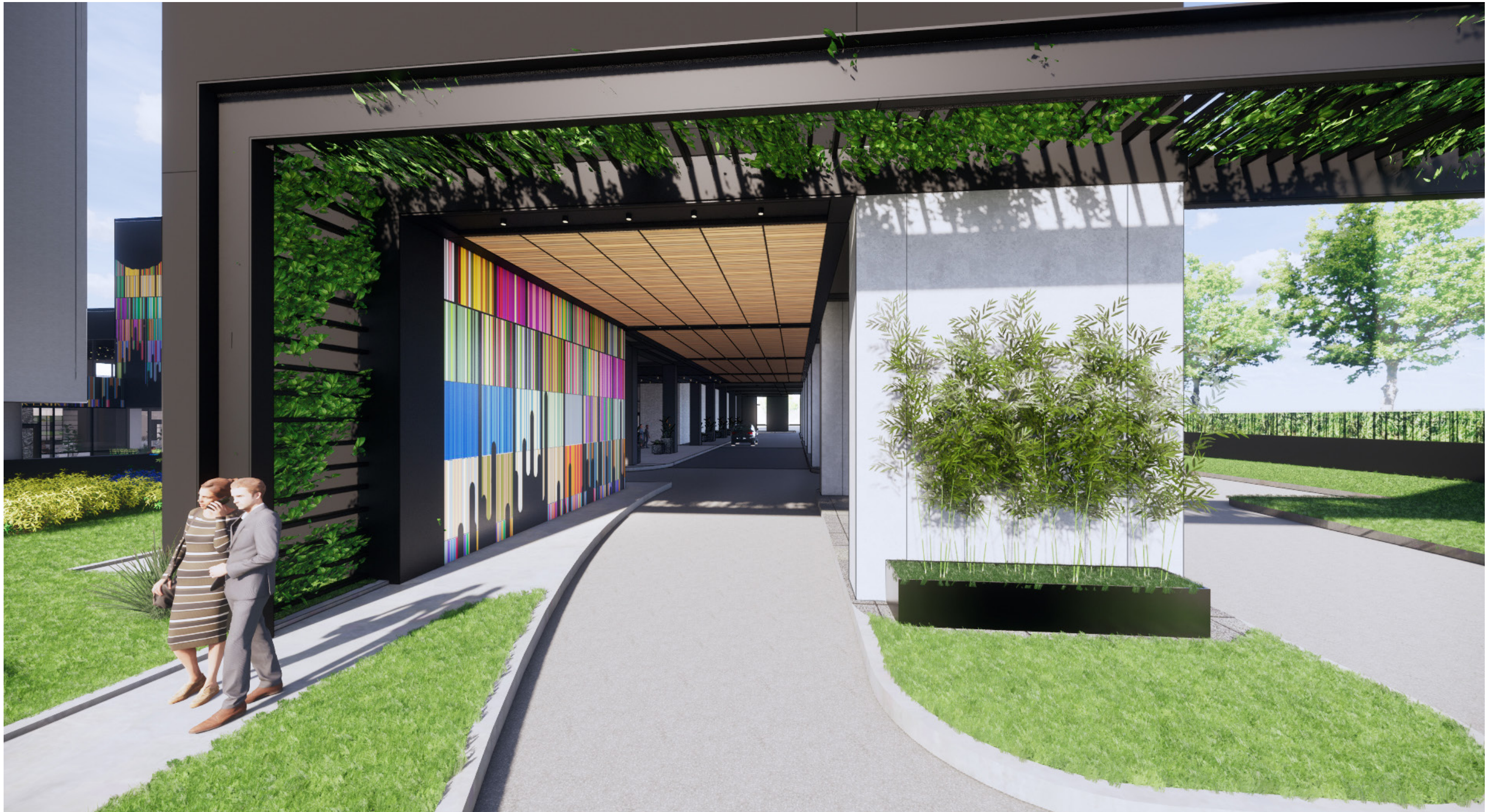
McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

CANOPY + PORTE COCHERE - EXISTING PHOTO



CANOPY + PORTE COCHERE

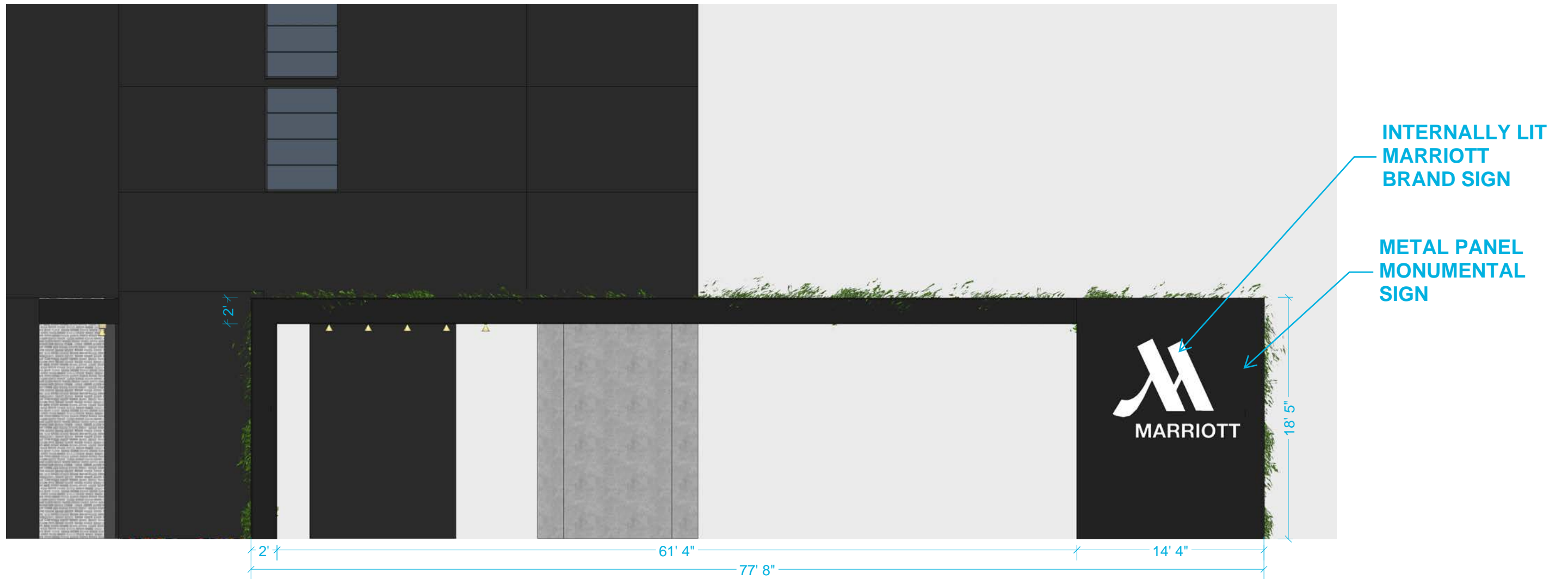


KNOXVILLE MARRIOTT CONVERSION

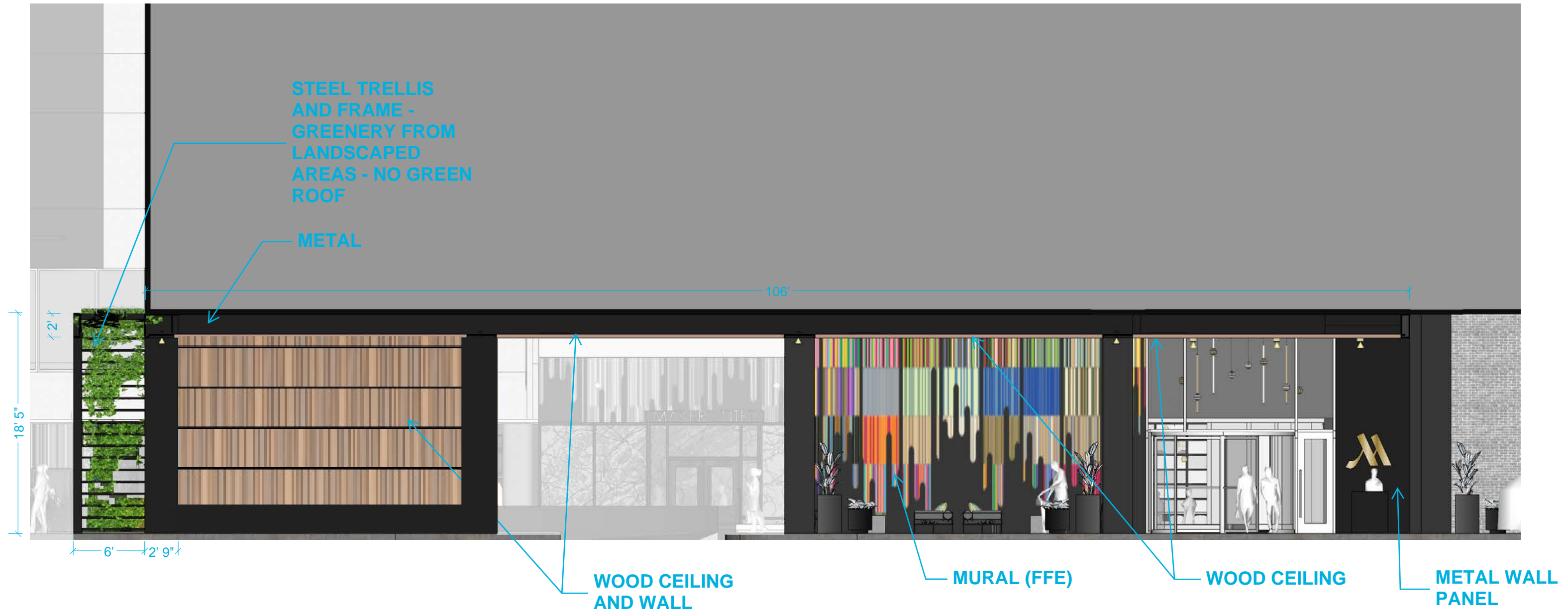
McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

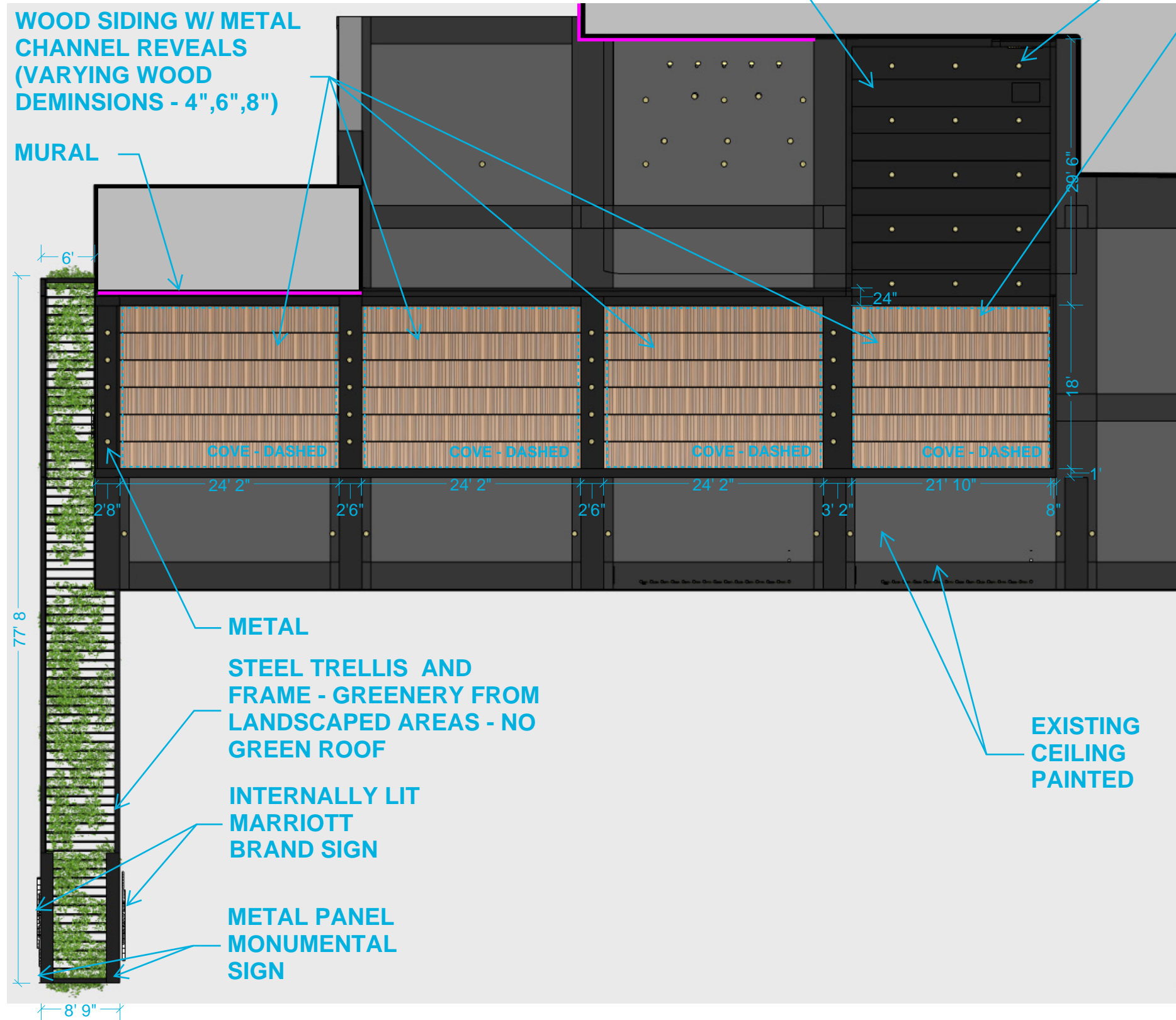
PORTE COCHERE - SOUTH ELEVATION



PORTE COCHERE - EAST ELEVATION



PORTE COCHERE - RCP



CAN LIGHTS, TYP.

COVE LIGHTS AT WOOD CEILING COVES



WOOD CEILING

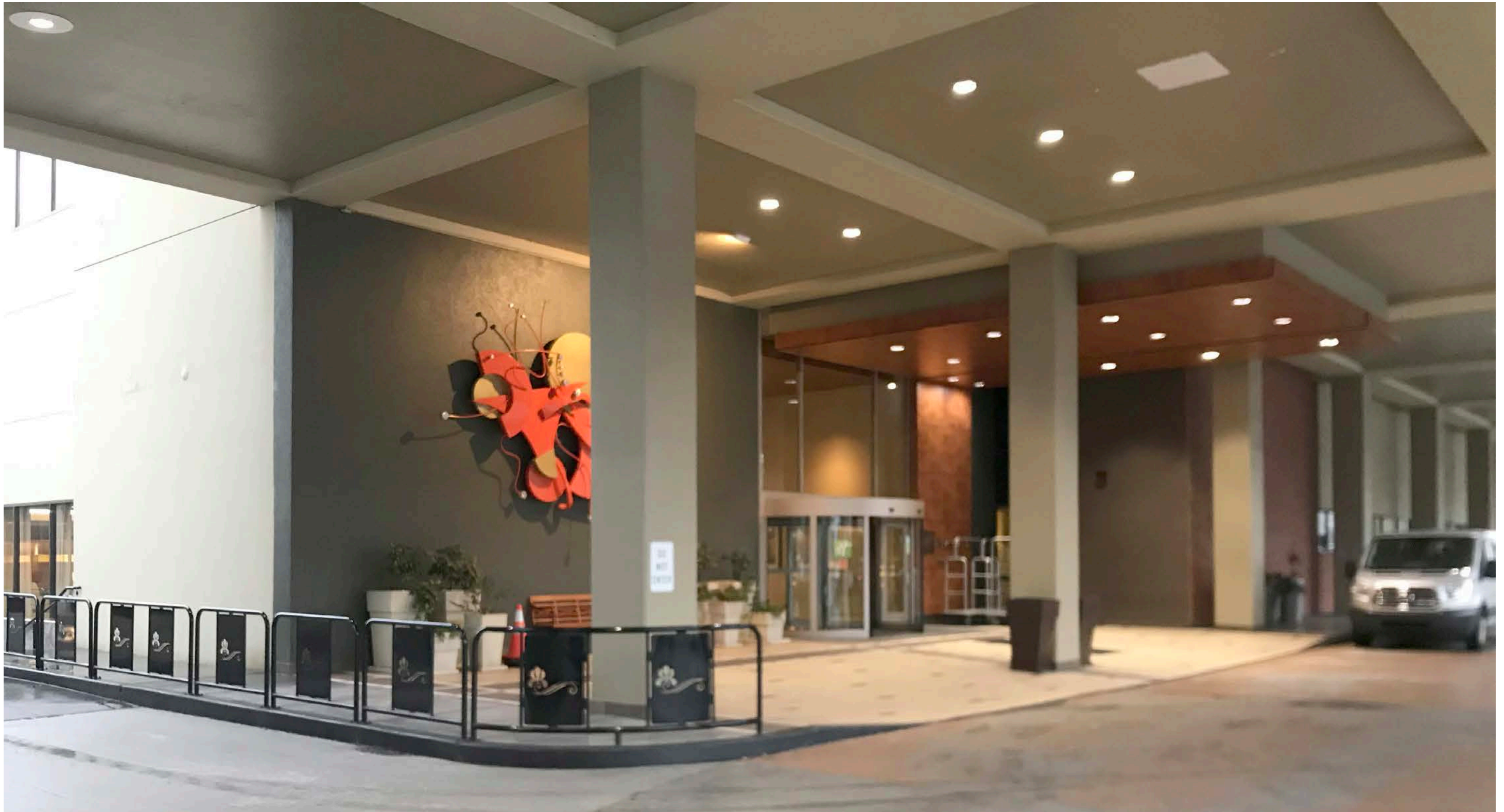


STEEL TRELLIS



METAL PANEL

PORTE COCHERE - EXISTING PHOTO



PORTE COCHERE



KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

PORTE COCHERE - EXISTING PHOTO



PORTE COCHERE - MARRIOTT ENTRY



KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

PORTE COCHERE - EXISTING PHOTO



PORTE COCHERE - SEATING AT EXTERIOR COLUMN BAYS



KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

COFFEE SHOP + MAKERS MARKET ENTRY

MAKERS MARKET ENTRY - EXISTING PHOTO

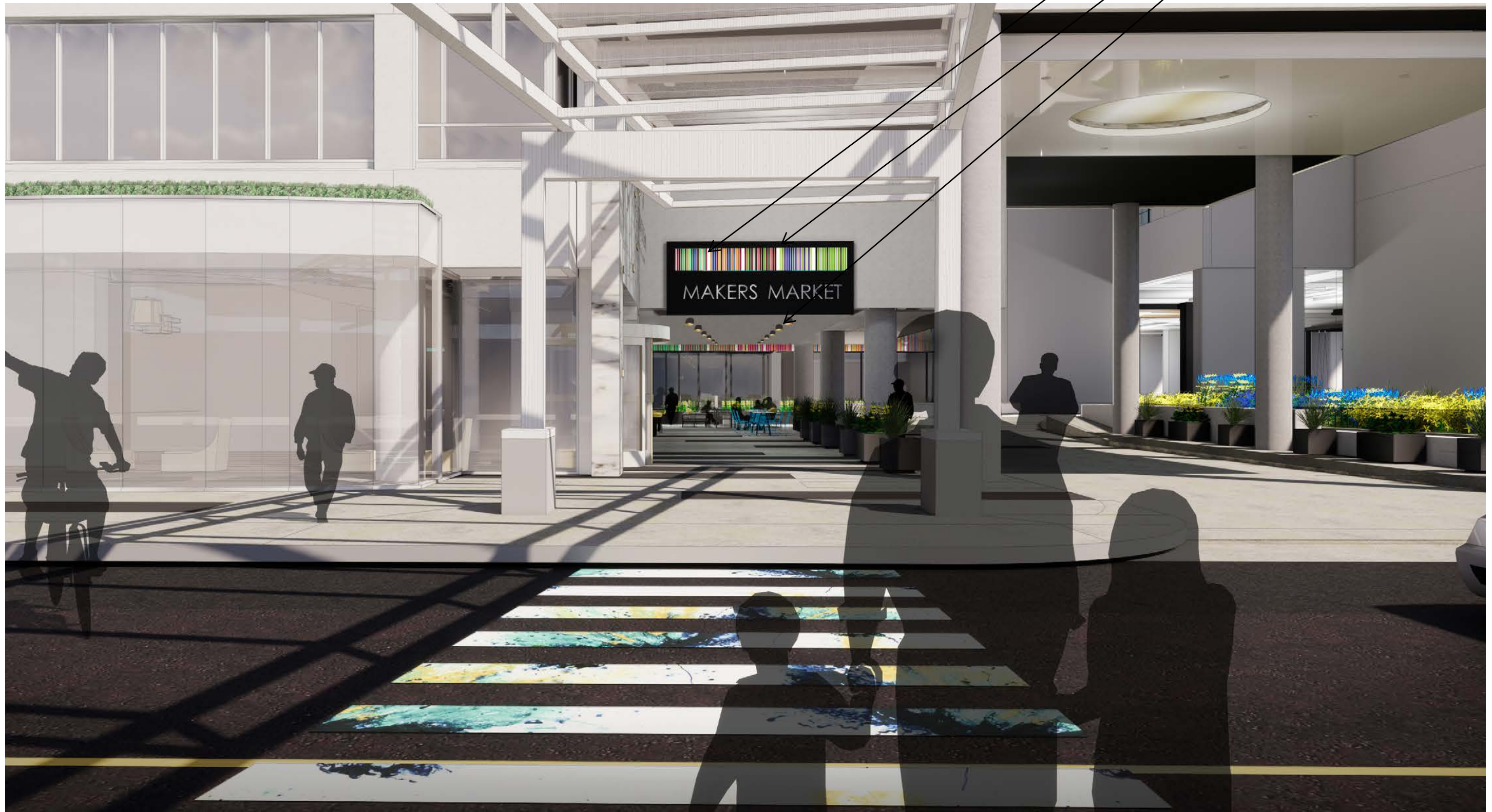


MAKERS MARKET ENTRY

PLACEHOLDER SIGNAGE, TO BE SUBMITTED AT LATER DATE ONCE BRANDED

NEW MARKET ENTRY SIGNAGE

NEW SOFFIT LIGHTING



KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

COFFE SHOP - EXISTING PHOTO



COFFEE SHOP ENTRY

PLACEHOLDER SIGNAGE, TO BE SUBMITTED AT LATER DATE ONCE BRANDED

LOCAL ARTIST MURAL ELEMENT

NEW SOFFIT LIGHTING

OPERABLE DOORS TO COFFEE SHOP



MAKERS MARKET ENTRY - EXISTING PHOTO



KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

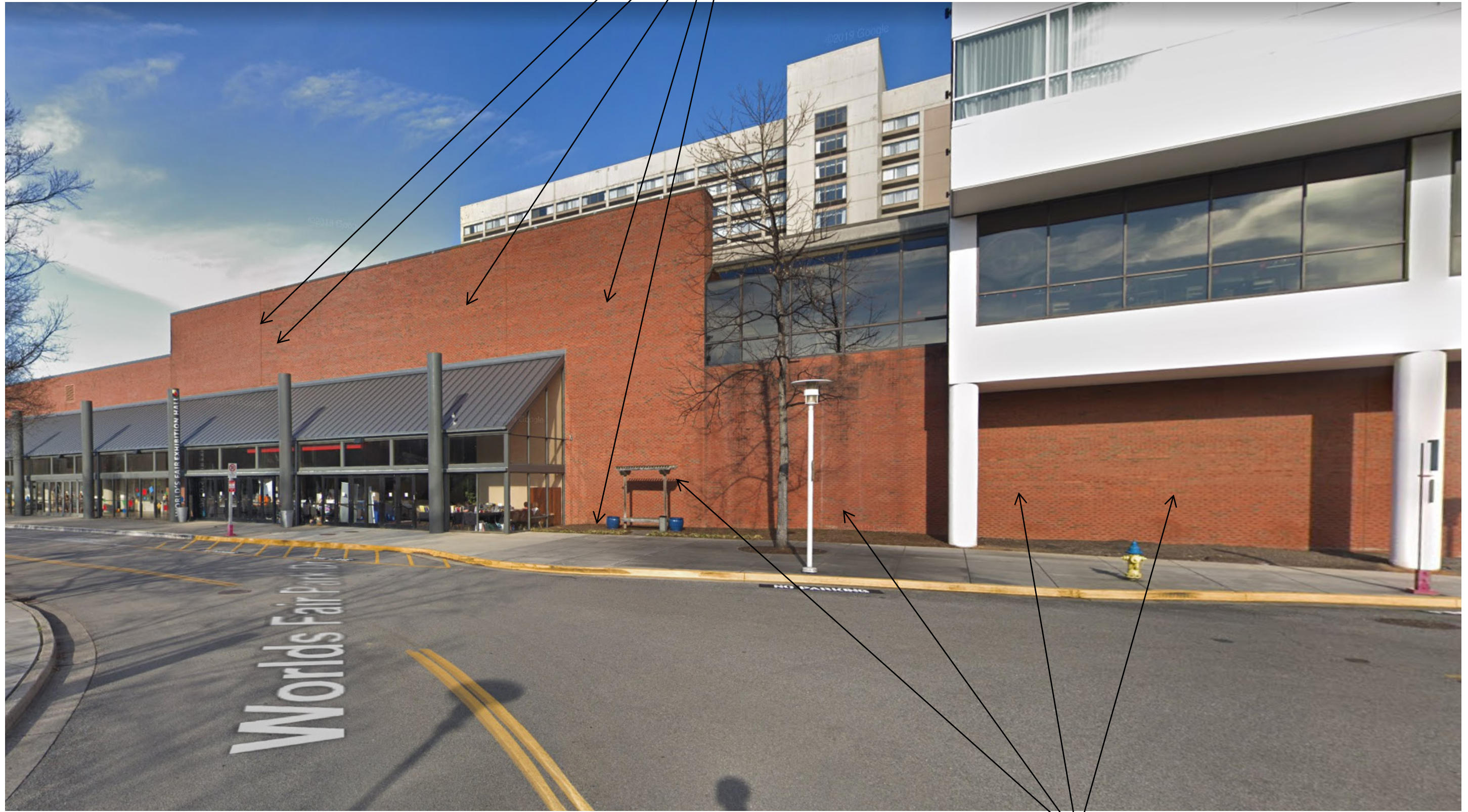
MAKERS MARKET ENTRY



WORLD'S FAIR PARK FACADE

WORLD'S FAIR PARK ENTRY- EXISTING PHOTO

- Painting the exterior existing brick facade
- New branding signage above existing shed roof
- New punched opening windows
- New operable garage style doors
- New exterior patio, landscaping, and site planters



New punched opening windows

WORLD'S FAIR PARK ENTRY

PLACEHOLDER SIGNAGE, TO BE SUBMITTED AT LATER DATE ONCE BRANDED



KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

WORLD'S FAIR PARK ENTRY - EXISTING PHOTO

- Painting the exterior existing brick facade
- New branding signage above existing shed roof
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New punched opening windows

WORLD'S FAIR PARK ENTRY

PLACEHOLDER SIGNAGE, TO BE SUBMITTED AT LATER DATE ONCE BRANDED



